



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
Amendment June 2026

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 ASL
1-866-252-0684 SPANISH
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1-800-377-3529 TTY

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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

يا به صورت حظوری 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 (final) 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 has also been 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 was open from June 9, 2025 – July 8, 2025. No comments were received.

Substantial amendment: public comment period was open from November 10, 2025 – December 9, 2025. No comments were received.

Second substantial amendment: public comment period is open from June 3, 2026 – July 2, 2026.

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 was open for submission of written comments from June 9 through July 8, 2025; no comments were received. A public hearing was held June 26, 2025 to provide an overview of goals, projects, and funding in the Annual Action Plan and solicit additional input; there were no attendees.

Substantial amendment to increase CDBG funding for preservation: public comment period open from November 10, 2025 through December 9, 2025.

Second substantial amendment to reallocate funding from planned rehabilitation activities (CDBG preservation project) to the CDBG Housing project for acquisition of property to be used for affordable housing development. Public comment period open from June 3, 2026 – July 2, 2026.

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	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	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.	n/a

		median income for a household of four is \$98,700.		
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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.	n/a
Public Comment Period	Non-targeted/broad community	6/9/25 – 7/8/25; 1 st amendment 11/10/25 – 12/9/25; 2 nd amendment 6/3/26 – 7/2/26	No comments received	n/a
Public Hearing	Non-targeted/broad community	6/26/25	No comments received	n/a

Internet Outreach	<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>	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 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 Improvements, Public Services	\$1,367,844	\$186,179	\$1,776,236	\$3,330,259	\$0	Funding will be invested in preservation of existing units, direct financial assistance for homebuyers, public services, public improvements, and acquisition/rehab 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	CDBG: \$1,209,343 HOME: \$1,646,479 Continuum of Care: \$0	Rental units constructed: 83 Units Direct Financial Assistance to Homebuyers: 2 Households Assisted
2	Increase neighborhood equity	2021	2025	Non-Housing Community Development	City-wide	Neighborhood equity	CDBG: \$27,237	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 600 persons assisted
3	Provide support services	2021	2025	Homeless Non-Homeless Special Needs	City-wide	Support services Housing services for homeless or housing insecure	CDBG: \$223,540 HOME: \$0 Continuum of Care: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Homelessness Prevention: 60 Persons Assisted
4	Preserve affordable housing units	2021	2025	Affordable Housing	City-wide	Preservation of existing affordable housing units	CDBG: \$1,870,139 HOME: \$0	Homeowner Housing Rehabilitated: 20 Households

								Continuum of Care: \$0	Rental units rehabilitated: 40 units
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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 use 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>
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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, 83 households will benefit from the production of new affordable rental housing units, 2 households will benefit from homeownership assistance, approximately 20 households will benefit from rehabilitation of existing homeowner units, and 40 households will benefit from rehabilitation of affordable rental 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.

Substantial amendment completed December 2025 to increase CDBG funding for rehabilitation and preservation of existing affordable multifamily housing, which aligns with the Five-Year Consolidated Plan and the City's housing strategy.

Second substantial amendment will be completed July 2026 to reallocate funding from the "CDBG Preservation" project into the "CDBG Housing" project: two planned rehabilitation activities will not move forward; funds will be used for acquisition of property for development of new multifamily housing. Relocation assistance for one tenant is also being removed from the "CDBG Housing" project (no longer applicable).

Projects

#	Project Name
1	CDBG Public Services
2	HOME Housing
3	CDBG Housing
4	CDBG Preservation
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, preservation of existing affordable rental housing, 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 updates to one public facility to improve access from the parking and exterior entry areas.

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; and case management for victims of domestic violence and/or sexual assault.	
2	Project Name	HOME Housing
	Target Area	City-wide
	Goals Supported	Increase access/inventory of affordable housing
	Needs Addressed	Access/inventory of affordable housing
	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 vulnerable populations, such as homeless/housing insecure, voucher-holders, seniors, veterans, people with disabilities, etc. <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% AMI.
	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: \$1,110,000
	Description	Supports homebuyer assistance for newly constructed or existing housing and potential acquisition for rehabilitation/development of multifamily housing.
	Target Date Complete	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2 households to be assisted with purchase of a single-family home and 75 households to benefit from acquisition for construction/rehabilitation of multifamily rental housing.
	Location Description	City of Boise
	Planned Activities	Direct financial assistance for homebuyers and acquisition for development/rehabilitation of multifamily rental housing.
4	Project Name	CDBG Preservation
	Target Area	City-wide

	Goals Supported	Preserve affordable housing units
	Needs Addressed	Preservation of existing affordable housing units
	Funding	CDBG: \$1,716,514
	Description	Home improvements (rehabilitation) for income eligible households. Potential acquisition and/or rehabilitation of existing affordable multifamily housing. As feasible, preference for projects with units dedicated to vulnerable populations, such as homeless, seniors, people with disabilities, etc. <i>Actual amount \$1,716,513.77</i>
	Target Date Complete	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Home improvement repairs for approximately 20 income eligible homeowners. Potential rehabilitation/preservation of existing affordable rental units for 40 households.
	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 and/or rehabilitation of existing affordable multifamily housing.
5	Project Name	Public Facilities
	Target Area	City-wide
	Goals Supported	Increase neighborhood equity
	Needs Addressed	Neighborhood equity
	Funding	CDBG: \$25,000
	Description	Enhance publicly-owned facilities, such as accessibility improvements, etc.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 600 clients (Boise residents) served by a homeless prevention agency on an annual basis will benefit by accessibility updates to the parking and entrance areas.

6	Location Description	1121 W Miller St, Boise, ID 83702
	Planned Activities	Accessibility updates to the Jesse Tree office location (City-owned property), such as parking lot and entrance, per Section 504 accessibility evaluation.
	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	

Planned Activities	Activities include preparing required reports and planning documents, contract administration, grant management, citizen participation, subrecipient monitoring, fair housing education and outreach, analysis of impediments, Section 504 Assessment and Transition Plan, lead education, environmental reviews, and the identification and development of programs to meet the needs of the community's lower income residents and households experiencing homelessness. HCD will budget for the allowable administration funding under both the CDBG and HOME Programs.
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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	205
Special-Needs	0
Total	205

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	83
Rehab of Existing Units	60
Acquisition of Existing Units	2
Total	205

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 existing affordable rental housing and 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 maintain and prevent affordable rental housing from being sold and transitioned to market rate, and ensure that 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 disadvantaged 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 input is 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 people 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 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 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% AMI and households exiting homelessness, as well as support services for homeless/at-risk of homeless and other vulnerable 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/underrepresented 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 vulnerable and underrepresented 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, which is 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.

The affordability period begins the date of execution and recordation (as applicable) of the HOME written agreement and/or loan documents detailing the recapture or resale requirements.

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

- The City may provide assistance through its Homeownership Opportunity Program (HOP), which provides income-eligible 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 HOP, 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 \$25,000 in direct assistance), ten (10) years (\$25,000 or more but less than \$50,000 in direct assistance), or fifteen (15) years (\$50,000 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 residence 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, not to exceed the net proceeds.

For example, the Smith family purchases 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:

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

The City will only impose Resale requirements on HOME investments for projects that are within an established Community Land Trust or have a first right of refusal documented in the home's primary Deed of Trust.

A Community Land Trust (CLT) is defined within the HOME statute as a nonprofit organization that:

1. Has as its primary purposes acquiring, developing, or holding land to provide housing that is permanently affordable to low-income persons;
2. Is not sponsored or controlled by a for-profit organization;
3. Uses a lease, covenant, agreement, or other enforceable mechanisms to require housing and related improvements on land held by the community land trust to be affordable to low-income persons for at least 30 years; and
4. Retains a right of first refusal or preemptive right to purchase the housing and related improvements on land held by the community land trust to maintain long-

term affordability.

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.

In the event the City provides HOME funds to support the development of housing in/by a CLT or by an organization imposing a first right of refusal requirement 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, which is based on the total HOME assistance provided for development of the project, not just to the buyer.

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/developer 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 use a fixed-rate formula to determine the homeowner's fair return on investment. The City's fixed rate is 1.5%, so the fair return on investment is calculated by multiplying the fixed rate (1.5%) by the length of homeownership (in years), then multiplying that product by the sum of the original purchase price plus the value of any city-approved capital improvements.

Fair Return on Investment Calculation:

$$(1.5\% \times \text{length of homeownership}) \times (\text{original purchase price} + \text{value of capital improvements})$$

The resale price for the home is calculated by adding the Fair Return on Investment, as calculated above, to the Original Sales Price.

Capital improvements eligible for inclusion in the Fair Return on Investment calculation must be documented with building permits (as applicable) and receipts for all purchases and/or labor performed by an entity unrelated to the household. Eligible types of improvements include:

- Additions to the home (i.e. bathrooms, bedrooms, garages)

- Accessibility improvements (i.e. roll-in shower, grab bars, widening of doorways)
- Outdoor improvements (i.e. paved driveway, fences, retaining walls).

Routine maintenance and replacement of systems and components (i.e. roof, HVAC systems, appliances) at the end of their useful life are not considered capital improvements.

The City's goal will be to ensure the initial pricing of HOME-funded 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 \$345,000 as shown by the table below:

Resale Example – 1.5% fixed-rate appreciation	
Original Purchase Price	\$300,000
Initial Buyer Sells...	
After Year 1	\$304,500
After Year 2	\$309,000
After Year 3	\$313,500
After Year 4	\$318,000
After Year 5	\$322,500
After Year 6	\$327,000
After Year 7	\$331,500
After Year 8	\$336,000
After Year 9	\$340,500
After Year 10	\$345,000

In the example of the Jones family, in a sale after 10 years, they would recognize appreciation of \$45,000 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 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. The City's Homeownership Opportunity Program (a direct buyer assistance program), has an established program guide explaining how individual low-income households can apply for assistance, should they be unable to afford the resale price of a home originally assisted with HOME funds.

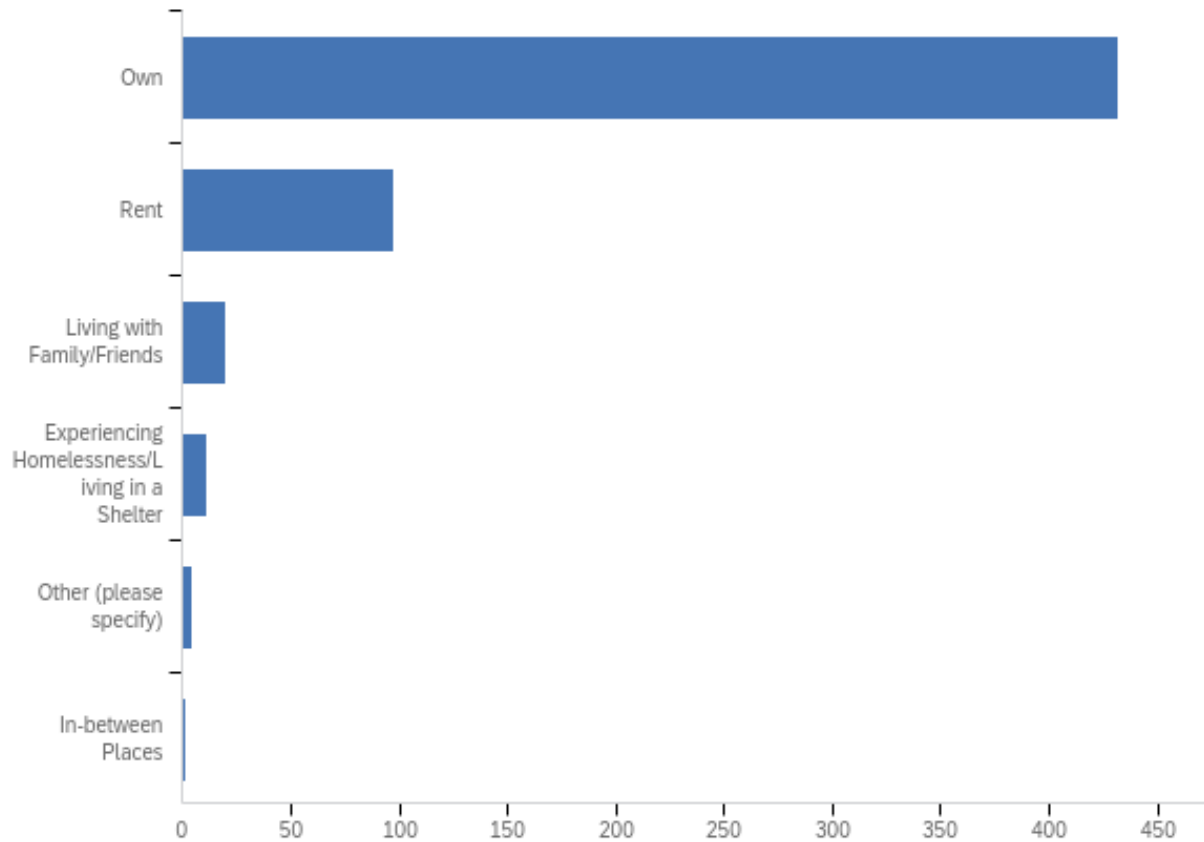
PUBLIC COMMENTS RECEIVED

No comments received.

COMMUNITY SURVEY RESPONSES

Community Survey 2025 Annual Action Plan

Q3 - What best describes your current housing situation?



#	Answer	%	Count
2	Own	76.46%	432
1	Rent	17.17%	97
4	Living with Family/Friends	3.54%	20
5	Experiencing Homelessness/Living in a Shelter	1.95%	11
6	Other (please specify)	0.71%	4
3	In-between Places	0.18%	1
	Total	100%	565

1_6_TEXT - Other (please specify)

Other (please specify) - Text

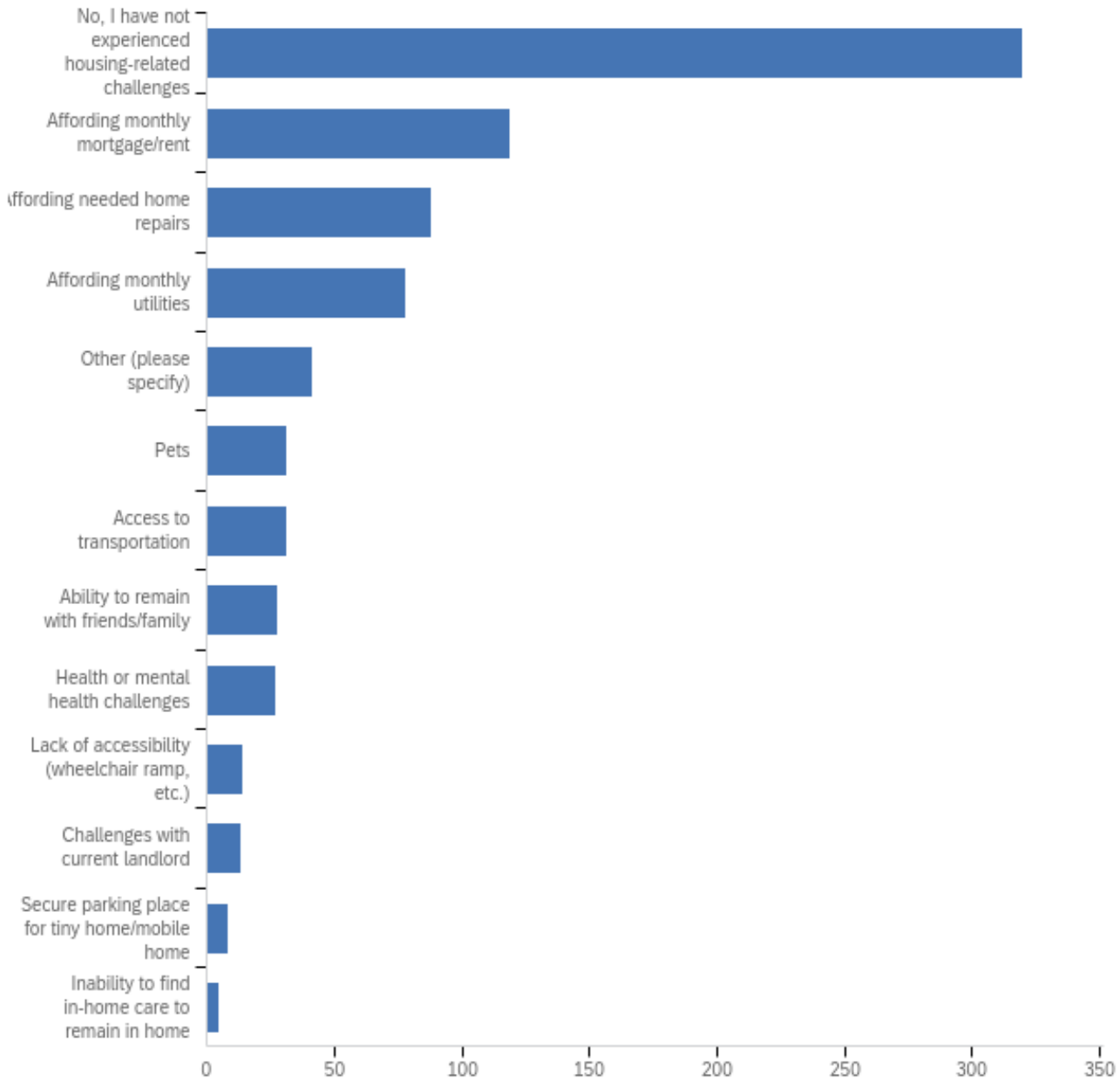
We own a home that our son and his family live in, and we choose to rent an apartment

own a manufactured home and pay land rent

I have a mortgage

Own a manufactured home, but pay a lot fee that keeps going up.

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



#	Answer	%	Count
10	No, I have not experienced housing-related challenges	39.85%	320
1	Affording monthly mortgage/rent	14.82%	119
2	Affording needed home repairs	10.96%	88
14	Affording monthly utilities	9.71%	78

8	Other (please specify)	5.11%	41
12	Access to transportation	3.86%	31
6	Pets	3.86%	31
11	Ability to remain with friends/family	3.49%	28
7	Health or mental health challenges	3.36%	27
3	Lack of accessibility (wheelchair ramp, etc.)	1.74%	14
13	Challenges with current landlord	1.62%	13
5	Secure parking place for tiny home/mobile home	1.00%	8
4	Inability to find in-home care to remain in home	0.62%	5
	Total	100%	803

2_8_TEXT - Other (please specify)

Other (please specify) - Text

Finding a home with space for a garden

Homeless shelter moving in my neighborhood

Home prices out of budget near work location

Eviction from previous landlord

High taxes are one. The other is trying to get from my house to anywhere else in Boise because of all the road closures and other ridiculous driving obstacles because of how the streets have been reconfigured.

Property taxes

Loss or reduction in Medicare or Social Security will necessitate sale of home.

Low barrier homeless shelter being built in neighborhood

Ability to afford property tax increases because Boise City elected officials spend like the river will never run dry.

All Retirement Income strictly from government. The uncertainties of continued payments makes us homeless and bankrupt.

Getting crowded out by all the ADUs and apartments being built. My kids school is maxed capacity, my commute is tripled in time because of the sardine mentality of the current mayors plan

HOA dues keep going up

affording property taxes

Background and credit check issues

Rising property taxes

air conditioning

High property taxes

Property taxes and insurance are too high

Affording property taxes

PROPERTY TAXES!!!

Affording property taxes as they increase and our income remains fixed.

Biggest problem - property taxes

Property Taxes

Property Taxes

Safe and weatherproof bicycle storage

Property taxes are very high!

Having a federally funded job

The high inflation caused by the Biden Administration and the high property taxes.

parking restrictions not enforced on our street

Concerns the property owner will sell the house at a jacked-up price for some out of town new resident who can afford it.

Threats posted by homeless on drugs

I bought this for 60K in 1990. Now it's 500K. I'd be homeless if I tried buying now!

Feeling unsafe in my current location

property tax!

property taxes inflated for my small home

city restrictions on design and building changes

Condo recycling

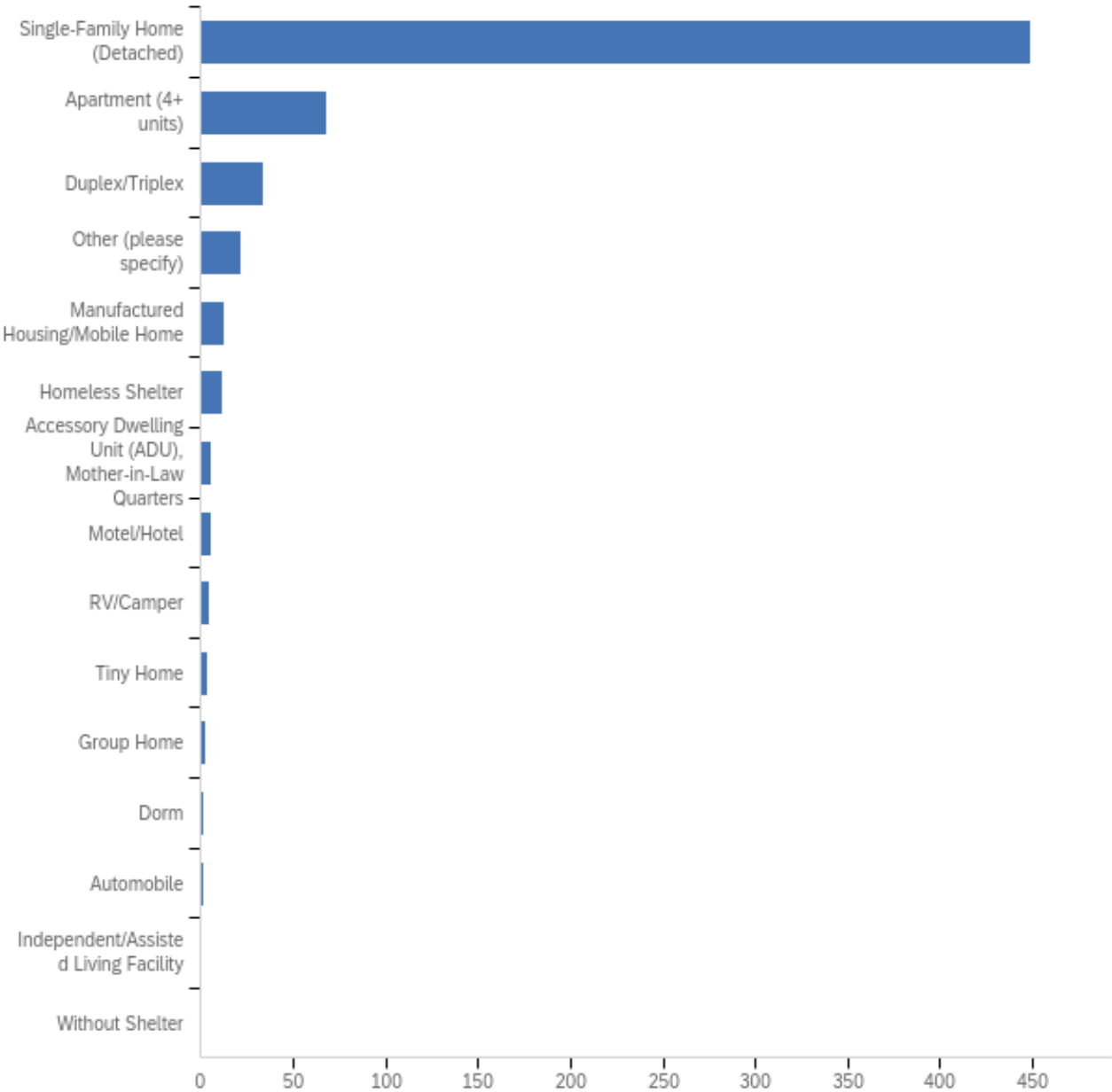
Coming up to my 60th birthday and I've never owned a home which still bothers me. Everyone says you pay the equivalent of a mortgage yet certain situations prevented this: destructive/abusive marriage; single parenthood; low-paying jobs; illness; etc. My Children and I have come through as thrivers...and I'm still unable to purchase a home now due to the ridiculously expensive housing market.

Safety of neighborhood due to homelessness

The president firing hard working Americans.

missing two translations

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)	71.50%	449
5	Apartment (4+ units)	10.83%	68
4	Duplex/Triplex	5.41%	34
15	Other (please specify)	3.50%	22

2	Manufactured Housing/Mobile Home	2.07%	13
8	Homeless Shelter	1.91%	12
13	Motel/Hotel	0.96%	6
6	Accessory Dwelling Unit (ADU), Mother-in-Law Quarters	0.96%	6
12	RV/Camper	0.80%	5
7	Tiny Home	0.64%	4
9	Group Home	0.48%	3
11	Automobile	0.32%	2
3	Dorm	0.32%	2
14	Without Shelter	0.16%	1
10	Independent/Assisted Living Facility	0.16%	1
	Total	100%	628

3_15_TEXT - Other (please specify)

Other (please specify) - Text

Condo

Old brick home converted into two dwellings, sharing a wall

fourplex

Halfway home

Townhouse

Living with my parents

Townhouse

Single family, semi- detached

Couch surfing with friends

Pocket Neighborhood

Townhouse

townhouse

Own condo

townhouse

my house

Townhouse

Condominium

Condo

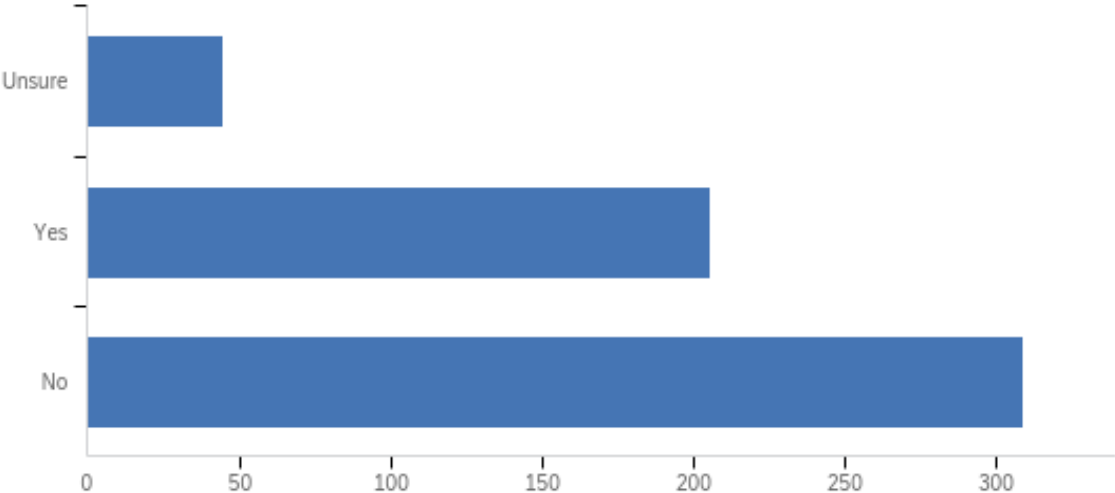
Condo

Condos

Staying with family

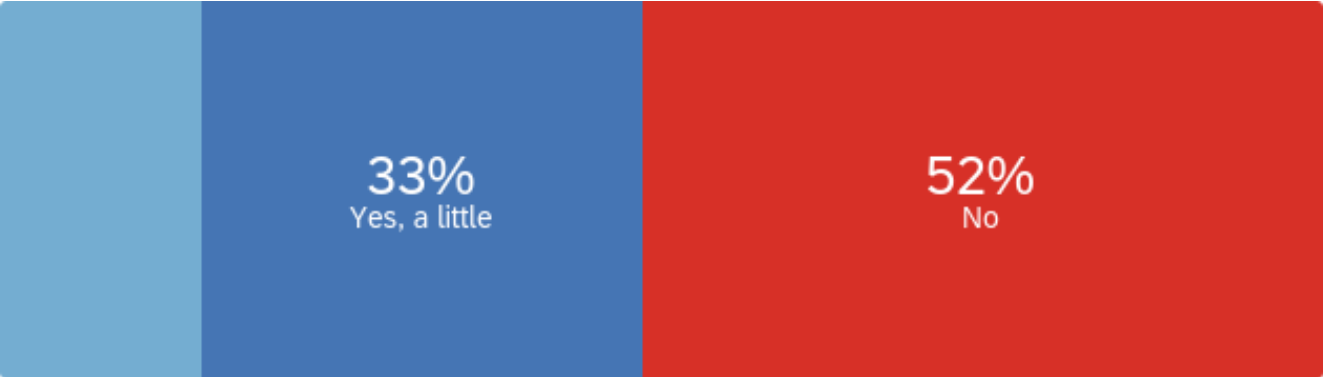
shared house

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



#	Answer	%	Count
3	Unsure	8.04%	45
1	Yes	36.79%	206
2	No	55.18%	309
	Total	100%	560

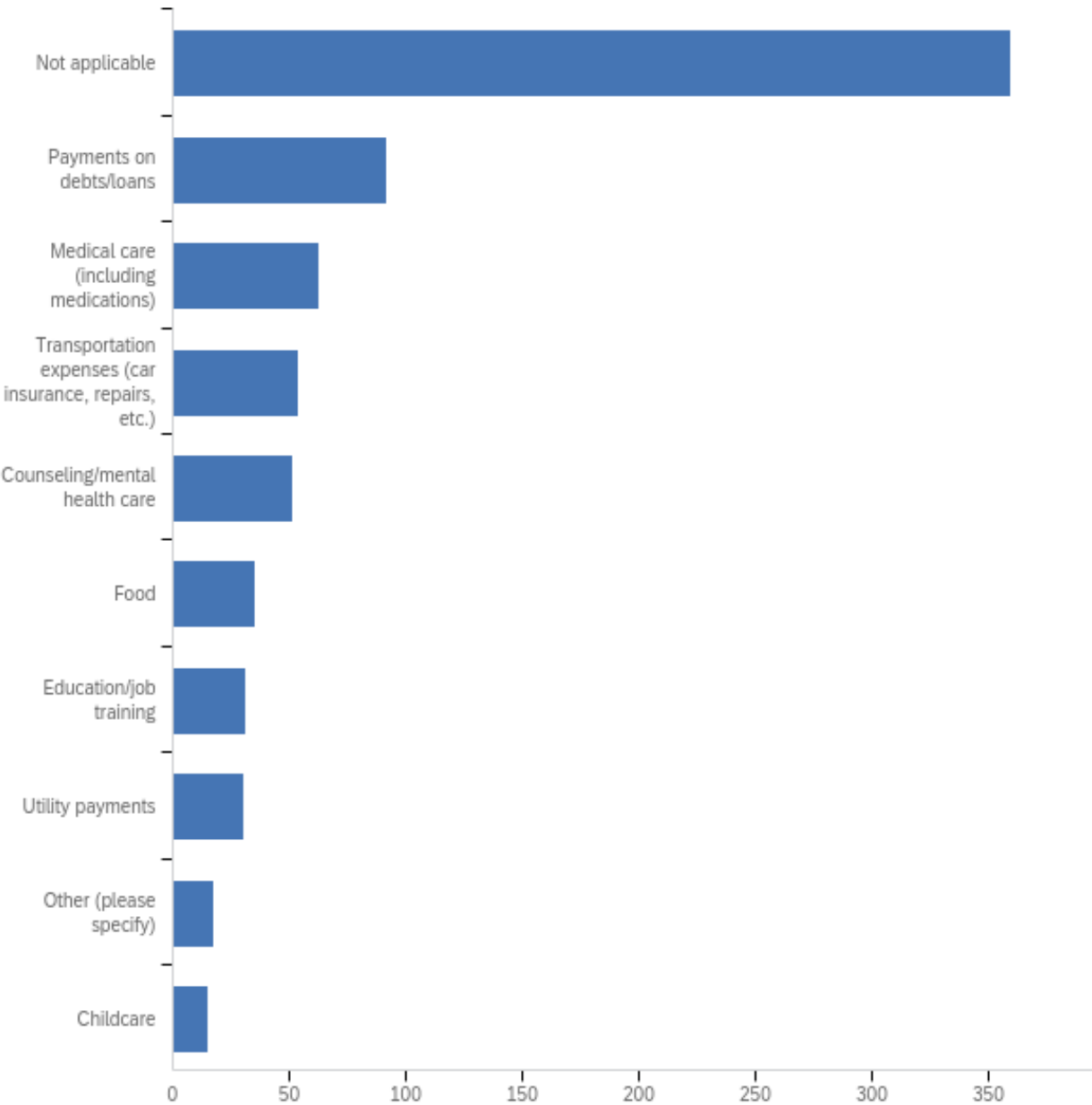
Q7 - Does the cost of your housing place a financial strain on you/your family today?



■ Yes, a lot
 ■ Yes, a little
 ■ No

#	Answer	%	Count
1	Yes, a lot	15.15%	85
2	Yes, a little	33.33%	187
3	No	51.52%	289
	Total	100%	561

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
2	Utility payments	4.01%	30
6	Transportation expenses (car insurance, repairs, etc.)	7.22%	54
7	Payments on debts/loans	12.30%	92
9	Other (please specify)	2.27%	17

10	Not applicable	48.13%	360
3	Medical care (including medications)	8.42%	63
1	Food	4.68%	35
8	Education/job training	4.14%	31
4	Counseling/mental health care	6.82%	51
5	Childcare	2.01%	15
	Total	100%	748

6_9_TEXT - Other (please specify)

Other (please specify) - Text

Rent costs means saying no to all the "extras"- kids school athletic fees, vacation, any fun that is not free, health and body care outside of necessity

Shopping, travel, other non essential activities

optional activities

None

Taxes

Hearing aides

Food

Home Improvements

Overpriced homeowners insurance caused by the Biden administration's lack of wildland management and forest fires putting pressure on insurance companies

One Family member cannot afford housing or many of the above would not be possible

What if I do not have a problem

Weather appropriate clothing

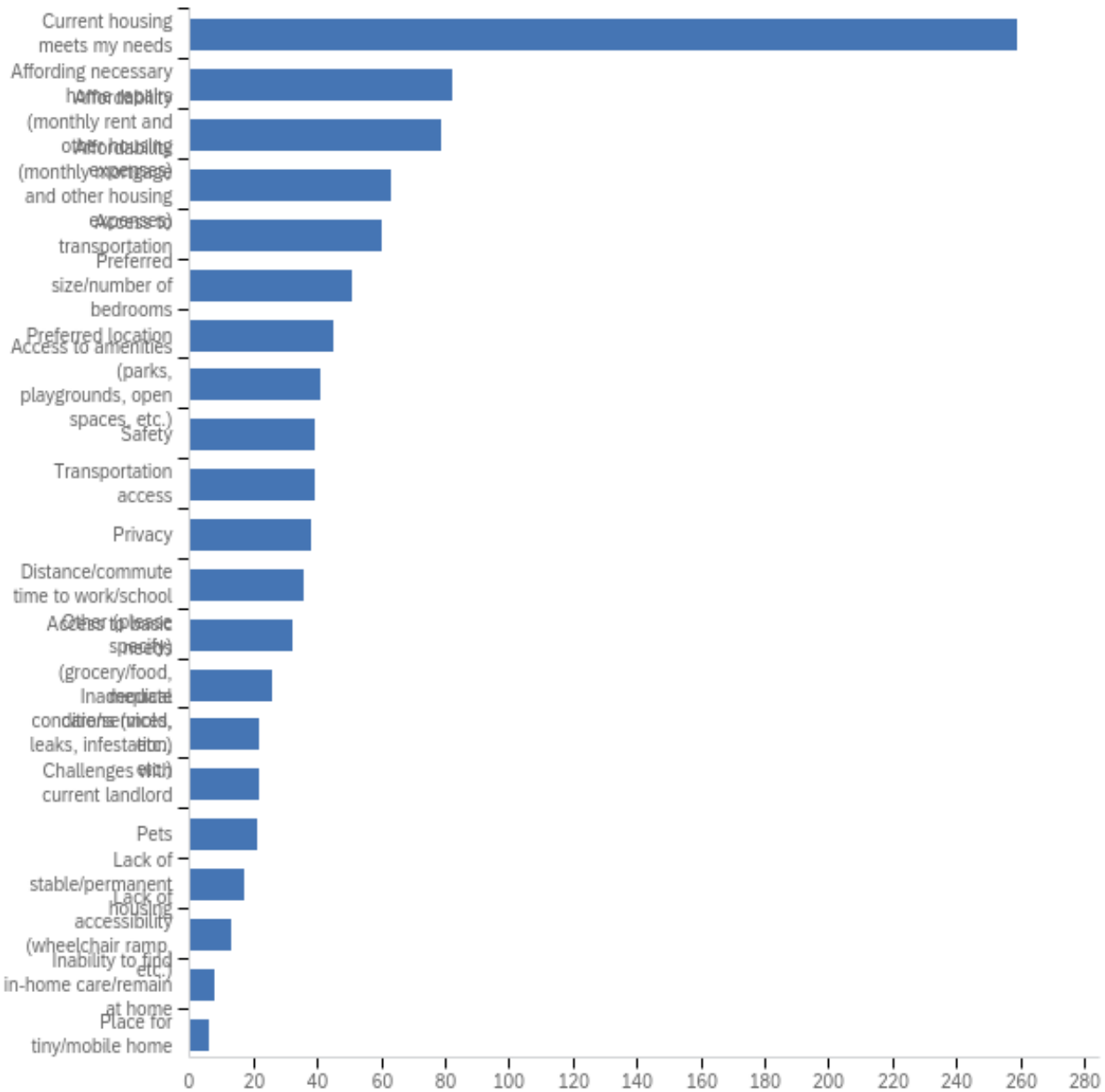
Free time; I work long hours

contributions to retirement

Health care, and savings.

Saving for retirement; vacations; purchasing gifts;clothes

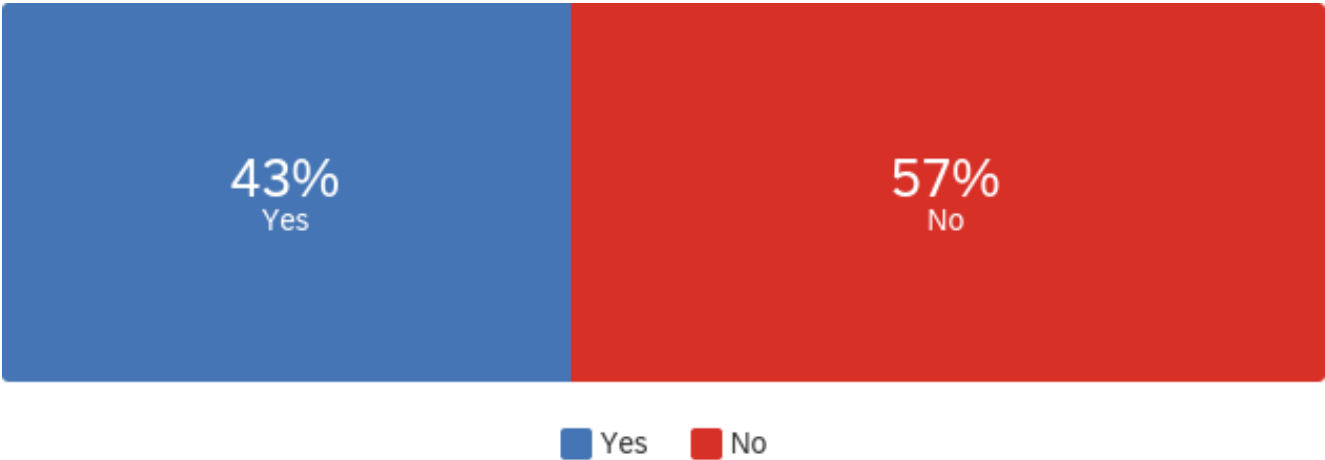
Q9 - Thinking about the last 12 months, are there ways in which your housing has not met your needs? Select all that apply.



#	Answer	%	Count
11	Current housing meets my needs	25.93%	259
17	Affording necessary home repairs	8.21%	82
20	Affordability (monthly rent and other housing expenses)	7.91%	79
5	Affordability (monthly mortgage and other housing expenses)	6.31%	63

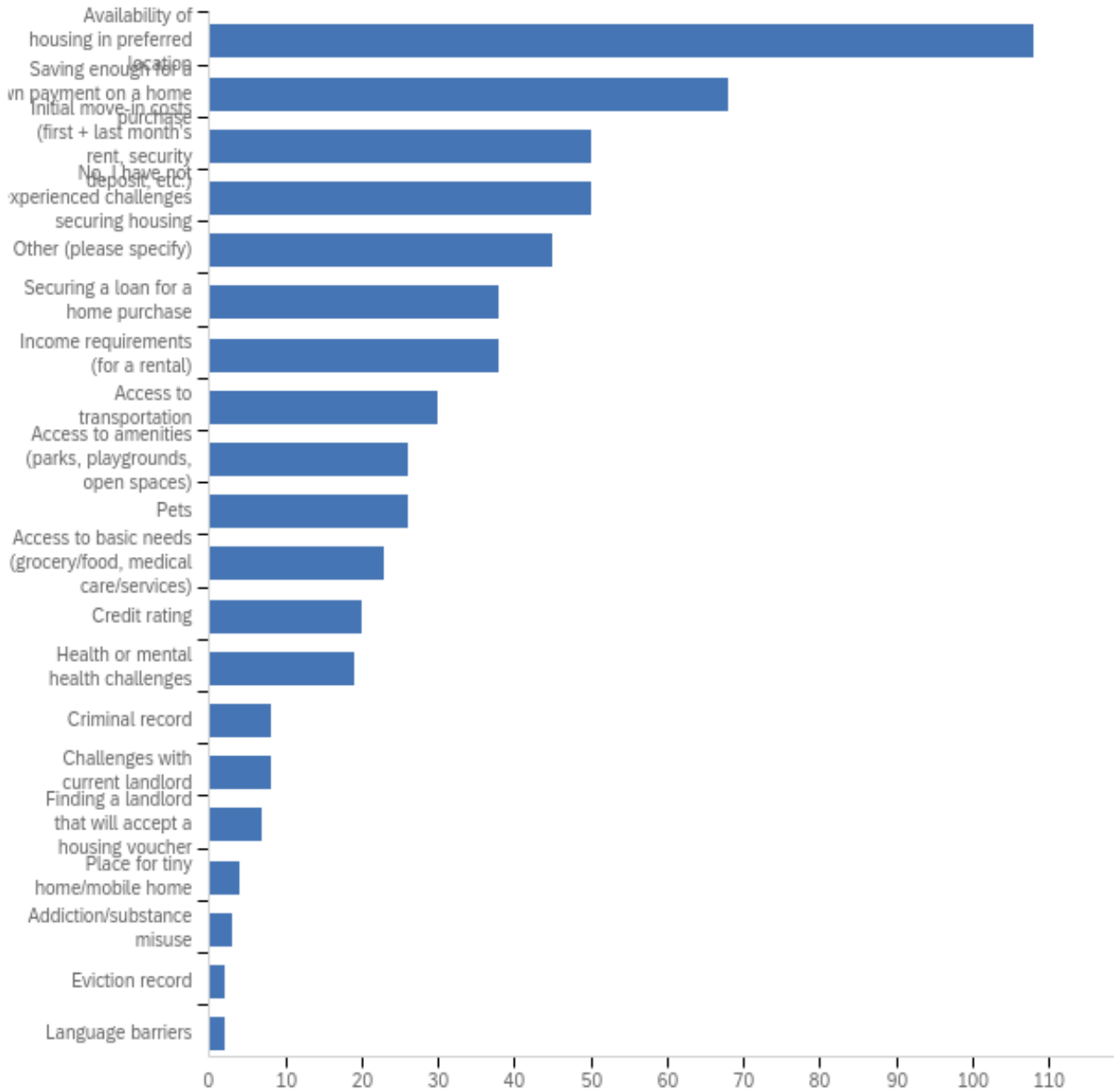
13	Access to transportation	6.01%	60
7	Preferred size/number of bedrooms	5.11%	51
14	Preferred location	4.50%	45
9	Access to amenities (parks, playgrounds, open spaces, etc.)	4.10%	41
10	Transportation access	3.90%	39
3	Safety	3.90%	39
2	Privacy	3.80%	38
1	Distance/commute time to work/school	3.60%	36
19	Other (please specify)	3.20%	32
12	Access to basic needs (grocery/food, medical care/services, etc.)	2.60%	26
23	Challenges with current landlord	2.20%	22
21	Inadequate conditions (mold, leaks, infestation, etc.)	2.20%	22
6	Pets	2.10%	21
15	Lack of stable/permanent housing	1.70%	17
4	Lack of accessibility (wheelchair ramp, etc.)	1.30%	13
18	Inability to find in-home care/remain at home	0.80%	8
16	Place for tiny/mobile home	0.60%	6
	Total	100%	999

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



#	Answer	%	Count
1	Yes	42.93%	240
2	No	57.07%	319
	Total	100%	559

Q11 - If you have wanted to move or change your housing circumstances 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
17	Availability of housing in preferred location	18.78%	108
4	Saving enough for a down payment on a home purchase	11.83%	68
10	No, I have not experienced challenges securing housing	8.70%	50
3	Initial move-in costs (first + last month's rent, security deposit, etc.)	8.70%	50

11	Other (please specify)	7.83%	45
22	Income requirements (for a rental)	6.61%	38
5	Securing a loan for a home purchase	6.61%	38
16	Access to transportation	5.22%	30
6	Pets	4.52%	26
1	Access to amenities (parks, playgrounds, open spaces)	4.52%	26
14	Access to basic needs (grocery/food, medical care/services)	4.00%	23
19	Credit rating	3.48%	20
9	Health or mental health challenges	3.30%	19
23	Challenges with current landlord	1.39%	8
7	Criminal record	1.39%	8
2	Finding a landlord that will accept a housing voucher	1.22%	7
15	Place for tiny home/mobile home	0.70%	4
13	Addiction/substance misuse	0.52%	3
20	Language barriers	0.35%	2
8	Eviction record	0.35%	2
	Total	100%	575

9_11_TEXT - Other (please specify)

Other (please specify) - Text

Interfaith Homeless shelter being built near my home.

It would be expensive wherever we moved

interest rates

Selling our home with people knowing a homeless shelter is possibly moving across the street. It makes it REALLY difficult to sell!

Boise Mayor makes me want to leave Boise by not listening to her citizens. Putting a homeless shelter in a residential neighborhood and changing the rules to fit her narrative.

Interested in moving out of boise , housing prices are too high

The Franklin was not finished when it was supposed to be leaving a gap in leases

Want out of a HOA community

High interest rates have many people stuck. Most can't afford to give up a 3% rate for a 7%.

There is nowhere safe to move in Boise anymore. Between section 8 housing, low barrier shelters and druggie bums EVERYWHERE I cannot find a safe place for my kids

Interest Rates

Multiple buyers for one home. Not many homes on market where we want to live as it is very desirable. Homes more expensive than they are worth. Need large down payment to make mortgage reasonable.

Move to be closer to family

monthly rent, access to laundry

housing in my preferred location is too expensive

The amount of homeless people camping behind my house makes me feel unsafe.

Need lower taxes and better driving conditions.

Landlords demanding deposit and pet rent for ESA

I could not afford to fix up my current home to sell and pay all the costs of moving to a new home.

Finding spreadable housing in the area I want to move

High interest rates & high housing costs

Daily loud BSU students making it untenable for providing telemental health services for Veterans

Limited choices in preferred location

I have not experienced challenges securing housing but my home situation has deteriorated as more infill has filled my neighborhood making parking and traffic a nightmare.

Boise housing has become insanely expensive! Downtown condos at \$500K plus. Then HOA fees on top of that. Then downtown construction & the road system is a unmanaged jigsaw puzzle.

Idaho politics

Finding lots and land large enough to have chickens. Most lots are being replaced by poorly build apartments causing dense population

Cannot find accessible housing that meets our needs.

Purchase another house for added income

Too many people moving here, crowding, traffic, noise, extremist Republicans in state legislature

Mortgage rates are wild!

Escape the leftist mayor and city council

City of Boise forcing through a no barriers homeless shelter in a residential neighborhood without majority of residents support.

No affordable options for those who make more than 60% of the area median income, but not quite at the 100% or higher. There is no chance of buying, and rent is so high, that there is no chance at saving enough to buy or rent elsewhere. I am currently paying 70% of my income monthly for rent and utilities.

Pricing

Cost of housing

Can't figure out which country to move to.

Unable to buy an affordable house. Cost of mortgage would be more than double cost of rent.

Mortgage rates; home prices

city of boise planning and zoning dept disorganized or incompetent responses to efforts to add adu

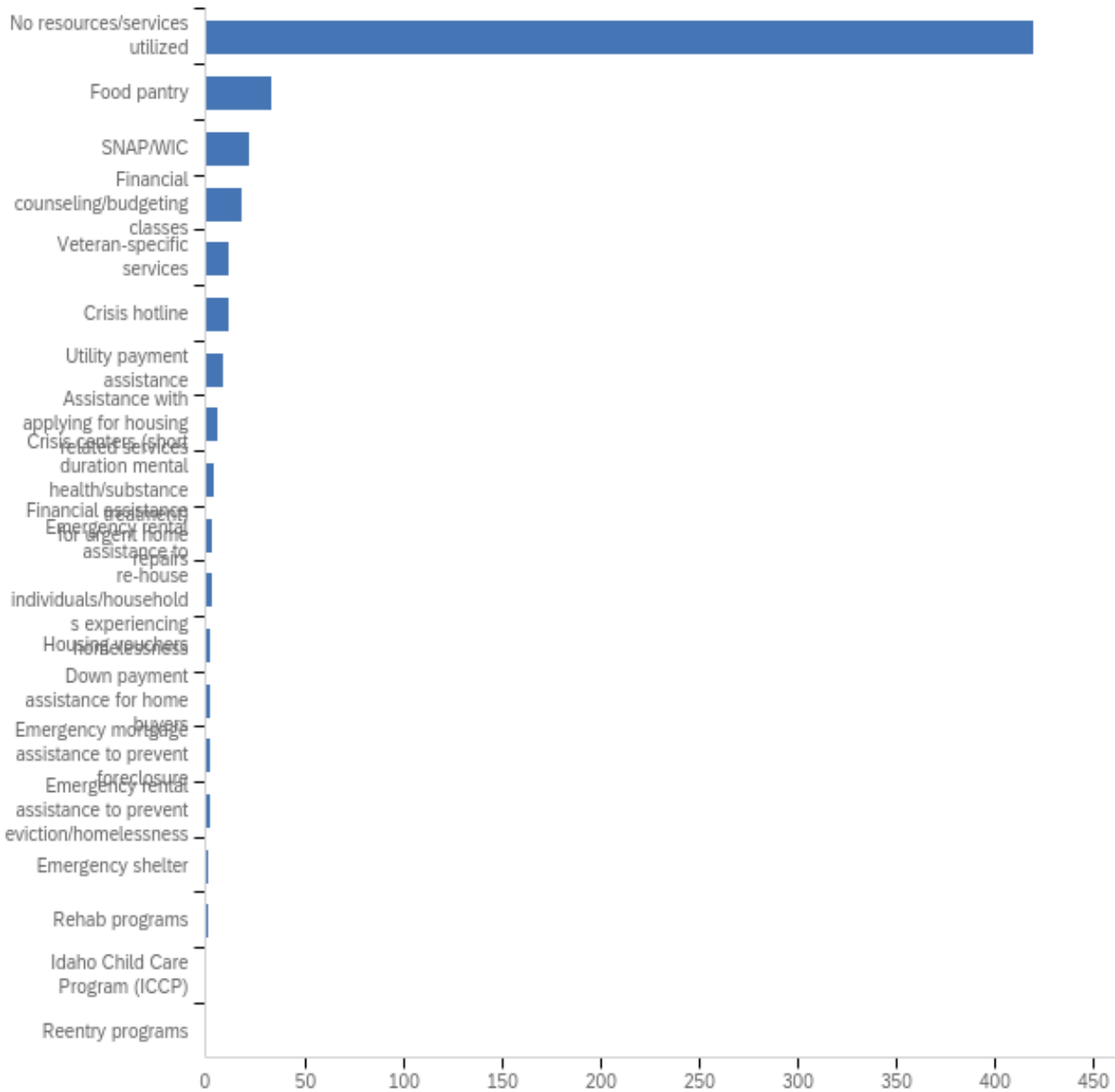
No one will buy my house that I've been trying to sell below market value because the city approved a go less shelter near me.

My son and daughter-in-love live 2 doors down from me in my current location. It's been both wonderful & convenient to have them so close, not just to share family time, but also to help me with my health issues. Conversely, I help them out by being able to pet-sit my granddoggie.

Rents too high

Renovation lining up with the City's codes.

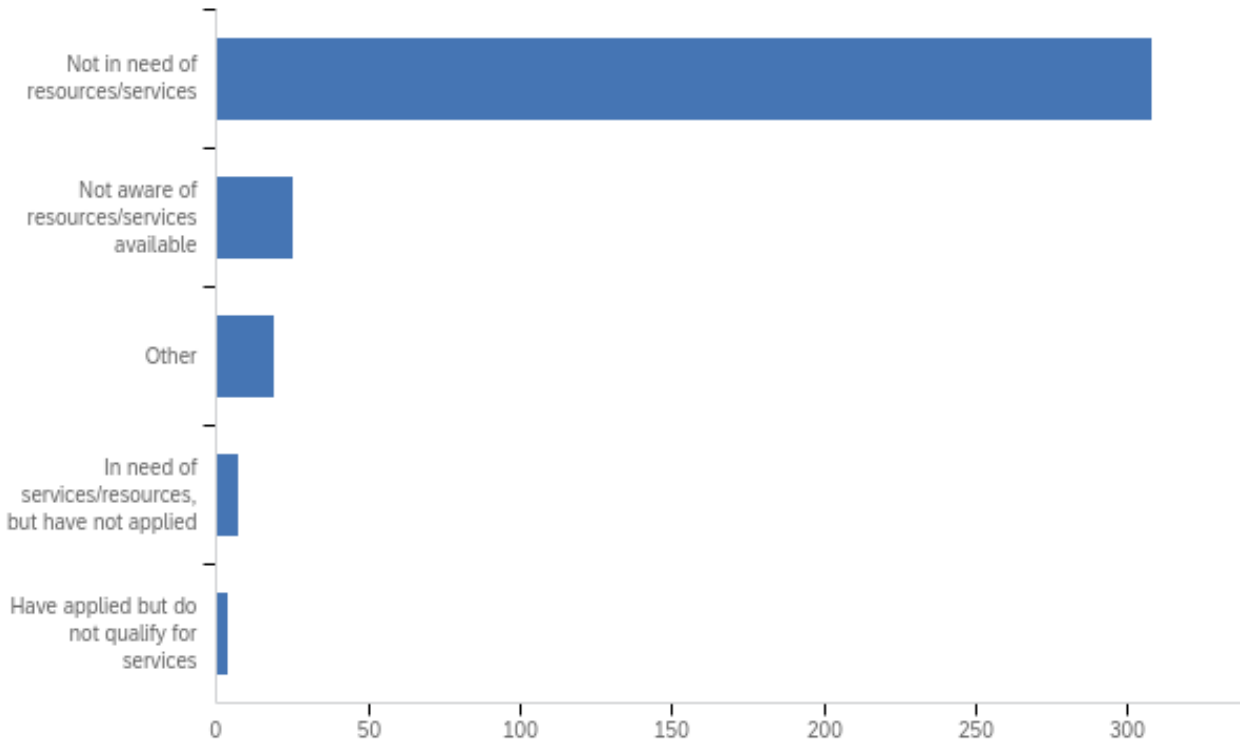
**Q13 - In the last 12 months, have you utilized any of the following resources or services?
Select all that apply.**



#	Answer	%	Count
9	No resources/services utilized	76.09%	420
16	Food pantry	5.98%	33
1	SNAP/WIC	3.99%	22
10	Financial counseling/budgeting classes	3.26%	18

20	Crisis hotline	2.17%	12
19	Veteran-specific services	2.17%	12
7	Utility payment assistance	1.63%	9
8	Assistance with applying for housing related services	1.09%	6
14	Crisis centers (short duration mental health/substance treatment)	0.72%	4
13	Emergency rental assistance to re-house individuals/households experiencing homelessness	0.54%	3
6	Financial assistance for urgent home repairs	0.54%	3
5	Emergency rental assistance to prevent eviction/homelessness	0.36%	2
4	Emergency mortgage assistance to prevent foreclosure	0.36%	2
3	Down payment assistance for home buyers	0.36%	2
2	Housing vouchers	0.36%	2
17	Rehab programs	0.18%	1
11	Emergency shelter	0.18%	1
18	Reentry programs	0.00%	0
15	Idaho Child Care Program (ICCP)	0.00%	0
	Total	100%	552

Q14 - In the previous question you indicated that in the last 12 months you have not utilized any of the listed resources or services. Please select the reason.



#	Answer	%	Count
4	Not in need of resources/services	84.85%	308
1	Not aware of resources/services available	6.89%	25
5	Other	5.23%	19
2	In need of services/resources, but have not applied	1.93%	7
3	Have applied but do not qualify for services	1.10%	4
	Total	100%	363

Q14_5_TEXT - Other

Other - Text

Make too much to qualify, middle class are being left out

Think that others probably need it more

We do not qualify for down payment assistance and we have no need for the other services.

Been looking to move but content if we can't find better. Haven't gotten serious about the relocation

help with child care is not listed

No resources to lower taxes or improve driving.

Do not qualify

Process is often too involved. I have long covid and don't have the energy to get through bureaucracy. Also, don't need help as much as others do. Leaving it for those with greater needs.

Assume don't qualify

My church pays my rent

I don't qualify for any services I'm aware of

Semi-aware of resources and believe I won't qualify

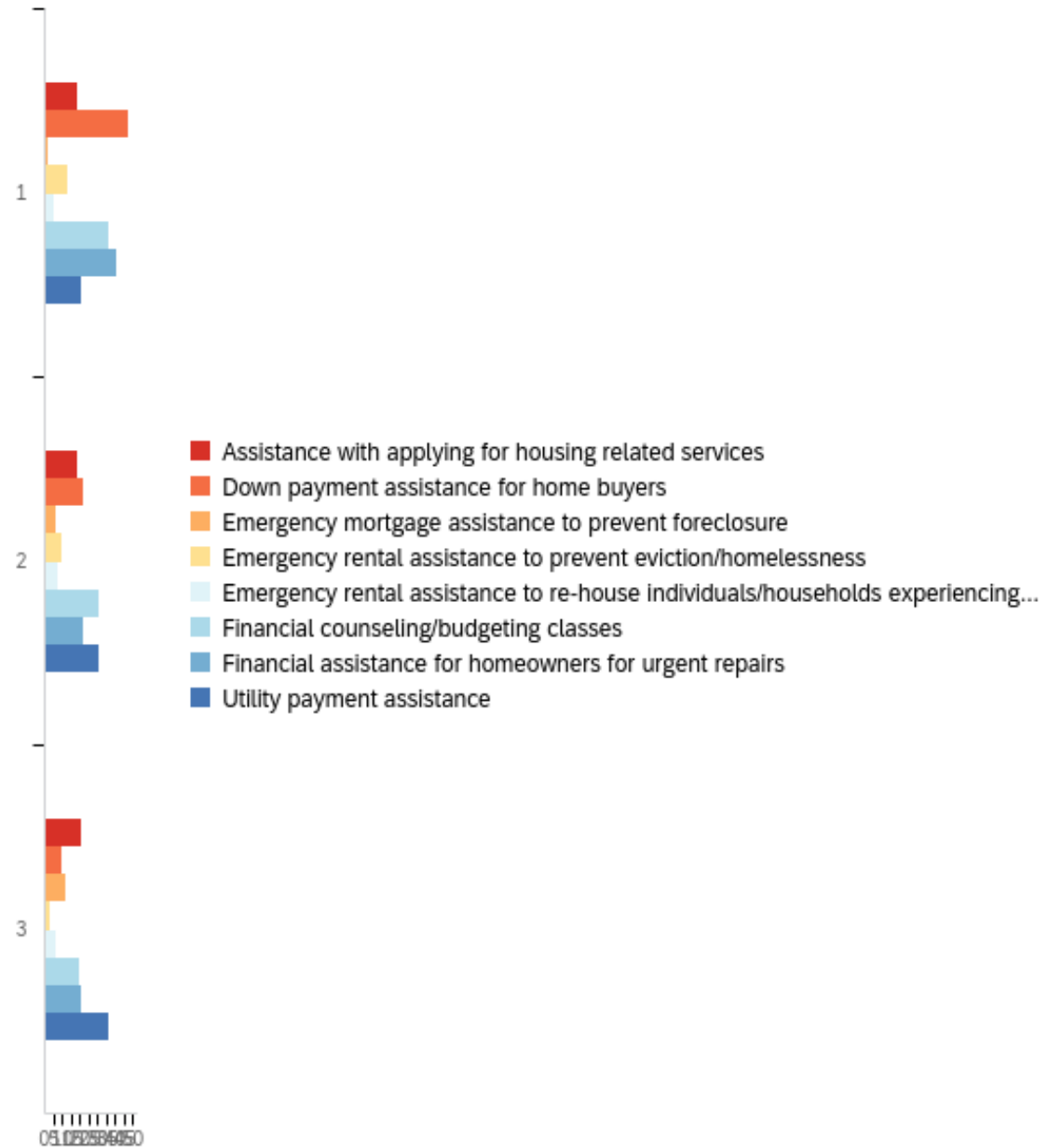
medical was not listed

Do not believe any of these are proper roles of government

Do not qualify for assistance

Don't have capacity as single parent w health issues and fatigue; don't qualify

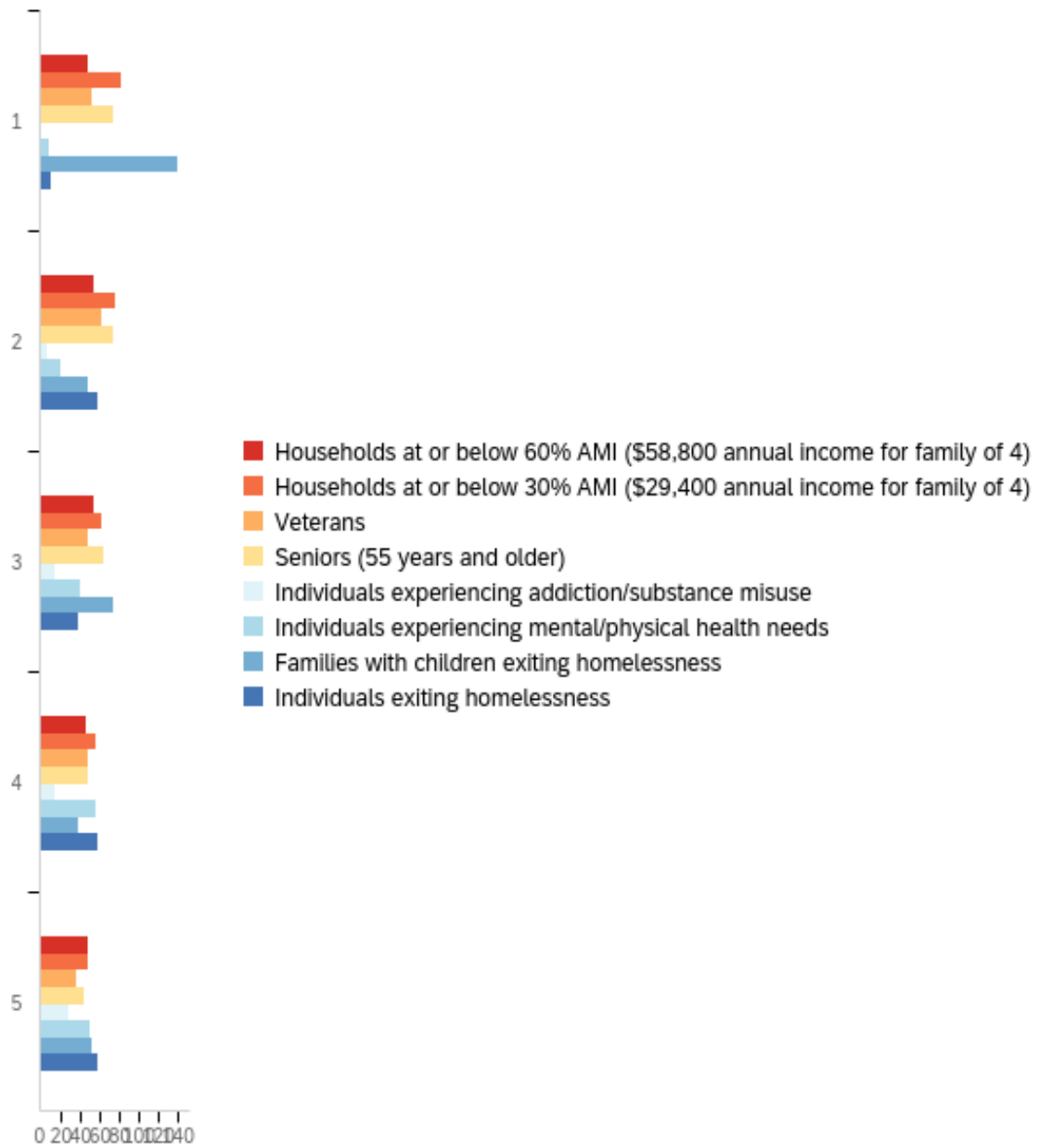
Q15 - Please rank up to three (3) housing related services that would be beneficial for you. (1 = most beneficial) If not in need of services, please leave blank.



#	Question	1	2	3	Total
2	Down payment assistance for home buyers	60.76% 48	27.85% 22	11.39% 9	79
4	Emergency rental assistance to prevent eviction/homelessness	52.00% 13	36.00% 9	12.00% 3	25
7	Financial assistance for homeowners for urgent repairs	48.81% 41	26.19% 22	25.00% 21	84
6	Financial counseling/budgeting classes	41.38% 36	35.63% 31	22.99% 20	87

1	Assistance with applying for housing related services	31.58%	18	31.58%	18	36.84%	21	57
5	Emergency rental assistance to re-house individuals/households experiencing homelessness	27.78%	5	38.89%	7	33.33%	6	18
8	Utility payment assistance	23.86%	21	35.23%	31	40.91%	36	88
3	Emergency mortgage assistance to prevent foreclosure	10.00%	2	30.00%	6	60.00%	12	20

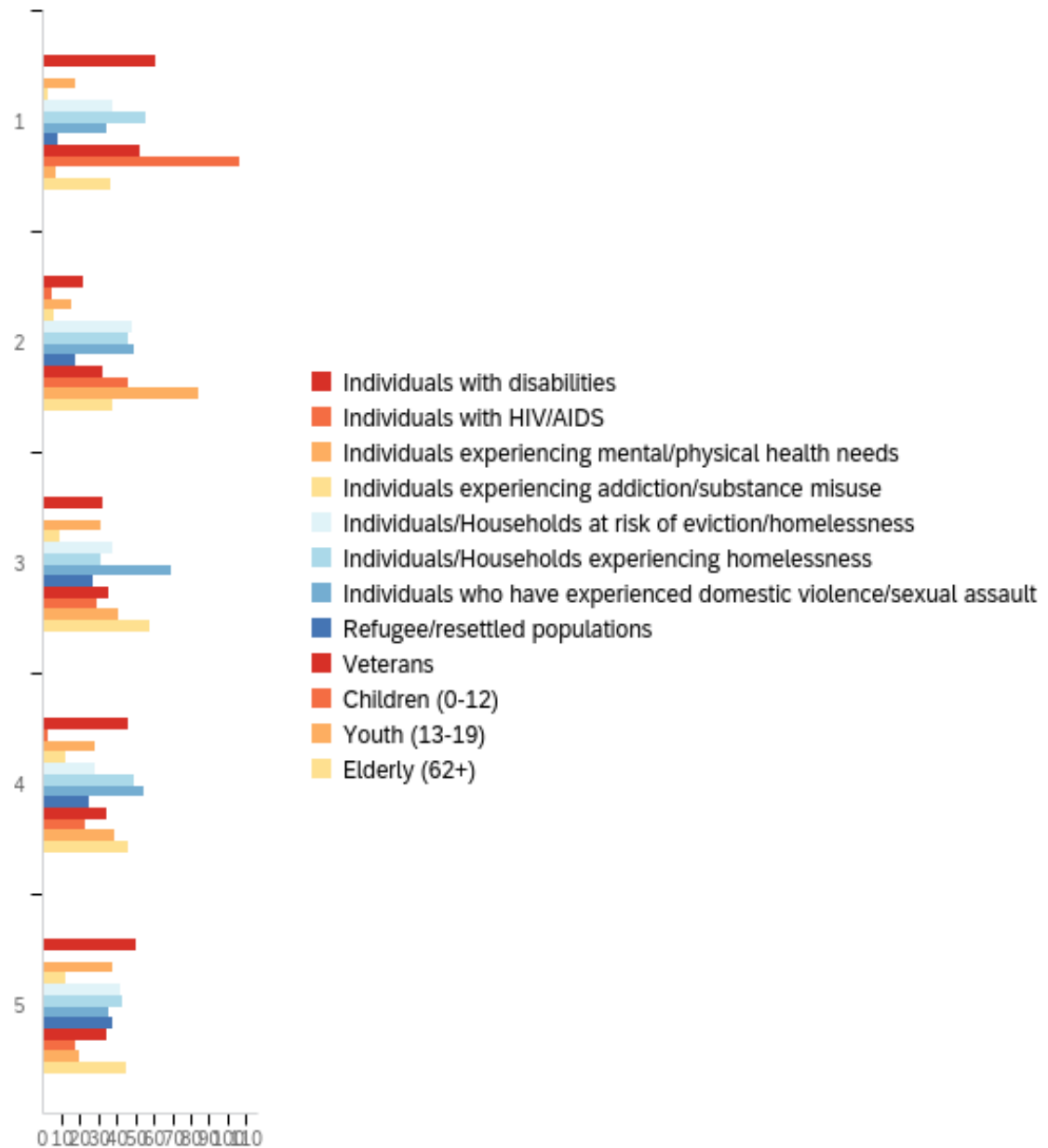
Q17 - Rental housing developments may dedicate some or all units for specific populations. Please prioritize up to five (5) of following populations for rental housing. (1 = your top priority)



#	Question	1		2		3		4		5		Total
7	Families with children exiting homelessness	39.38%	139	13.88%	49	21.25%	75	10.76%	38	14.73%	52	353
2	Households at or below 30% AMI (\$29,400 annual income for family of 4)	25.15%	82	23.31%	76	19.33%	63	17.48%	57	14.72%	48	326
4	Seniors (55 years and older)	24.26%	74	24.26%	74	20.98%	64	16.07%	49	14.43%	44	305

3	Veterans	21.29%	53	24.90%	62	19.68%	49	19.28%	48	14.86%	37	249
1	Households at or below 60% AMI (\$58,800 annual income for family of 4)	19.29%	49	21.65%	55	21.65%	55	18.11%	46	19.29%	49	254
6	Individuals experiencing mental/physical health needs	5.08%	9	11.86%	21	22.60%	40	31.64%	56	28.81%	51	177
8	Individuals exiting homelessness	4.91%	11	25.89%	58	16.96%	38	26.34%	59	25.89%	58	224
5	Individuals experiencing addiction/substance misuse	0.00%	0	9.38%	6	23.44%	15	23.44%	15	43.75%	28	64

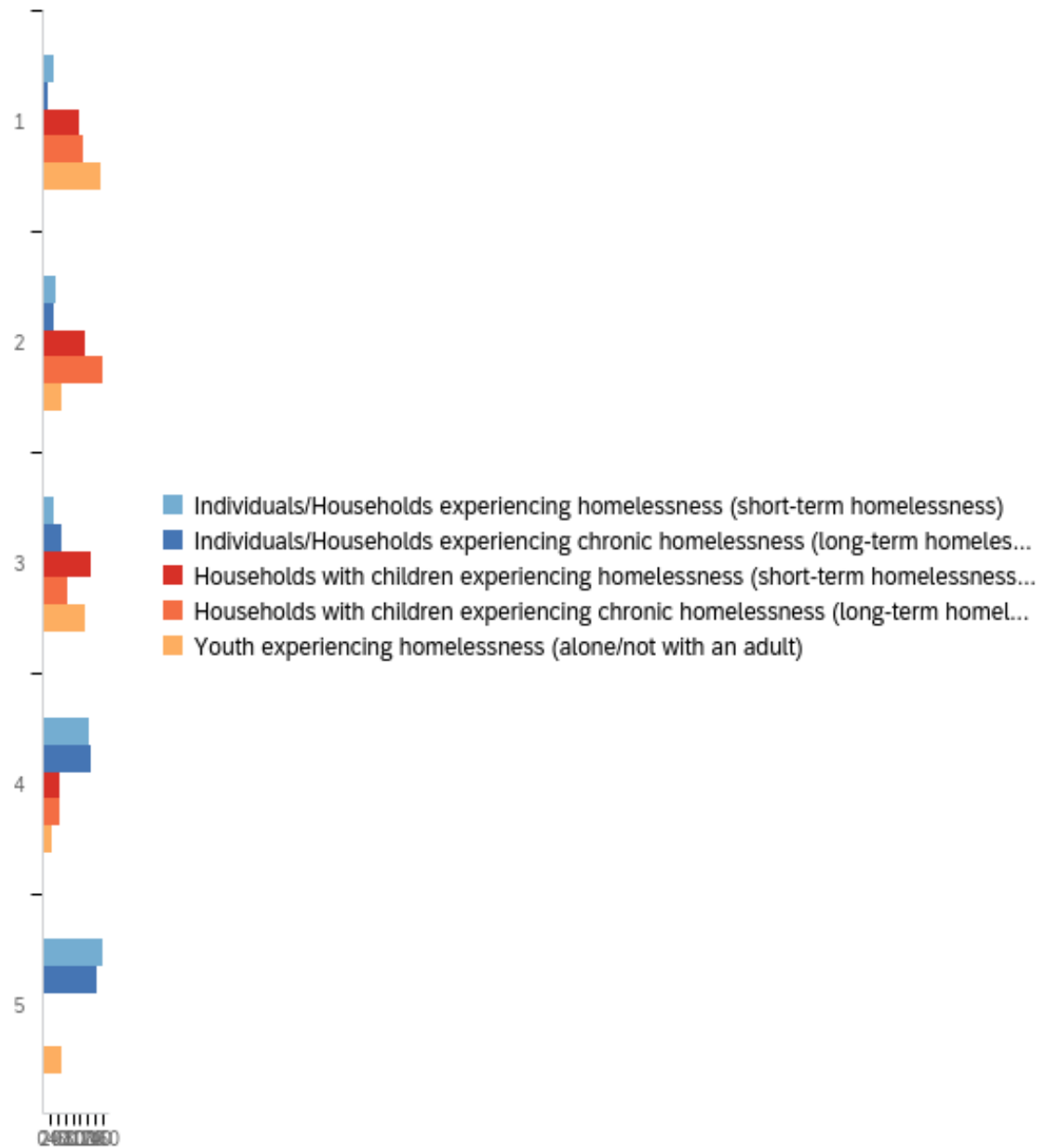
Q18 - In regard to support services, please rank up to five (5) of the following populations in the order of prioritization for services. (1 = your top choice).



#	Question	1	2	3	4	5	Total					
10	Children (0-12)	47.96%	106	20.81%	46	13.12%	29	10.41%	23	7.69%	17	221
1	Individuals with disabilities	28.91%	61	10.43%	22	15.17%	32	21.80%	46	23.70%	50	211
9	Veterans	27.81%	52	17.11%	32	18.72%	35	18.18%	34	18.18%	34	187
6	Individuals/Households experiencing homelessness	24.89%	56	20.44%	46	13.78%	31	21.78%	49	19.11%	43	225

5	Individuals/Households at risk of eviction/homelessness	19.59%	38	24.74%	48	19.59%	38	14.43%	28	21.65%	42	194
12	Elderly (62+)	16.52%	37	16.96%	38	25.89%	58	20.54%	46	20.09%	45	224
7	Individuals who have experienced domestic violence/sexual assault	14.05%	34	20.25%	49	28.51%	69	22.73%	55	14.46%	35	242
3	Individuals experiencing mental/physical health needs	13.85%	18	11.54%	15	23.85%	31	21.54%	28	29.23%	38	130
2	Individuals with HIV/AIDS	9.09%	1	45.45%	5	9.09%	1	27.27%	3	9.09%	1	11
4	Individuals experiencing addiction/substance misuse	7.14%	3	14.29%	6	21.43%	9	28.57%	12	28.57%	12	42
8	Refugee/resettled populations	6.96%	8	14.78%	17	23.48%	27	21.74%	25	33.04%	38	115
11	Youth (13-19)	3.66%	7	43.98%	84	21.47%	41	20.42%	39	10.47%	20	191

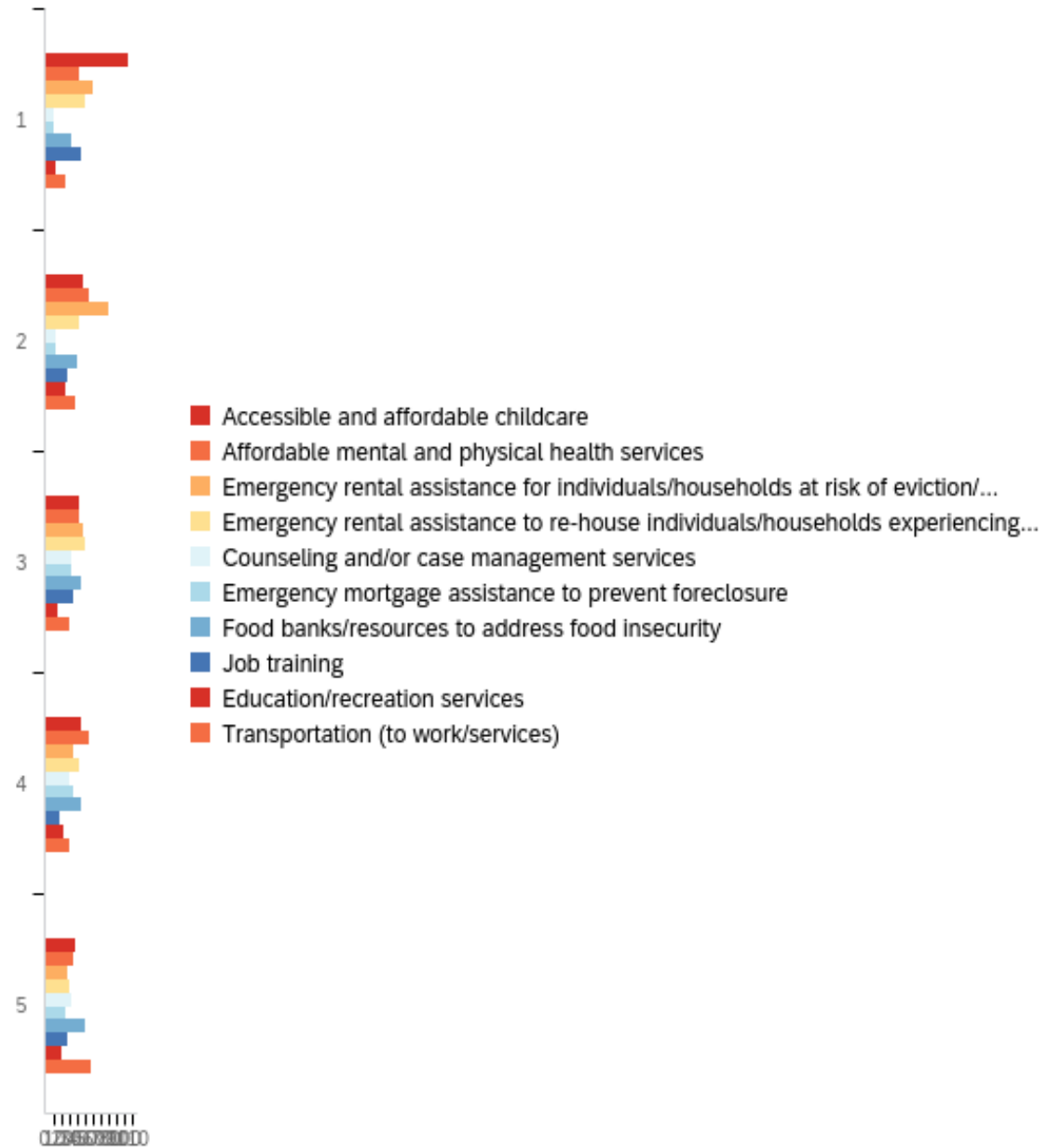
Q19 - In regards to services for those experiencing homelessness, please rank the following populations in the order of prioritization for services. (1 = your top choice).



#	Question	1	2	3	4	5	Total
5	Youth experiencing homelessness (alone/not with an adult)	39.85% 157	13.20% 52	28.68% 113	6.09% 24	12.18% 48	394
4	Households with children experiencing chronic homelessness	28.05% 108	42.34% 163	17.14% 66	11.43% 44	1.04% 4	385

	(long-term homelessness)											
3	Households with children experiencing homelessness (short-term homelessness)	25.32%	99	29.16%	114	32.74%	128	11.51%	45	1.28%	5	391
1	Individuals/Households experiencing homelessness (short-term homelessness)	7.47%	28	8.80%	33	7.73%	29	33.33%	125	42.67%	160	375
2	Individuals/Households experiencing chronic homelessness (long-term homelessness)	4.12%	15	7.97%	29	13.46%	49	34.89%	127	39.56%	144	364

Q20 - Please rank up to five (5) of the following community needs based on urgency. (1 = most urgent).



#	Question	1	2	3	4	5	Total
1	Accessible and affordable childcare	38.08%	17.08%	15.30%	16.01%	13.52%	281
2	Affordable mental and physical health services	18.57%	23.63%	18.14%	24.05%	15.61%	237
3	Emergency rental assistance for individuals/households at risk of eviction/...	23.72%	32.02%	18.97%	13.83%	11.46%	253

	risk of eviction/homelessness											
4	Emergency rental assistance to re-house individuals/households experiencing homelessness	23.42%	52	19.82%	44	22.97%	51	19.37%	43	14.41%	32	222
5	Counseling and/or case management services	9.76%	12	11.38%	14	26.83%	33	24.39%	30	27.64%	34	123
6	Emergency mortgage assistance to prevent foreclosure	9.84%	12	11.48%	14	27.87%	34	29.51%	36	21.31%	26	122
7	Food banks/resources to address food insecurity	15.28%	33	18.98%	41	21.30%	46	20.83%	45	23.61%	51	216
8	Job training	29.38%	47	18.13%	29	22.50%	36	11.88%	19	18.13%	29	160
9	Education/recreation services	13.27%	13	25.51%	25	16.33%	16	24.49%	24	20.41%	20	98
10	Transportation (to work/services)	14.13%	26	20.65%	38	16.85%	31	16.85%	31	31.52%	58	184

Q22 - 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?



■ Yes
 ■ Unsure
 ■ Prefer not to answer
 ■ No

#	Answer	%	Count
1	Yes	1.90%	8
2	No	94.05%	395
3	Unsure	1.90%	8
4	Prefer not to answer	2.14%	9
	Total	100%	420

Q24 - 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.

This survey was hard, there's so many groups of people who need support/assistance.

Housing remains very expensive, both rentals and single family homes. We are a one car household so access to not only the bus system but a system with reasonable routes was a primary factor in our housing quests.

Need more incentives to develop affordable housing

Look after widows, children, and veterans.

Cap apartment rental prices

Nope

Some of these questions included too many important options, such as the community needs. Our housing needs are urgent and widely varied. Also, I know our current presidential administration likes to think sexuality isn't worthy of validation, but to ignore discrimination within this variant is unethical.

Housing costs are too high.

My biggest concern is keeping people out of homelessness, especially where children and seniors are involved. Slipping into homelessness is devastating mentally, physically, and emotionally. On the other end of the spectrum, I have no tolerance for the chronically homeless that will not accept help to escape homelessness. Those that desire to stay in the homeless lifestyle and/or do not want to follow society's rules have no place in our society and resources spent to motivate chronically homeless into wanting to rejoin main-stream society would be funds well spent.

Where I am from, Western Boise, right on the edge of meridian, right along Cloverdale and Five mile and all those suburbs, the housing situation makes it, and this sounds like an exaggeration but it is not, the housing situation makes it so that if you do not have a car, you cannot survive. There are many reasons someone may not be able to drive or afford a car, but if they walk or bike they have a very real chance of getting ran over, or falling and getting hurt. Heavy trucks drive by these Residential neighborhoods, and if my family is on a walk, and one of those drives by, the noise is horrible. I couldn't imagine what it's like for someone with hearing aids. One time we couldn't use our car and we had to walk to the Walmart. It was in the snow and the sidewalks suddenly just stopped. If we walked to church, the same story would happen again, the sidewalks would stop. Since we are trapped in car dependent suburbs, WE, stay car dependent, WE have to pay those gas prices, WE have to take on these burdens, and in most of the blocks, which are a square mile, there's a grand total of zero grocery stores and barely any shops at all, a gas station at most. These houses are too far from any stores for you to walk or bike, and you are required to drive to get anywhere. No wonder there's such huge problems with traffic, and the city has to pay to maintain those roads, which are getting torn apart constantly by the cars that have no choice. Look at a city outside of america, think European, people can bike and walk to work, to the store, and then bike or walk back home with no troubles or issues. Please know I am not harsh on this part of the city because I hate it, it's because I love it. I love the community, the people, and all the stories that have come with it. But I also know how much more it could be. Think about the possibilities, what if people could move freely, more independently, and get to where they needed to go within their community without having to worry. And for the people that work elsewhere in the city, there would certainly be traffic taken away that would otherwise be slowing them down. The foundation for a future of our community where people are safe to bike and walk, get some exercise and fresh air, in their day to day lives, is possible to begin now, and what we as a community need is the help from the city. What I personally suggest as a lovely start would be making sure all roads have a sidewalk, painting the bike

lanes green, allowing apartment buildings with only 1 staircase (as far as I know, currently 2 staircases are required, and it causes the buildings to be much wider and take much more space than needed, while requiring more parking lots) as well as encouraging mixed use developments. I would love to see apartment buildings with stores and restaurants at the ground floor, as well as room for a public playground or small garden/park. These can act as places to bring a divided, isolated, community together, within the comfort of their neighborhoods. All I ask is for a future full of building communities that stick together, not building them to stay apart. If you read through this full message, I thank you. Please help our neighborhoods, from West Boise to anywhere else.

I work full time. I am 63 years old. I cannot qualify for my own place, housing, because of my income

It is incredibly expensive to live here. I don't think building more apartments is a bad move at all, but I think there needs to be some solution that addresses the housing crisis at a city-wide level. I'm thankful to have stable housing but almost all of my friends (many of whom work multiple jobs) have trouble finding safe and affordable housing. Predatory property managers need to be kept in check, and somehow we need to figure out how to make it possible for everyone (even those who make minimum wage!) to live here affordably.

Over-promotion of this city has caused the cost of living for a large portion of the population to be unaffordable and stressful. Those in the private sector do not receive an annual cost of living adjustment that government employees receive, and which all of us pay for, so please reduce this to no more than 1.5% per year and start making gov. employees pay 20-40% of their share of medical insurance premiums like the private sector does. This will help keep Boise's budget in-check, and thus reduce the need to increase it each year which directly impacts my property taxes and my housing experience.

Multi generational Boise families are being priced out by corporate owners and out of state transplants, I'm all for diversifying the population but there's got to be better protections for owner occupying with multiple years already vested in this beautiful state. Also, keep up the good work keeping corporate "build to rent" developments OUT of Idaho, it is such a predatory practice!!!

Build more single family homes. This is what most people want.

Yes. I have strong feelings about the IFS plans for a low barrier shelter in the middle of a neighborhood. This is a terrible solution. You are making a few individuals pay for the needs of the entire valley. And I cannot believe you would mix families with the mentally ill and drug addicts. This is not a good answer, no matter what you are being told by IFS. It will be a disaster and the city will be responsible.

Camping by homeless folks is a real problem; these folks need support to find and use proper shelter. Proper sheltering is a real problem; these folks city is abusing process to force inappropriate shelter locations and disregarding need for affordable and transitional housing: mayor mcClean's approach appears to be driven by a desire to grow the homeless population and enable drug and alcohol use/abuse.

The income expectations are ridiculous. I have an apartment that is over 1500 a month for a two bedroom. Then they need parking, internet fees which was all in the lease. Then they need utilities as well. Utilities is a portion of water sewer and trash as well as security cameras on property, sales tax for the land and any other cost to run the property making my rent now 1800. If you are late (after the 3rd) they add another 400 in late fees. And this is all without power and pets. And in Kuna which should be cheaper!

There is a ton of building going on and empty apartments and townhouses everywhere, but they are not affordable. The affordable housing is sub standard and there is no recourse against the slum lords while the elite get to live in overpriced housing. Either you have section 8 or you have to live in the ghetto. How is building more unaffordable housing solving the problem or giving vouchers when it doesn't change the problem? I do not believe rent capping is a positive answer, maybe a tax break or incentive for rental agencies and private owners to rent units at a lower cost? This would create self-correction of the bloat while saving money without having to bleed the tax payers (many who are the ones that need services unfortunately) giving way to being able to distribute state/city funds to other programs. It's a growth mindset! Just giving to a need without resolving the problem only perpetuates the problem and often creates more need.

Low-barrier shelter Interfaith Sanctuary should not be allowed to relocate to State St. or hybridize to include families with children. The 85 beds for high-risk single adults that will be lost in the move are critical inventory, since S 1141 (penalties for public camping) got passed. Families with children need high-barrier shelter at a separate site. That specialized, dedicated, permanent, high-barrier site for families with children ONLY should be

one of the city's highest priorities, as federal funding for the Red Lion site dries up. NO city or federal money should be given to Interfaith Sanctuary to house families with children. Their mission should remain low-barrier shelter, and their clientele should be restricted to adults only.

Prioritize all preventative measures (childcare, transportation, etc.). If preventative measures are in place, we shouldn't need to pay foreclosure issues or emergency housing needs.

The more people you cram into the city, the lower the quality of life for everyone. STOP BUILDING APARTMENTS AND ADUs

Thank you for the survey. It does illustrate the difficulty in providing services for all who need it and at all levels of need.

Prices are too high for renters to afford rent and save for a downpayment for a home.

This needs to be available to all people. Suggest BSU seeks out information from those without homes/shelter — do they even know about this?

I'm looking for a walkable place to live with mixed use zoning and good public transportation.

Zoning laws need to change to be able to add duplexes, ADU's, basement rentals, and other housing options. New neighbors need to have these housing options as part of the build plan. Access to transportation is a must for all members of community, from elderly to children, to health challenged to people without cars. And lastly, communities need to be built with necessities in mind, such as access to groceries, healthcare, schools, and amenities within walking distance or short bike trip.

Multifamily housing (apartments/condominiums) for sale are a more affordable option than single family housing and also a desirable building type for living in urban (more dense) areas with access to services and amenities. Boise downtown (and the metropolitan area in general) has a focus on rental apartment unit options in both existing and projects in construction. An apartment/condominium for sale market is missing that can be a great option for many rather than the only option now which is using a significant amount of income in high cost rent. These monthly rent costs (which are not controlled and are high) could be used to pay for a mortgage of an apartment/condominium unit for many.

Change the laws to help developers focus on starter homes rather than apartments. Renting has its place in the short term but if you want to see a thriving Boise, having home ownership opportunities will help people feel 'ownership' of where they live rather than just creating transient spaces.

Would like to see less apartments being built.

Too many apartments, putting many people in a concentrated area, people need space. This also causes traffic congestion.

More housing types would be great

I think even "affordable" housing/rents are still too high given Boise's low incomes and Idaho's minimum wage.

Building more apartments is NOT the answer.. Families and individuals need to invest in their living spaces and therefore, their communities. Boise needs to build small affordable townhomes, duplexes, and condos with small yards for play areas, storage areas for bikes, skis, etc. and at least 1 parking space for people to enjoy the city foothills and the rest of Idaho.

Not sure how many homeless people have access to this survey. Our veterans, who served our country, should have priority for housing. I am against helping those who will not help themselves. The current shelter run by Jodi Peterson Stivers is a perfect example. All that shelter does is enable.

Need to eliminate property taxes

I support fair housing!

I am a Housing Specialist at a local refugee resettlement agency. While I (a white, college educated U.S. citizen with English fluency) have not experienced discrimination in regard to housing, many of my clients have.

As someone who has lived here most of her life, there are no breaks for single child-free women. Both these things are not by choice. But I am spending a majority of my income on housing and utilities, have no money for

savings, do not get tax returns, and am not able to fully enjoy the things in my life I dream of. I will never be able to buy a house or a new car. If I wanted children I could not afford that either. And somehow I am one of the lucky ones!

Even though my housing is secure, I have had a brother living with me for years who has not been able to afford his own place

Please consider the demographic who will be able to respond to this online survey. I highly doubt it's going to include many of the people who this survey will directly impact.

This is a challenging survey.....making decisions choosing between needs. Everything is important. I could be in need with just a small change to my circumstances. It can happen to anyone.

How will you get this survey to those without cell phones or internet, aka the populations this survey is concerned about?

Not enough available and affordable housing. Boise needs to change zoning laws to allow duplexes or 2 single detached homes on any single-family zoned lot.

Most problems are being created by the city and county. We need lower taxes. We need faster driving commutes.

The market pricing will work itself out, the intervention by the government will only add to the burden on the tax paying residents

We need both affordable rentals and affordable single family homes, or many will be priced out of living here.

Personally, I'm fine. I volunteer with organizations that deal with housing issues, and it's hard to say one population should be prioritized over another.

no low barrier shelters anywhere near residential housing. They should not be in areas where there are schools or children or residential homes put them in areas where it's more commercial or away from parks, schools residential housing.

My #1 priority is public transportation within Boise and it's suburbs. Many of the issues you list in this survey will be helped if better public transportation options exist.

Low income population needs are highly significant, however, I also want to stress that there are very little resources for those who do not qualify for low income support due to income eligibility requirements. I believe they probably struggle a bit more because so few resources are available to them, even though they have the same struggles with housing affordability and everything that is included under that umbrella- utilities, moving cost assistance, food, gas, childcare, transportation, etc. They just use credit cards to pay for everything instead of low income community resources.

We spent years in an old house and saved. Interest rates make a difference. Counseling is important. People make their own choices. Counseling where children are concerned (and have no choice) is really important. Thanks for asking.

Our trash and sewer bills are not being paid because they are sky high.

Congested highways is our biggest and most expensive deterrent to quality of life in the Treasure valley. I recommend our government agencies STOP trying to entice business to locate in the valley. No public funds or tax reductions should be spent with ANY effort that would increase population. Stop multiple housing expansion that INCREASES population density without comparable efforts to handle the traffic.

I support all the ways Boise city supports its most vulnerable citizens.

Over inflated cost of homes and high interest rates.

We have had a lot of new housing built in Boise, none of it is affordable unless you sell your home in another state and bring cash to Boise. It needs to be affordable for young families to grow their roots in Boise.

Fortunate to own a home and have an adequate income in a safe neighborhood

i am housing VERY a secure, but care about housing insecurity for all. i was a CRW social worker in the Boise Schools for decades and am well aware of the significance of this problem. i am glad the city of boise has not turned its back on this vulnerable population, and are continuing to pursue fair and affordable housing for all...

This is a terrible example of a push poll. Most of the questions assume problems and then assume the need for bureaucratic solutions. You could have asked "Should the Boise city government be involved in providing the following services" but that wouldn't advance the interests of the politicians and politically connected academics behind it.

Not at this time.

Transportation is housing and housing is transportation. Accessibility without needing a car is more important than building "affordable" housing that you have to have a car to use. Car dependent housing can never be affordable.

No

Boise urgently needs more affordable housing options and increased support for individuals transitioning out of homelessness, particularly those with pets. Many pet owners face significant barriers in securing stable housing, as pet-friendly, low-cost options are extremely limited. Expanding access to affordable, pet-friendly housing and providing additional resources for those in need would greatly benefit our community.

We bought our house in 1998. If we were buying the same house in today's market, we could not afford it.

Renting costs are over 50% of your take home pay.

I do not support affordable housing in Boise. If people can't afford it there are cheaper places to choose to live. People are not entitled to live in Boise, or any other place. Move somewhere cheaper.

I am alarmed at the increased homeless crisis in Boise. I am aware that dealing with this issue puts on strain on our resources. Employment and housing must be prioritized. Thank you.

I am grateful I have a secure situation. I have a local landlord. Many people I know have been priced out of housing due to out-of-the country real estate leaches raising rents and fees so high that people are forced to move or are evicted. Most of the apartments currently being built are for people with well-paid jobs.

Application fees rising/taking application fees for waitlists that provide no hope to get into the rental, increase in costs for all housing types-less income based housing available or long waitlists, poor public transportation and not accessible on weekends, needing more transitional housing programs, more financial rental assistance needed not only once served with eviction notice,

I've always been able to afford a home in Boise. But in the past ten years if I was starting out I'd need to make more money than I made at retirement (\$60k). My daughter makes \$72k and can't find an affordable home that is under \$350k. She doesn't want to commute from Nampa or Caldwell.

Assistance needs to focus on how we help people successfully achieve independent living. And, to recognize those who no longer can work to support independent living; particularly seniors who have very limited or no job prospects, no family support, and insufficient social security or other retirement benefits.

Tough to prioritize when needs are so great

The City needs to incentive developers to build high density (20/acre) manufactured home communities in/around Boise; the City can waive permitting fees, accelerate approvals, etc to provide an incentive to build this type of housing; we need to get away from the narrative the manufactured home communities are somehow not "dignified" - people need affordable housing and stick-built housing is not the answer given the cost to build in the valley.

I volunteer with an organization that helps people with many of these problems. Housing issues are the most difficult to help with because of our limited funds to help each household. We also can only help them one time in 12 months.

I would like to see more affordable, dense, mixed use housing development built proximal to boise's urban core. building large tracts of suburbs around the periphery does not little to help affordability or quality of life, and is largely responsible for the traffic and congestion we have developed. if we're not careful, we could end up like Salt Lake City, meaning extensive urban sprawl, degraded air quality, and highly car-centric infrastructure.

Any city services that can be reduced to provide taxpayer relief will result in lower rental fees

Neighborhoods should be considered...don't just cram as many units into a space just because you think it's best...often that destroys the community and puts people at odds with others. While I know we need to address homelessness putting Interfaith sanctuary right next to neighborhoods, not close to services is a BAD idea. You would ruin the park amenity for those who would not feel safe at Willow Lane. You would destroy the businesses that are next door...and you would not provide long term answers for that population. Congregate services to not only give a bed but provide mental health help, job training or assistance, health care in the same area, for example using the outlet mall which would not affect neighbors and is currently underutilized. Look at philanthropy to work with developers who are interested in doing work. Right now developers do not pay the ongoing costs of their dense housing which does not provide "low income" support....Higher impact fees, do road improvements before instead of after the building is done. We have terrible transportation for those who can't drive. That limits their ability to work and thrive in the community. Not everyone is able to walk or ride a bike - and those who can don't want to....allowing over development without adequate parking simply makes the streets less navigable with the cars that park on them when they were not designed for that.

Rental prices are astronomical. We have to help our son/wife with rent, even tho they work.

I do not agree with the new upzone. It does not address affordable housing.

Apartments do not have enough parking for residents in these new developments. It is very shortsighted that the city doesn't require adequate parking. Also, the market is very expensive.

I live near BSU. I see developers tearing down single family, affordable homes to build several skinny homes on the lot. These skinny homes go on the market for 600,000\$ to 800,000\$. No longer affordable housing! I realize BSU needs more student housing but it's destroying affordable housing. Also, no 3-4 story apartment buildings in single family neighborhoods! No one wants to live in a home with a big apartment building looming over your backyard. The new city zoning code is a joke. Build anything you want, anywhere you want it. It's destroying the character of neighborhoods - and it's that character that really makes boise a great place to live.

i'm in favor of a developer of a large residential building having to dedicate a small number of units to low or moderate income. But it has to be a quite small number of units, because the cost is basically on the other people who will live in that building. I also think that Boise cannot do too much - if so, we will get all the homeless and poor from surrounding cities and towns. In CA, the places that do the most end up with the most homeless and the most problems. I don't want Boise to become like a Californian city.

City Leaders are out of touch with the working class citizens. More focused of Homeless issues than working families. An example would be traffic management of working commuters. City Leadership believes most residents work from home and walk or bike to their destinations! Sorry that's not the real world today.

I appreciate the property tax break for disabled Veterans. This has made a remarkable positive improvement in my housing stability and affordability.

Rent increases are opportunistic and excessive.

As a senior citizen, I am so fortunate to be where I am right now. If I were younger, I would definitely be struggling. Housing is very expensive in Boise. Transportation is not adequate (I have to walk a mile to get to a bus stop). I am glad to see organizations like LEAP assist faith communities with being able to provide land for housing.

Working people I know pay most of their income to paying rent. Rent has to come down.

Traffic congestion and crime/violence are the direct results of uncontrolled growth which also pushes housing challenges. Boise City needs to better control growth instead of approving everything.

It is difficult to rate many of these sections as many items were as important as the ones I rated.

Rent is insanely expensive relative to wages here. I make over double minimum wage and would have to work 50+ hours a week to qualify to rent the cheapest one-bedroom, single occupant housing within 20 miles.

Keep on top of the homeless situation in a proactive way that gives them a hand-up and not just a hand-out. Homelessness is scary and when it gets out of control, it becomes next to impossible to tame. It's like organized crime, once it becomes organized, people become too afraid to testify in court and then it's too late. Thanks

I am 84 years old and in good health. I live with my daughter and her family without paying rent, but I know others my age that are not as fortunate. Elderly folks need housing help. I am also concerned for when I will need more care. My daughter and family will not be able to provide that kind of care. Is there in-home help available? I do not know. There needs to be access to in-home care and information on how to acquire it. Thank you for your time.

Pricing for houses/homes is out of range for persons with low paying and even middle salary jobs

Setting aside housing to serve certain populations drives up costs for everyone. Build some apartment buildings and don't demand green concessions or walkable environments. Just build apartments in buildings with elevators.

I think there should be a focus on finding Americans jobs so they can work to afford housing and we should focus on Americans and Veterans first before spending any money on illegal immigrants. Free housing doesn't fix anything.

BUILD accessible housing to avoid expensive remodeling later. One catastrophic event can alter a person/household for life.

To keep neighborhoods safe: require off-street parking spaces for all homes and apartments. Add bike lanes and sidewalks to all streets. Require homeowners and renters to remove junk from their yards. (unused vehicles, machine parts, off road vehicles, boats, trailers etc)

The senior population may become increasingly vulnerable with (also potentially without) changes to social security. Those who own a home (with an empty nest) are finding they cannot afford to downsize in advance of retirement. This in itself is not the problem. I see this as an upcoming problem for our city, with many rental options far more costly than any mortgage. Thanks for asking.

Boise is losing owner occupied multi family housing for various reasons, but often because it is difficult to evict bad tenants or those who are not paying rent. The City should do everything possible to make it easier for these landlords to offer housing. The private sector should be encouraged in general to provide more housing, with less restrictions. Boise should not take on more public housing ownership or responsibility. It is not Boise's role to solve homelessness - the more the City tries, the worse the problem becomes.

Purchased a home in an infill development (single family/duplex mix) on the Bench, which allowed us to get a home in our desired location within our price range. Previously was a tenant of a historic(?) north end home converted to apartments, which offered incredible value for the location but the building was suffering from age. In our tenure, the boiler went out which means all 13 units require electric heating and cooling (individual wall heaters and window AC units), with original single pane glass windows and no other efficiency upgrades. To keep our unit below ~85 during peak summer heat, we needed two AC units which occasionally tripped the power. Landlord said the boiler removal + replacement cost was six figures, which is obviously prohibitively expensive. I think apartments are a great way to repurpose the massive old homes in prime locations, but they suffer under landlord management. City could help bridge the gap and incentivize/assist with much needed energy efficiency updates for this very specific type of situation.

My landlord keeps things relatively cheap (600/mo) for a 3b2b half of a house. But, rent is just too damn expensive pretty much everywhere. I'd love to see affordable and humble housing built for low-income individuals.

This is a program that will leave people less capable. This survey seeks to dole out the pork. Make your means and live within them.

Great job Boise City in promoting Giraffe Laugh & other child care non-profits and assistance to parents and child care providers promoting quality, affordable and accessible child care/early learning support.

I am a person with disabilities but I am able to work and do not need assistance. I live in a dual-income household and cannot afford a home in Boise, so I have to pay the ridiculous rent I am charged because I cannot put 20% down on a ridiculously-priced house here. I don't qualify for assistance so, by virtue of making too much and yet not enough, I am being displaced and I contribute more via taxes and volunteering for the community yet I will be forced to leave. I am from here and I can't afford to stay in the place I grew up.

Boise needs to build more small homes 1 or 2 bedroom homes that are affordable.

FYI, I am comfortably retired and have paid off my home.

As a landlord something some sort of break on property taxes needs to be given to landlords so that they can offer affordable housing.

Our Children have no choice on housing and our most vulnerable and would like the city to first prioritize youth that are alone, then families with Children.

I appreciate the efforts the City of Boise makes to make housing affordable and available. I wish the state legislature wasn't dead-set on making people's lives as miserable as possible because they hate Boise so much. I wish there was a way for me to know what to *do*, but it seems like the lack of empathy (society-wide, but especially from conservatives) is stalling any progress or positive change.

People raised in Boise cannot afford to buy a home in Boise and the San Fran style multi family homes are overpriced poorly built without necessary infrastructure to support the 4 car households

It's wild how developers seem to run the valley. Every time they ask for concessions on a project, e.g. no bike lanes or reduced parking, they are granted the concession. For good measure the P&Z commission often throws in an extra concession or two to further improve the developer's profit. You want to pack more track housing in this area, without traffic or school capacity regard? Have at 'er!

The whole tenor of this questionnaire flows from a ideology to which no one in my family subscribes. I am a lifelong Boise resident (67 years old) who has watched my proud, successful hometown with many nationally prominent corporations (Morrison-Knudsen, Boise Cascade, etc.) devolve into a leftist pity party. Our housing problems are mostly self-inflicted. There is no possibility that the social programs outlined above will have any meaningful effect on housing availability and affordability. The low-growth Portlandia politics leads to... wait for it... a city that looks more and more like Portland. Heartbreaking, but cities get what they vote for.

I'm privileged individuals with could afford to buy the home in which I'm living.

American citizens and Idahoans should be priority for housing and not refugees/resettlers. Take care of our own before we can help others.

The current Boise government is beholden and supportive of the homeless industrial complex.

Funds to help homeowners put ADU's in place on their existing property would benefit so many people.

deed restricted homes for sale. no low barrier shelters no "housing first"

Increases in lot rent, disability amount, cost of living overall.

The working poor are struggling. The cost to move is too high, and the cost to stay is too high. We are just one paycheck away from being homeless every month. The slum lords in Boise are awful, and no one seems to be willing to look into them. Avenue 5, Tablerock, and others who are leasing older section 8 apartments that were bought and "rehabbed," but they never fix anything issues. But are happy to collect \$2200 a month in rent. Those just above 60% but are not at 100% Ami can not afford anything's and do not approve for the affordable housing options. We can't buy, and we are struggling to stay housed.

I am very fortunate that I moved to Boise in 1990 and was able to afford a mortgage at that time. It's 35 years later and, if I were to move here now, I wouldn't be able to afford safe housing. My sons are in their late 20s and cannot afford to move out of my home. One works full-time for Amazon, but still cannot find affordable housing elsewhere. And we are the blessed ones - so I know there are many, many people in need of assistance. Let's help them!

Eyesore unaffordable high rises sprouting all over. We need more open spaces, green spaces, parks, quit tearing down old growth trees!!!

I could answer because your site would not allow me to answer

I am fortunate to have been able to buy a home before everything went crazy but my adult children will be lucky if they get to buy an affordable starter home in their lifetime. Building apartments is not the solution.

I am in too large a space for my needs, but bc medical debt has ruined my credit, I'm stuck. I am autistic and have long COVID but earn "too much" to qualify for assistance. I'm a single parent. I don't have family here. I can't keep up with basic housekeeping and can't afford help. Just always trapped and drowning.

I am concerned about my children being able to afford housing. They are adults living with me now because they cannot afford to live on their own.

I have not had the unfortunate circumstance to seek out Rental or mortgage assistance. So I might not be the best person to take this survey.

Give away help no one and take away personal responsibility

I'm the only adult in my home. I earn a fair wage (\$85,000) but have experienced great stress in making needed home repairs. I had a leak in my roof and had to take on \$12,000 in debt to fix it. I have 2 kids in college and this is a devastating cost with no assistance.

Thank you for asking

Thank you for asking and working on this heartbreaking issue.

We need more low income units to buy rather than rent. Buying creates equity. Renting creates society of stuckness. We need more condos in the North Ebd and tear down the old house to better use the lots.

I think the main problems right now are overpriced existing homes, very expensive new homes, high mortgage rates, and all this on homes with a minimum of comfort (i.e. these houses should not cost so much and are cheaper in other states, but due to high demand and the influx of population, a 1200 sf house in a field far away from downtown or any grocery, or a small townhouse costs half a million dollars and more. And this means that other types of houses like apartments, condos, etc. are no less cheaper and no one can afford to buy them. And rent is also high (also because there is high demand and the owners bought these houses at a high price and they need to pay the mortgage from the rent.)

More housing is needed that does not have stairs, or at least provides a full bathroom and bedroom on the first floor so individuals can continue to reside in that location as they age, or if they sustain an injury or illness that makes stairs impossible.

Fair housing should protect law abiding citizens of Veterans Park neighborhood. How would you like a 250 person homeless shelter next door to your house? How safe would you feel?

The homeless at Immanuel Lutheran Church Food Fellowship dinners on Tuesday nights don't just hang out in Boise but roam the Treasure Valley during the week. Homeless response needs to be a Treasure Valley response.

It was difficult to be in the position of having to work 2 jobs as a single mom of 2 teens to keep a roof over our heads, pay utilities, get them clothed, feed us, and try to provide for joyful holidays. I would "pull a rabbit out of my hat" often! And my kids and I would joke about making "stone soup"....wether I placed us on a charity Christmas List, sought out resources for clothing vouchers, applied for school funds to cover choir outfits & field trip costs, I did my best to make our lives as "normal" as possible. Yet, it has come at the cost of my physical health and not enough savings AT ALL for retirement, let alone even a home to call "my own". Am I part of a generation who will never get to own their own home due to wages not keeping up with rising housing costs? I'm not sure. But there has to be a way to stem the tide of hundreds of thousands who struggle to live the long forgotten "American Dream": a nice little place to come home, something to call one's own; a happy, healthy life with family, friends & community; to happily live & die fully, peacefully, contentedly.

More support for single income households and those in the gap of not qualifying for food stamps / ICCP but still not being able to afford those costs for their families.

Really concerned with rising homelessness and City's inability to regulate/eliminate short term rentals/outside investment, create housing that is BUYABLE versus rentable, and regulate cost of rent. Neighborhood stability and safety is hugely impacted due to increasing homelessness, short term rentals, and rapidly shifting costs in affordable housing. We have seen wonderful families cycle in and out of our neighborhood due to this. How are you supposed to build community when neighbors are constantly being priced out?

Quit building so many apartments and then calling them affordable housing

Part of Boise is excluded from city infrastructure and convenient access to services. Limited police patrol. Little traffic enforcement. No fire station. No public transportation. No library. Unfinished park. Few pathways. No semblance of a walking neighborhood. No connectivity to the rest of Boise.

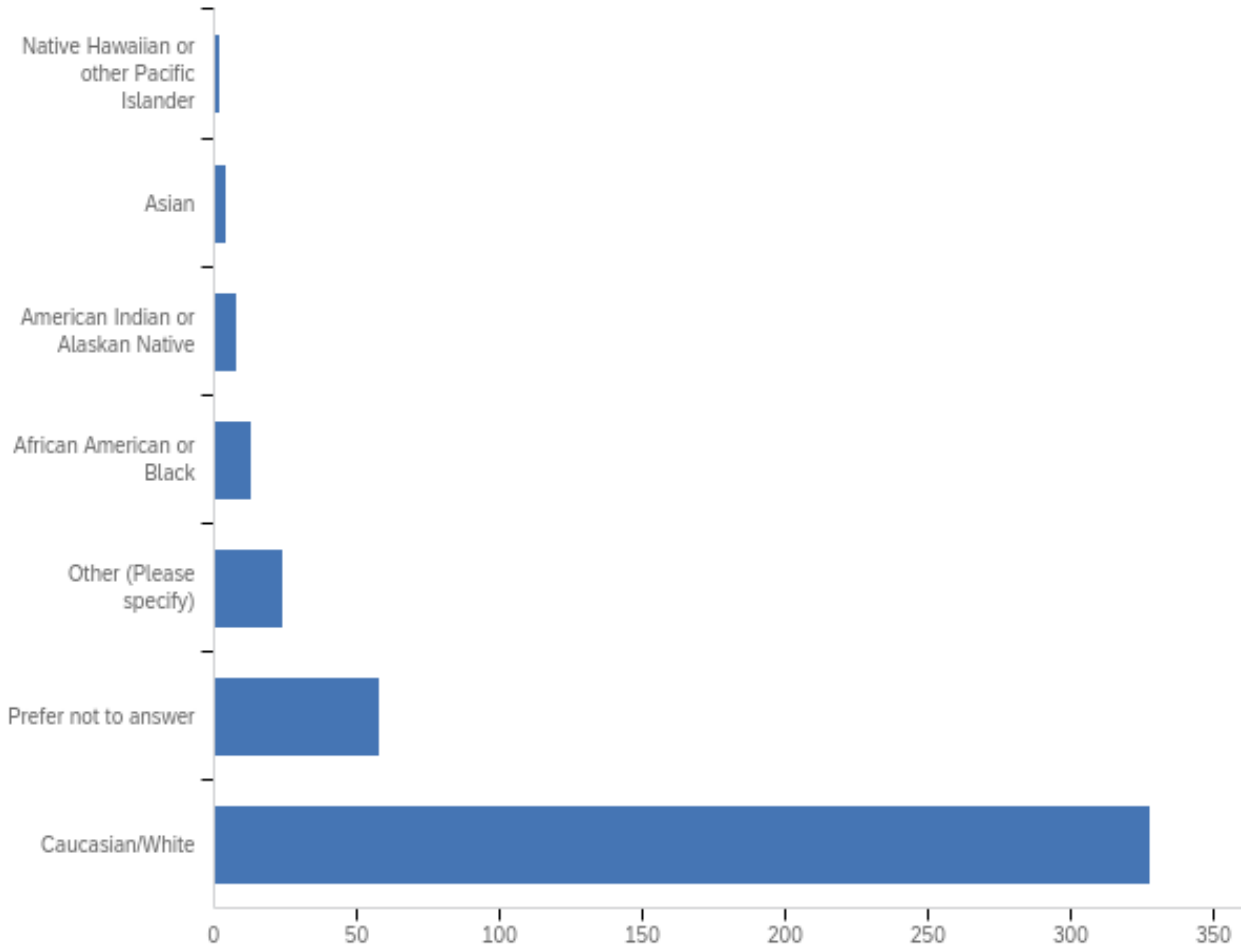
I think there should be more low cost Condos built in the city so people can have a choice to have an investment rather than just renting an apartment.

Trying to rent an apartment in Boise is extremely difficult. I applied for and paid an application fee to two different complexes, and I never heard back from the property management company. It's hard to schedule to see an apartment in person. If you don't make 3 times the amount of rent, then you might as well not even try to apply. You can never get a hold of a live person to ask about a rental. The demand is so high that the companies don't care - they can overinflate their rental prices and app fees, and that's that. Very difficult.

hi :)

Some questions sound very similar; could bold type be used to emphasize the difference between these?

Q27 - Please specify your race. Select all that apply.



#	Answer	%	Count
1	African American or Black	2.97%	13
2	American Indian or Alaskan Native	1.83%	8
3	Asian	0.92%	4
5	Native Hawaiian or other Pacific Islander	0.46%	2
6	Caucasian/White	75.06%	328
7	Other (Please specify)	5.49%	24
8	Prefer not to answer	13.27%	58
	Total	100%	437

19_7_TEXT - Other (Please specify)

Other (Please specify) - Text

- Basque
- Latino
- Mixed race
- Hispanic
- hispanic
- Hispanic
- Human
- Human
- Mixed Asian/Caucasian
- Cannot answer because it is discremitory
- Hispanic
- It doesn't matter what race you are!
- Why does this matter?
- French/Spain
- Mix
- Human
- Question is racist.
- Hispanic
- Hispanic
- Human
- Mexican

Q28 - Do you identify as Hispanic/Latinx?

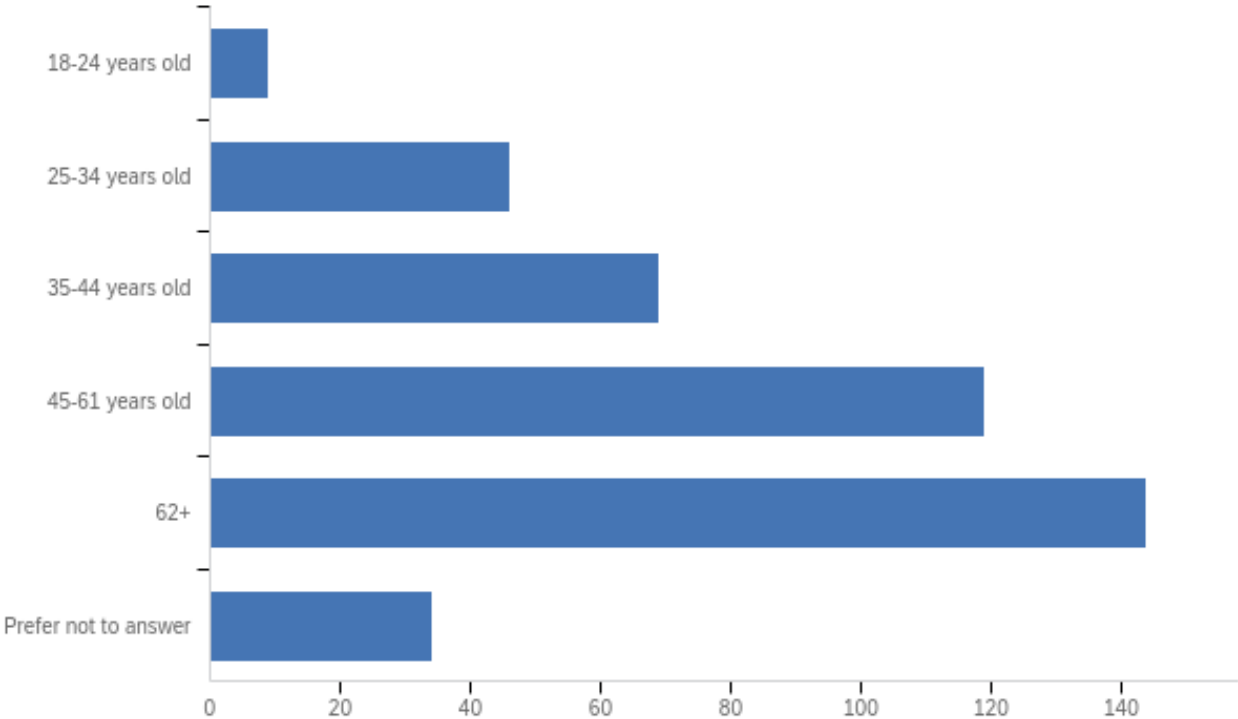


■ Yes, I identify as Hispanic/Latinx
 ■ No, I don't identify as Hispanic/Latinx

■ Prefer not to answer

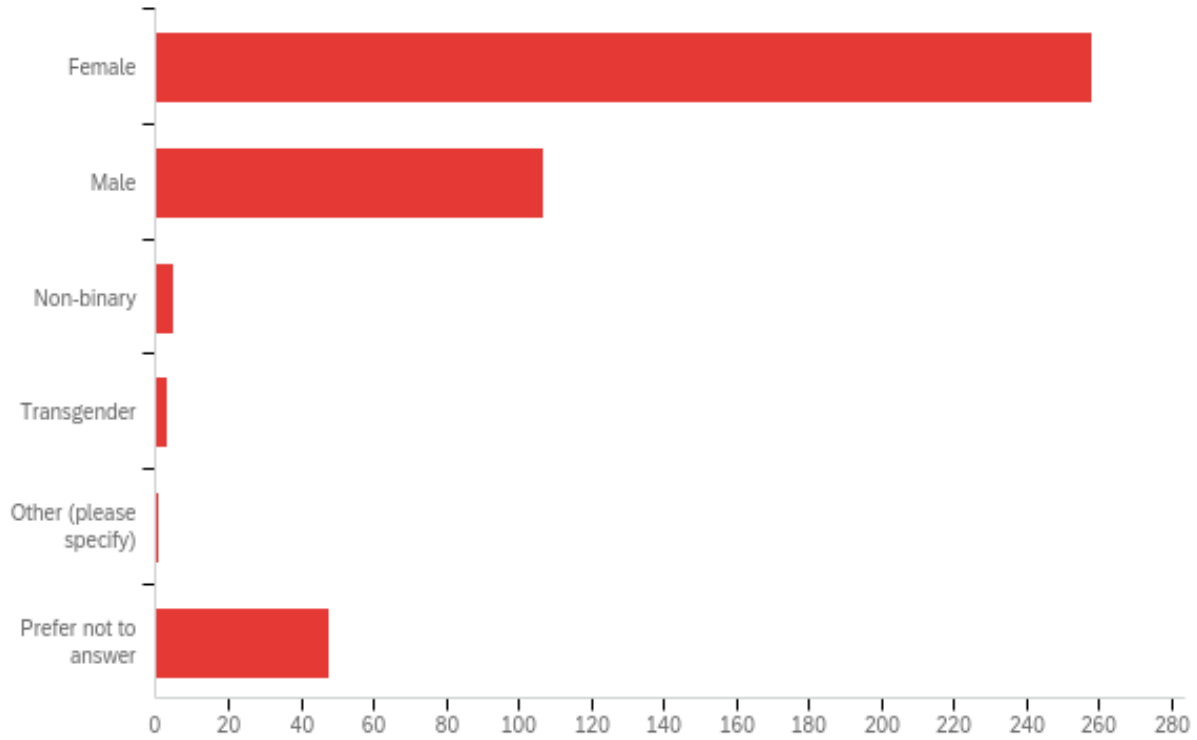
#	Answer	%	Count
1	Yes, I identify as Hispanic/Latinx	5.67%	23
2	No, I don't identify as Hispanic/Latinx	77.83%	316
3	Prefer not to answer	16.50%	67
	Total	100%	406

Q29 - Please select your age range.



#	Answer	%	Count
1	18-24 years old	2.14%	9
2	25-34 years old	10.93%	46
3	35-44 years old	16.39%	69
4	45-61 years old	28.27%	119
5	62+	34.20%	144
6	Prefer not to answer	8.08%	34
	Total	100%	421

Q30 - What is your gender identity?



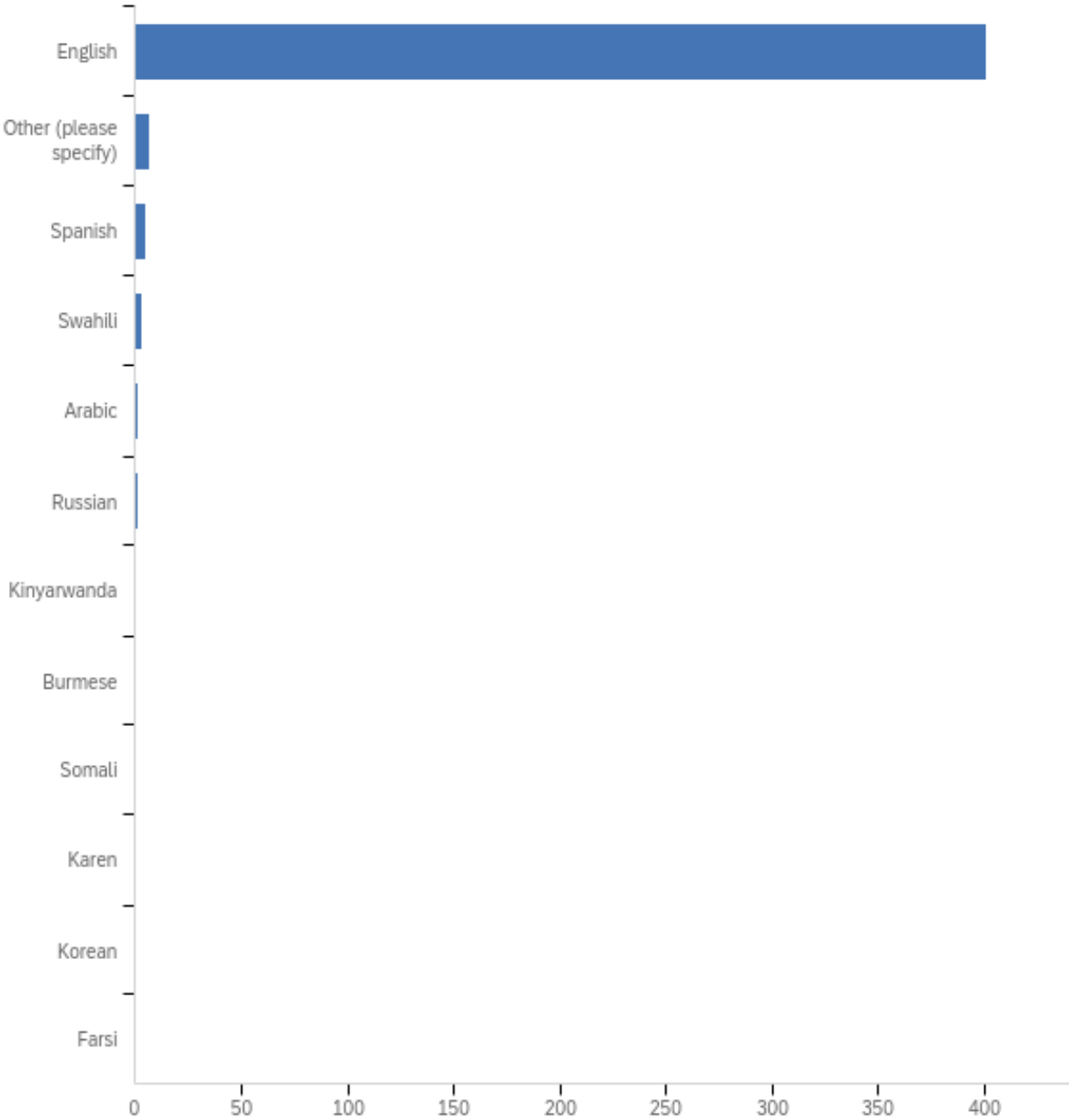
#	Answer	%	Count
1	Female	61.14%	258
2	Male	25.36%	107
3	Non-binary	1.18%	5
4	Transgender	0.71%	3
5	Other (please specify)	0.24%	1
6	Prefer not to answer	11.37%	48
	Total	100%	422

22_5_TEXT - Other (please specify)

Other (please specify) - Text

Gender should not be considered

Q31 - What is the primary language you speak at home? Please select one.



#	Answer	%	Count
1	English	95.93%	401
12	Other (please specify)	1.67%	7
2	Spanish	1.20%	5
3	Swahili	0.72%	3
7	Russian	0.24%	1

6	Arabic	0.24%	1
11	Farsi	0.00%	0
10	Korean	0.00%	0
9	Karen	0.00%	0
8	Somali	0.00%	0
5	Burmese	0.00%	0
4	Kinyarwanda	0.00%	0
	Total	100%	418

23_12_TEXT - Other (please specify)

Other (please specify) - Text

English and Tagalog

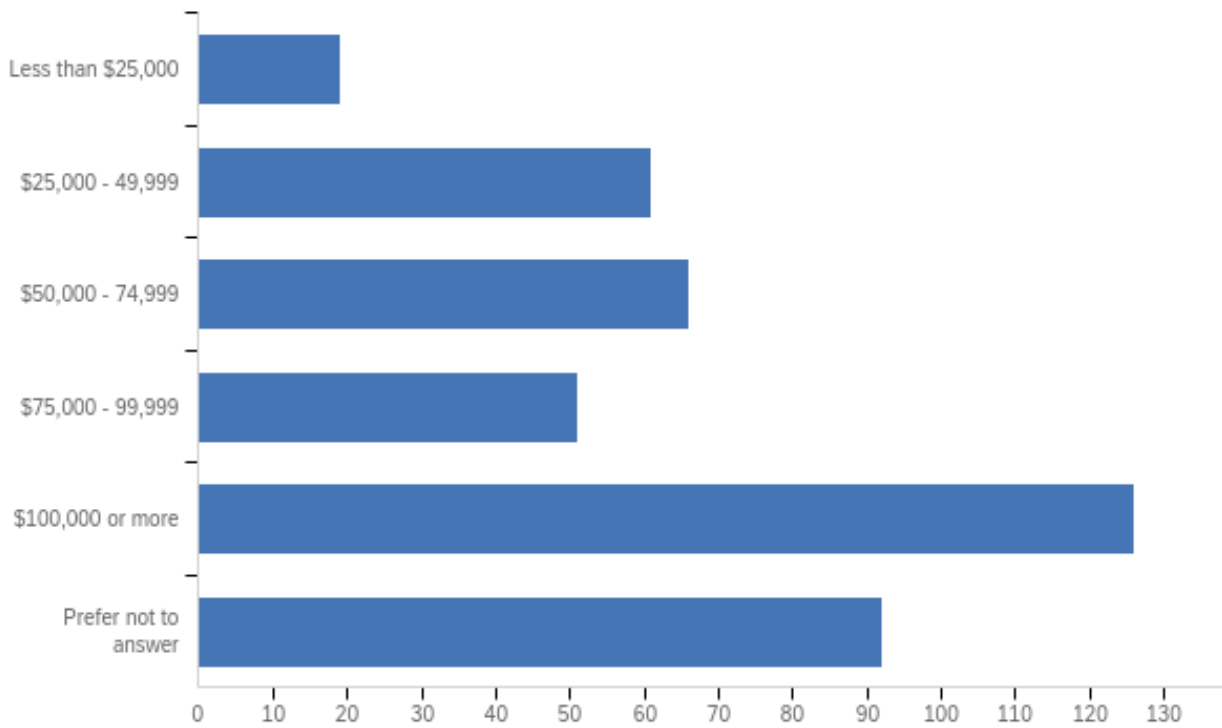
Language differences should not be considered

11 languages in Boise?

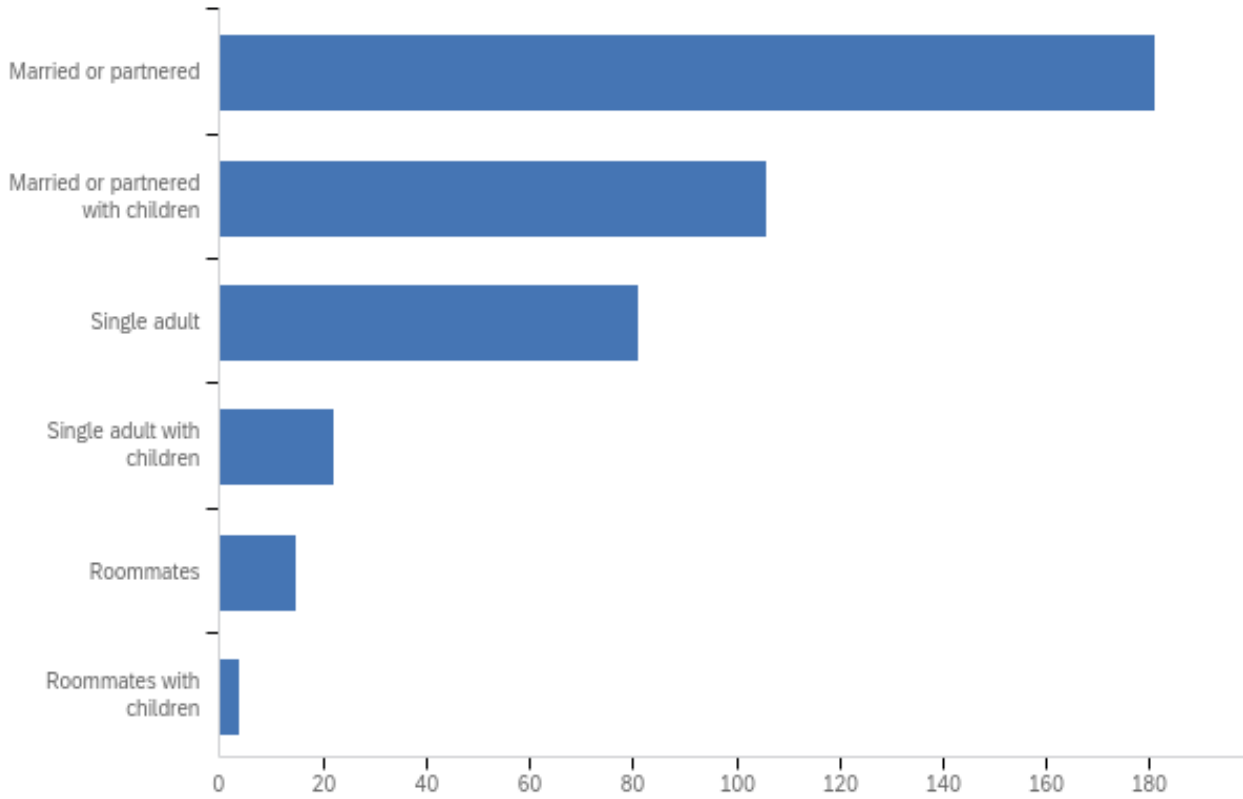
Klimgon

Q32 - Which range best describes your annual household income?

#	Answer	%	Count
1	Less than \$25,000	4.58%	19
2	\$25,000 - 49,999	14.70%	61
3	\$50,000 - 74,999	15.90%	66
4	\$75,000 - 99,999	12.29%	51
5	\$100,000 or more	30.36%	126
6	Prefer not to answer	22.17%	92
	Total	100%	415

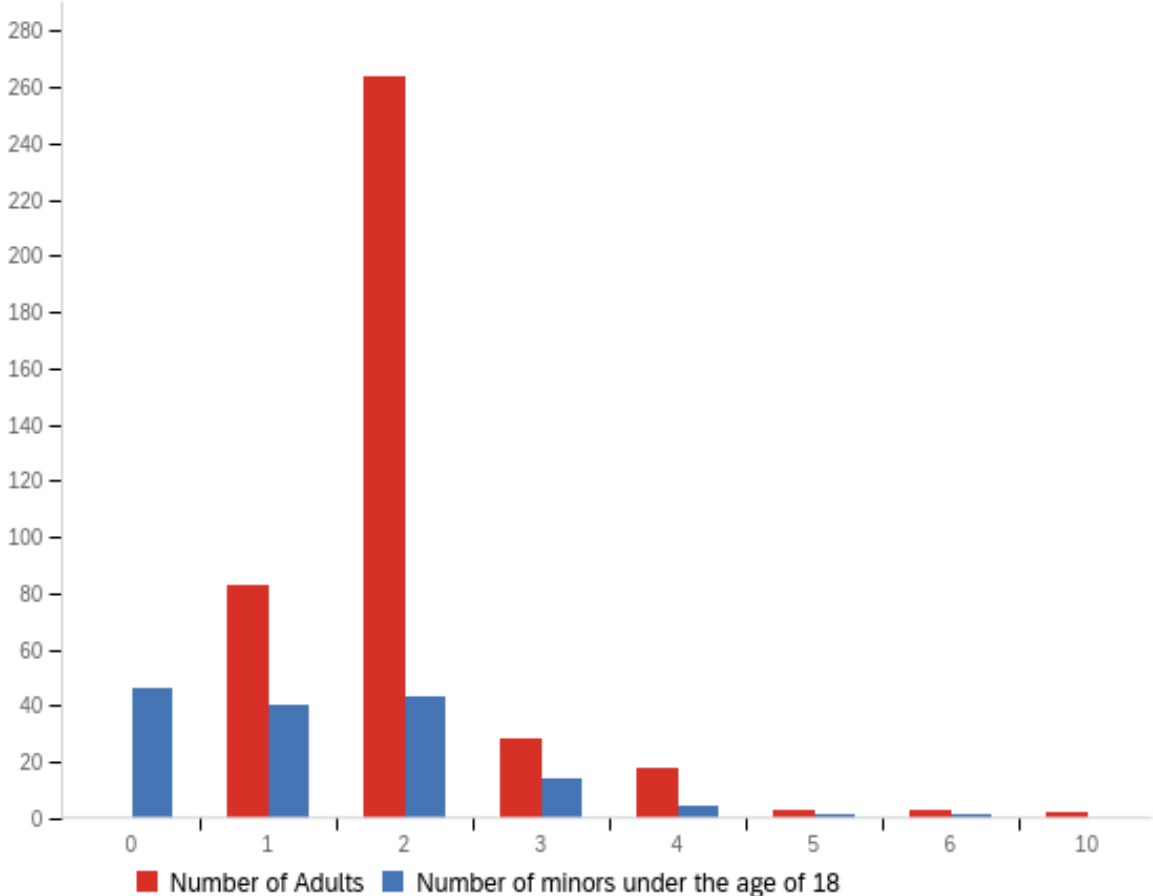


Q33 - What option best describes your household?



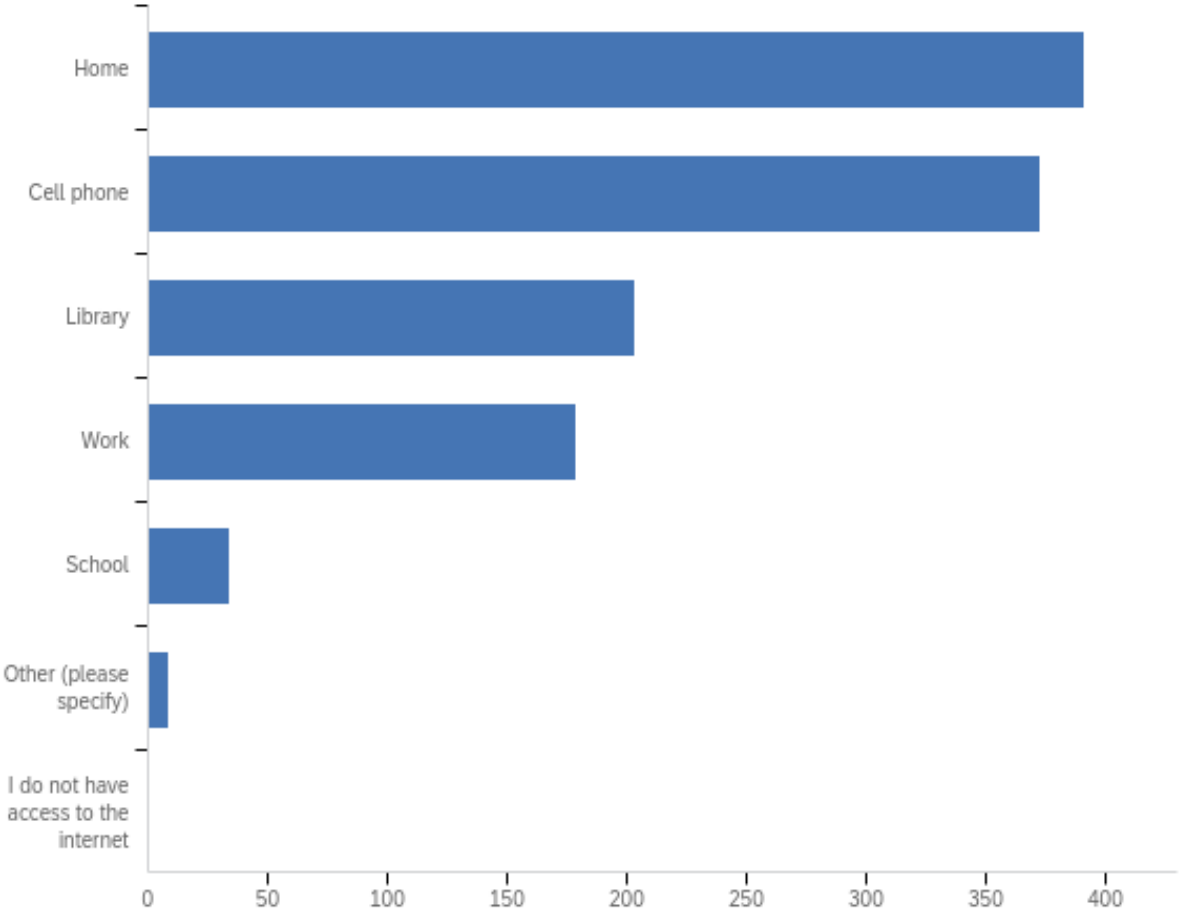
#	Answer	%	Count
3	Married or partnered	44.25%	181
4	Married or partnered with children	25.92%	106
1	Single adult	19.80%	81
2	Single adult with children	5.38%	22
5	Roommates	3.67%	15
6	Roommates with children	0.98%	4
	Total	100%	409

Q34 - Including yourself, what is the makeup of your household? Drag the slider to indicate the number.



#	Answer	%	Count
1	1	20.70%	83
2	2	65.84%	264
3	3	6.98%	28
4	4	4.49%	18
5	5	0.75%	3
6	6	0.75%	3
10	10	0.50%	2
	Total	100%	401

Q35 - Please select the location(s) where you are able to access the internet. Select all that apply.



#	Answer	%	Count
1	Home	32.91%	391
2	Cell phone	31.40%	373
3	Library	17.09%	203
5	Work	15.07%	179
4	School	2.86%	34
6	Other (please specify)	0.67%	8
7	I do not have access to the internet	0.00%	0
	Total	100%	1188

27_6_TEXT - Other (please specify)

Other (please specify) - Text

Cabin

coffee shops

Anywhere with cell phone

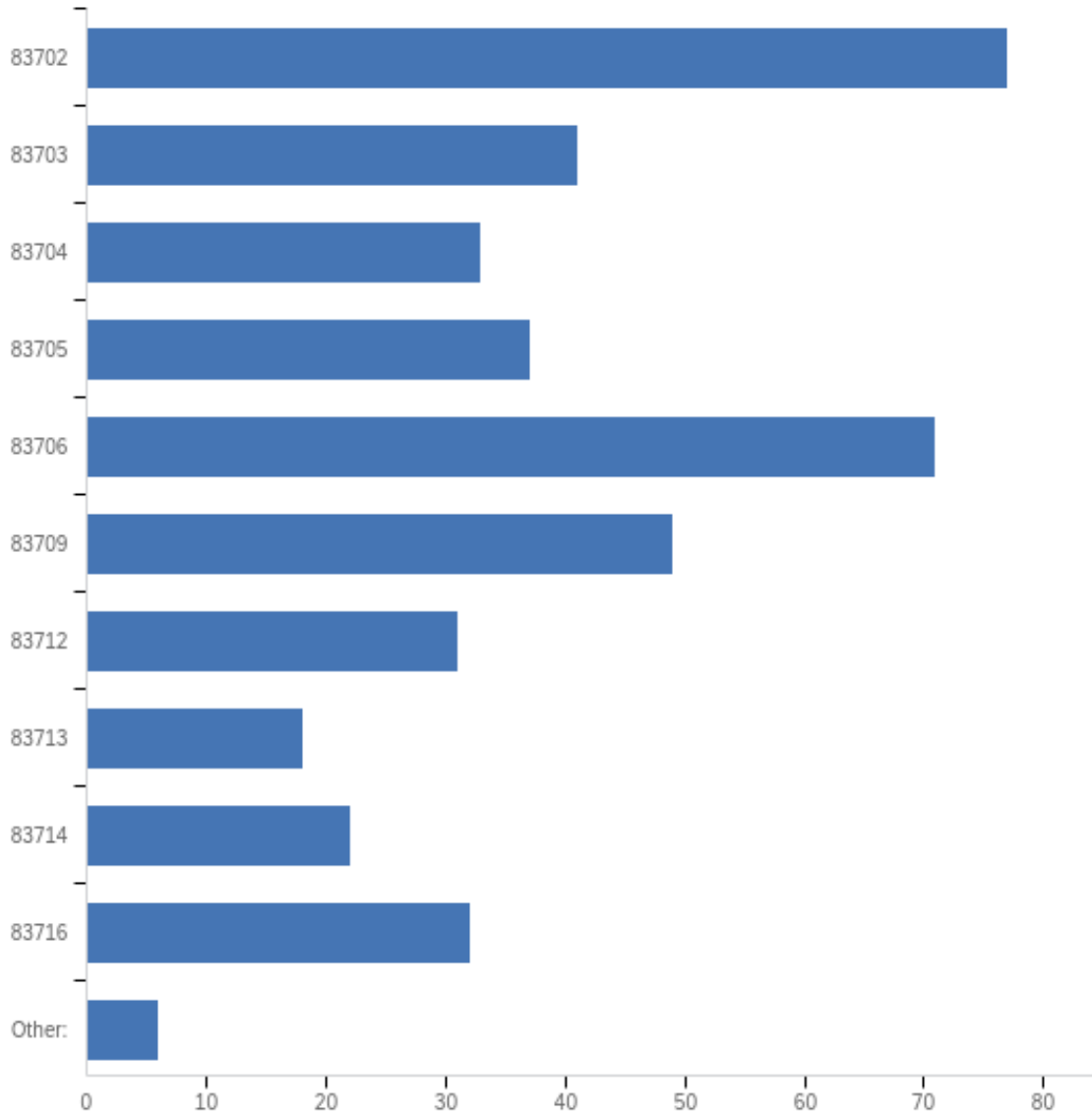
various stores and services

Coffee shops

Coffee shops

Apartment clubhouse, coffee shops and other businesses

Q26 - What is your zip code?



#	Answer	%	Count
1	83702	18.47%	77
4	83703	9.83%	41
5	83704	7.91%	33
6	83705	8.87%	37
7	83706	17.03%	71
8	83709	11.75%	49
9	83712	7.43%	31

10	83713	4.32%	18
11	83714	5.28%	22
12	83716	7.67%	32
13	Other:	1.44%	6
	Total	100%	417

Q26_13_TEXT - Other:

Other: - Text

83646

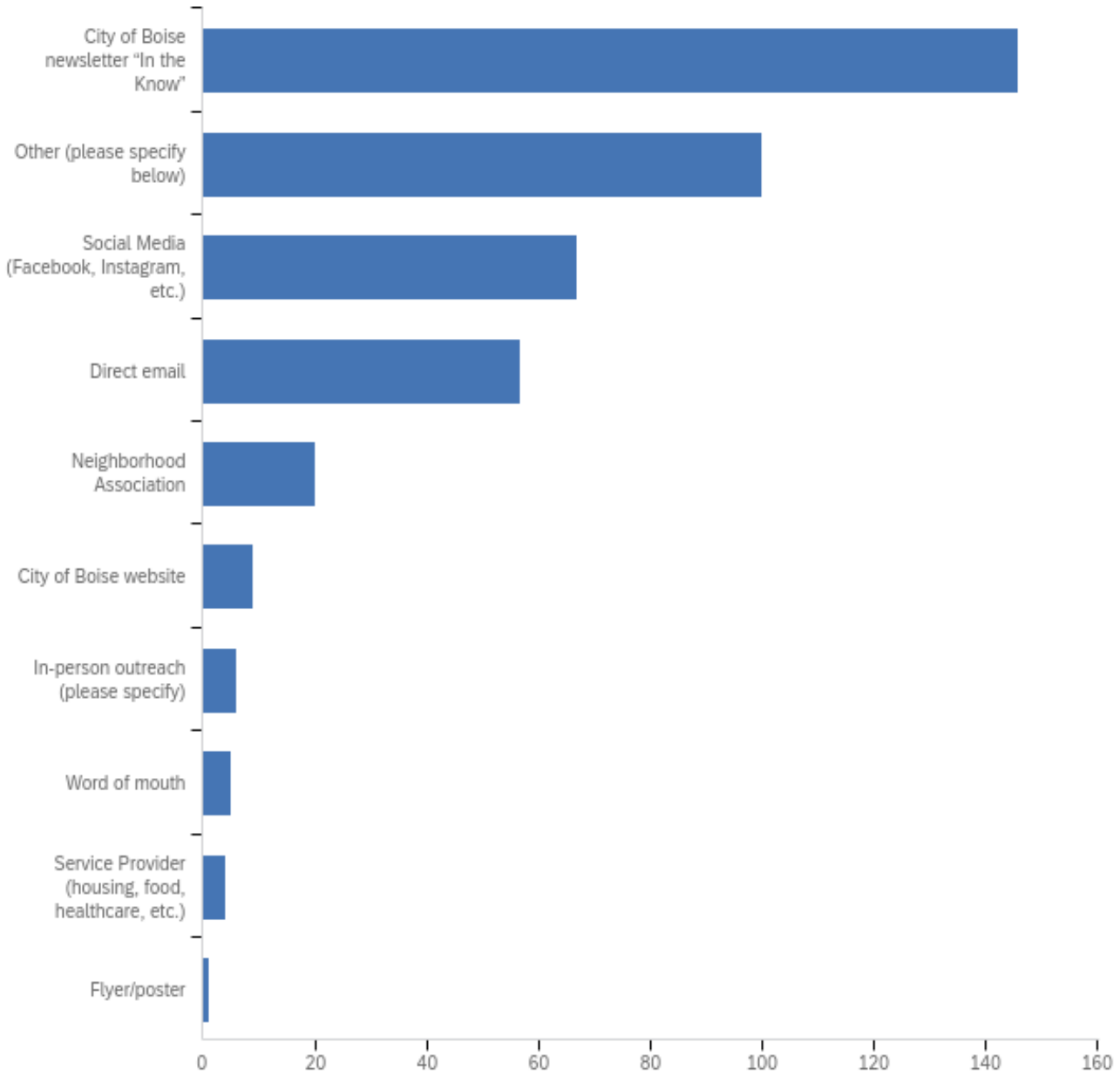
83642

83628

83646

83634

Q36 - How did you hear about this survey?



#	Answer	%	Count
1	City of Boise newsletter "In the Know"	35.18%	146
8	Other (please specify below)	24.10%	100
6	Social Media (Facebook, Instagram, etc.)	16.14%	67
3	Direct email	13.73%	57
4	Neighborhood Association	4.82%	20

2	City of Boise website	2.17%	9
9	In-person outreach (please specify)	1.45%	6
7	Word of mouth	1.20%	5
5	Service Provider (housing, food, healthcare, etc.)	0.96%	4
10	Flyer/poster	0.24%	1
	Total	100%	415

28_8_TEXT - Other (please specify below)

Other (please specify below) - Text

Women's and children's alliance

Strong Town Boise Chapter

BoiseDev

BoiseDev

Strong Towns Boise

Boise Dev

Boise Dev email

BoiseDev

Boise Dev

Boise dev

BoiseDev

Boise Dev newsletter

Boise Dev daily news email

BoiseDev

Boise Dev

Boise Dev news

Boise Dev email

BoiseDev

Boise Dev AM

Boise Dev Newsletter

Boise Dev newsletter

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Boise Dev Newsletter

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Boise Dev email

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Boise Dev

boisedev.com

BoiseDev email newsletter

BoiseDev

BoiseDev

Boise Dev newsletter

Boise Dev Article

BoiseDev

Email from local online news?

BoiseDev

BoiseDev Newsletter

Boise Dev email

Boise development

Boise Dev newsletter

Boise Dev

Boise dev newsletter

X

BoiseDev

Boise Dev email newsletter

BoiseDev

Boise Dev

News email for BoiseDev

Boise Dev daily newsletter

BoiseDEV

BoiseDev newsletter

Boise Dev

Boise Dev newsletter

Boise Dev

News

News email

Bosie Dev

Boise Dev News

Boise Dev

News website

BoiseDEV

Boise dev newsletter

Boise Dev newsletter

Boise Dev email

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Boise Dev

Boise dev newsletter

Boise dev

BoiseDev

gretchen

Boise Dev newsletter

Boise dev newspaper

Boisedev

Boise Dev

BoiseDev

Boise Dev

BoiseDev newsletter

Boise dev newsletter

Boise Dev

Boise Dev email newsleter

work

An email from Boise?

Came across it after searching City of Boise Integrated Plan. Have to admit I'm well connected to city comms (friends, family, social media, email subscriptions) and VERY surprised that this isn't being advertized!!

Nextdoor post

LinkedIn

Nextdoor App

X

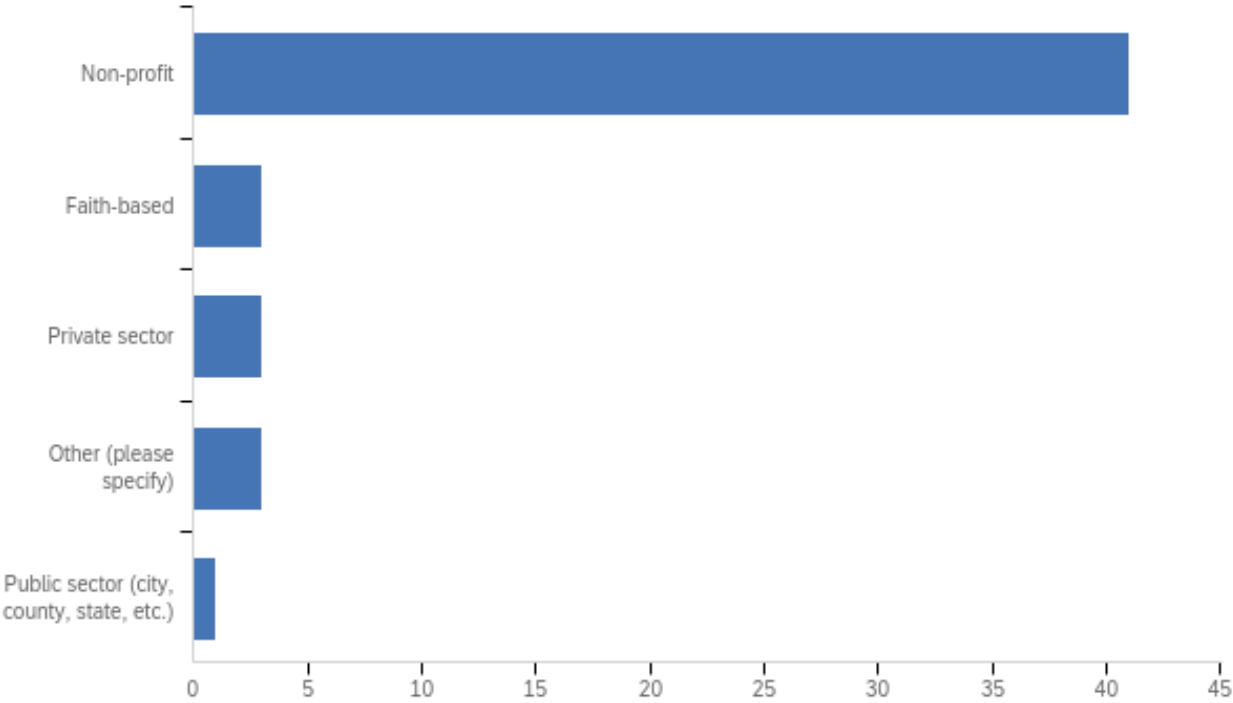
Next Door

OPH Newsletter

Partner Survey

2025 Annual Action Plan

Q3 - Please select which option best describes your organization



#	Answer	%	Count
1	Non-profit	80.39%	41
2	Faith-based	5.88%	3
3	Public sector (city, county, state, etc.)	1.96%	1
4	Private sector	5.88%	3
5	Other (please specify)	5.88%	3
	Total	100%	51

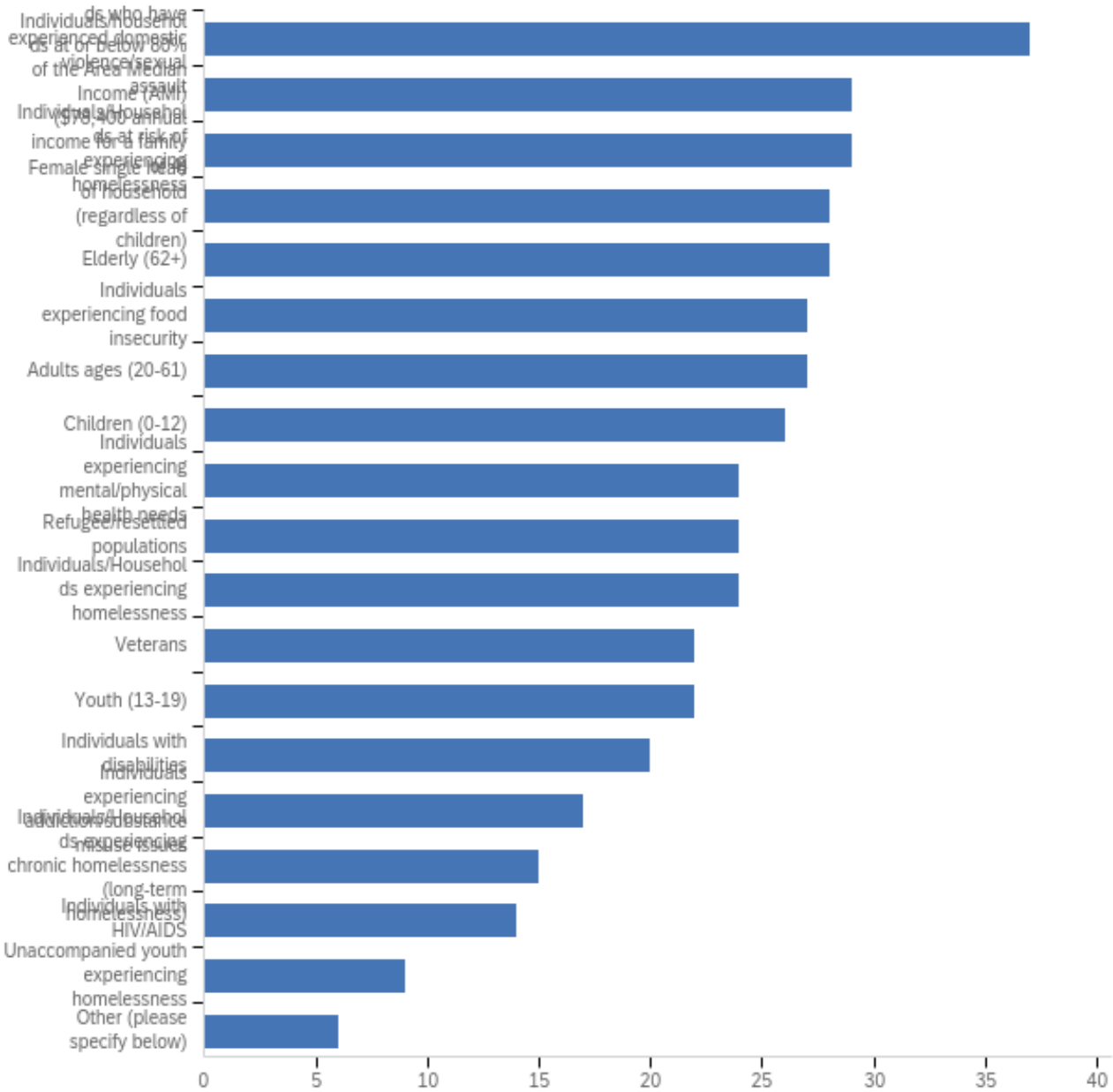
Q3_5_TEXT - Other (please specify)

Other (please specify) - Text

Healthcare

Faith based non profit

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



#	Answer	%	Count
12	Individuals/households who have experienced domestic violence/sexual assault	74.00%	37
8	Individuals/Households at risk of experiencing homelessness	58.00%	29
3	Individuals/households at or below 80% of the Area Median Income (AMI) (\$78,400 annual income for a family of 4)	58.00%	29

16	Elderly (62+)	56.00%	28
11	Female single head of household (regardless of children)	56.00%	28
15	Adults ages (20-61)	54.00%	27
13	Individuals experiencing food insecurity	54.00%	27
19	Children (0-12)	52.00%	26
7	Individuals/Households experiencing homelessness	48.00%	24
6	Refugee/resettled populations	48.00%	24
4	Individuals experiencing mental/physical health needs	48.00%	24
17	Youth (13-19)	44.00%	22
14	Veterans	44.00%	22
1	Individuals with disabilities	40.00%	20
5	Individuals experiencing addiction/substance misuse issues	34.00%	17
9	Individuals/Households experiencing chronic homelessness (long-term homelessness)	30.00%	15
2	Individuals with HIV/AIDS	28.00%	14
10	Unaccompanied youth experiencing homelessness	18.00%	9
18	Other (please specify below)	12.00%	6
	Total	100%	50

Q4_18_TEXT - Other (please specify below)

Other (please specify below) - Text

We provide flexible financing to organizations that develop affordable housing and community facilities that serve all of the above populations

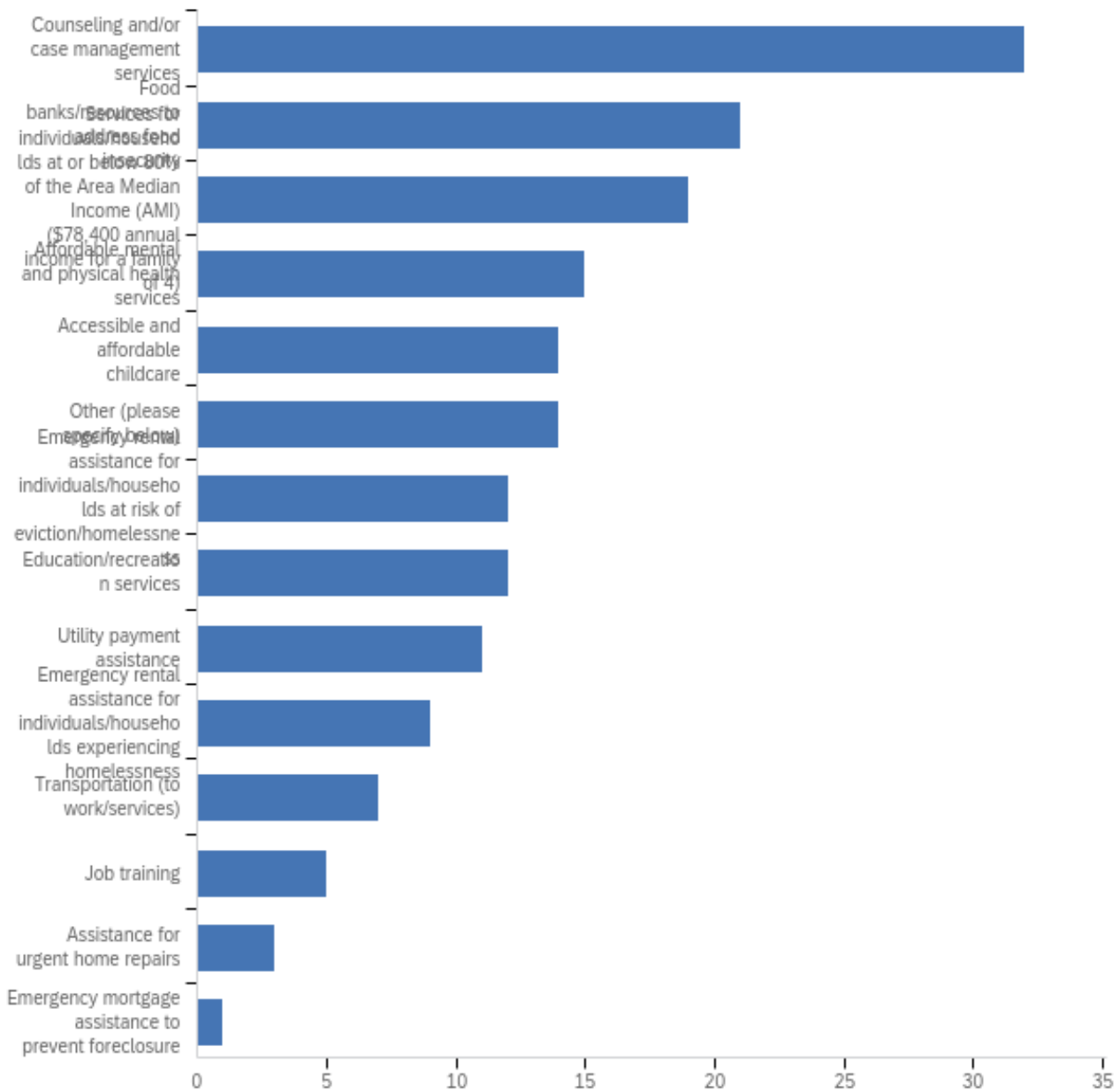
We serve anyone across the state that is experiencing hunger. THIS might include the homeless, but this is not our target.

Domestic Abuse Survivors

LGBTQIA+ People & Families

low income households

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



#	Answer	%	Count
8	Counseling and/or case management services	66.67%	32
10	Food banks/resources to address food insecurity	43.75%	21
2	Services for individuals/households at or below 80% of the Area Median Income (AMI) (\$78,400 annual income for a family of 4)	39.58%	19
3	Affordable mental and physical health services	31.25%	15

14	Other (please specify below)	29.17%	14
1	Accessible and affordable childcare	29.17%	14
12	Education/recreation services	25.00%	12
5	Emergency rental assistance for individuals/households at risk of eviction/homelessness	25.00%	12
6	Utility payment assistance	22.92%	11
4	Emergency rental assistance for individuals/households experiencing homelessness	18.75%	9
13	Transportation (to work/services)	14.58%	7
11	Job training	10.42%	5
7	Assistance for urgent home repairs	6.25%	3
9	Emergency mortgage assistance to prevent foreclosure	2.08%	1
	Total	100%	48

Q5_14_TEXT - Other (please specify below)

Other (please specify below) - Text

shelter, food pantry to residents

Spiritual counseling

We provide flexible financing for organizations that provide the above services. Our main target market is LMI households and communities

We support sustainable food security through increasing acces to SNAP/WIC. We also support 1:1 support for these programs to ensure as much success as possible.

free respite for family caregivers and companionship for isolated seniors

safe shelter for victims of domestic abuse and violence

addiction-recovery program

assistance with baby diapers

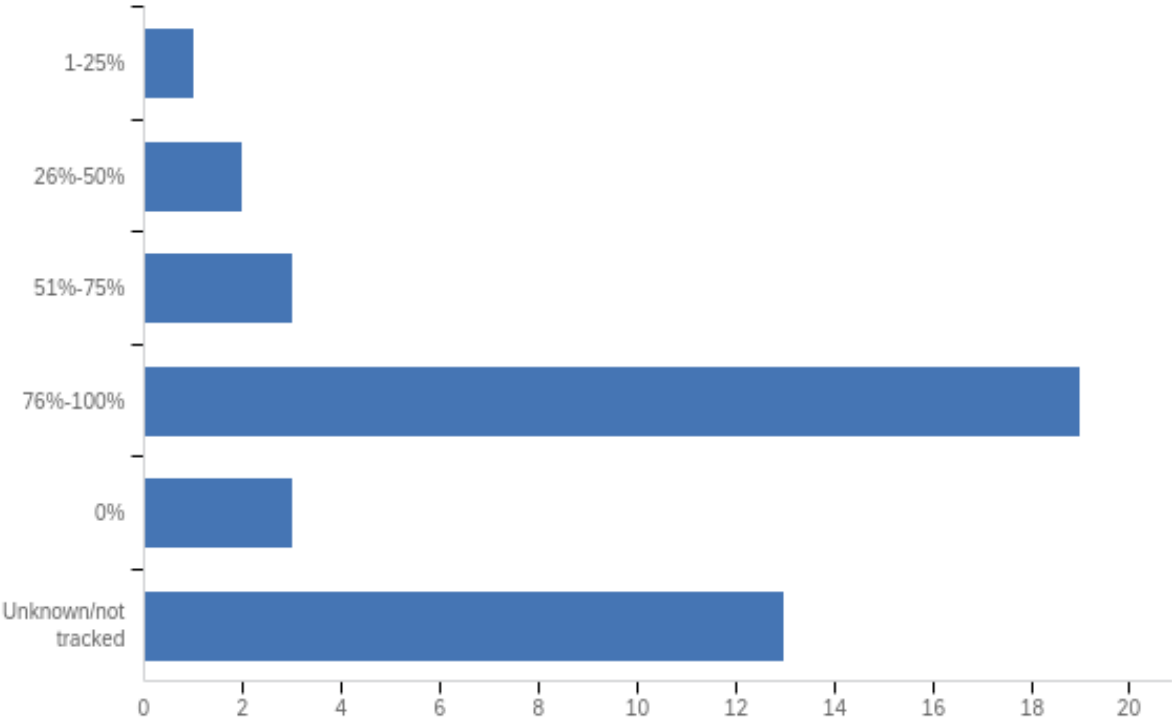
Shelter Services, Financial Support Services, Legal Support Services

Heating assistance and weatherization of homes

legal consultations, classes/groups

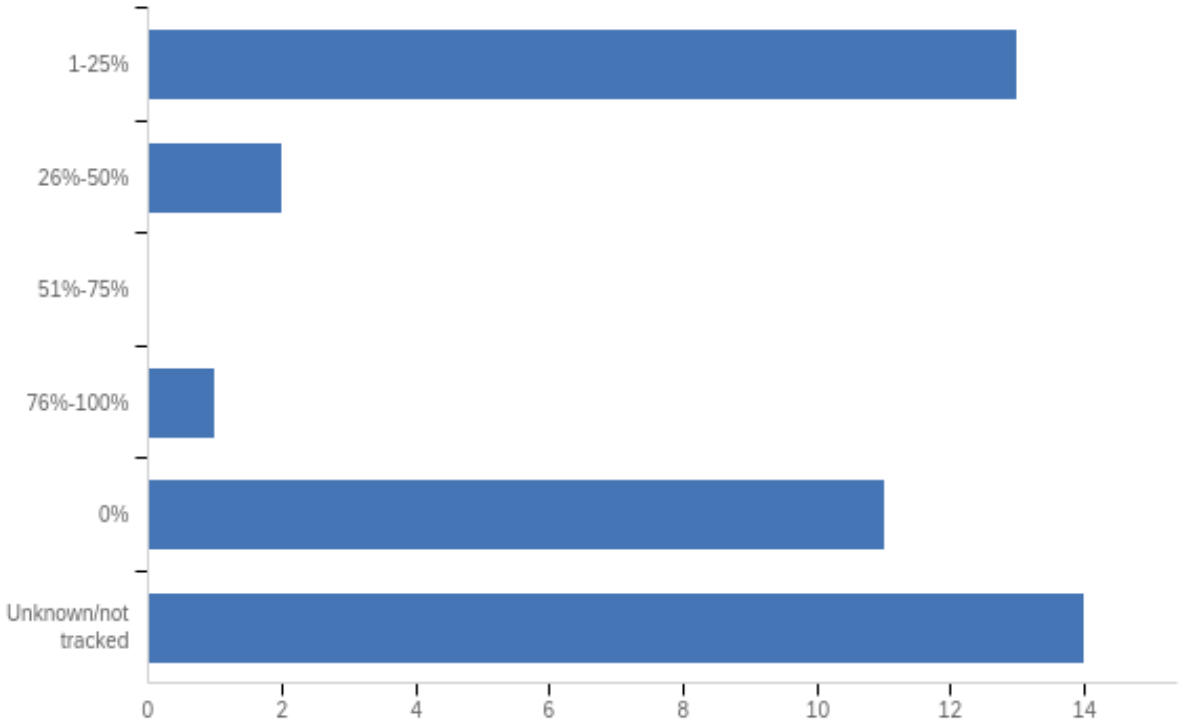
safe temporary overnight care for children

Q6 - Please select the percentage of your clients who are renters (an estimate is fine).



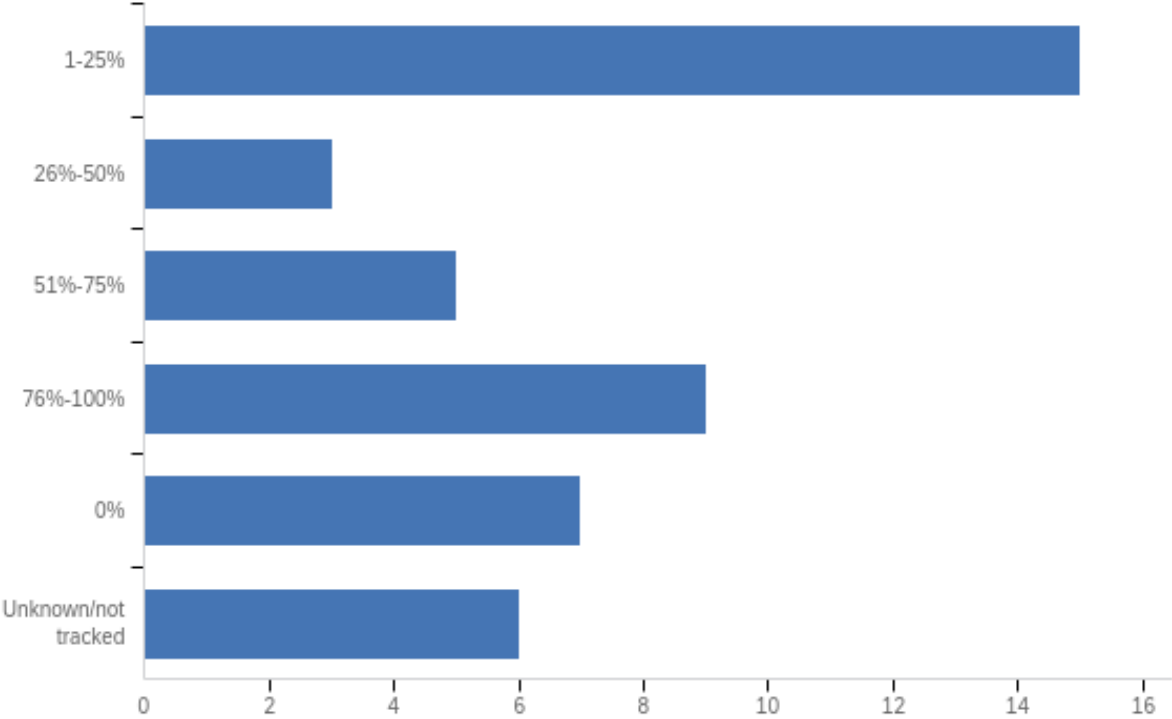
#	Answer	%	Count
1	1-25%	2.44%	1
2	26%-50%	4.88%	2
3	51%-75%	7.32%	3
4	76%-100%	46.34%	19
6	0%	7.32%	3
7	Unknown/not tracked	31.71%	13
	Total	100%	41

Q7 - Please select the percentage of your clients who are homeowners (an estimate is fine).



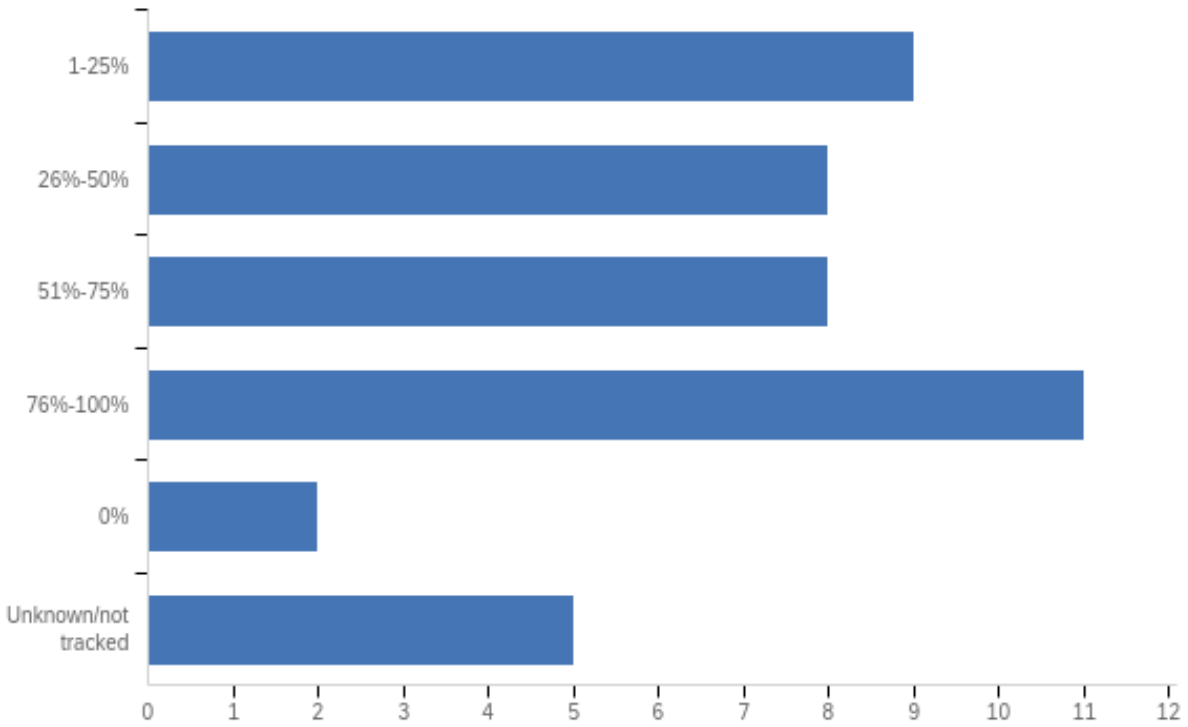
#	Answer	%	Count
1	1-25%	31.71%	13
2	26%-50%	4.88%	2
3	51%-75%	0.00%	0
4	76%-100%	2.44%	1
6	0%	26.83%	11
7	Unknown/not tracked	34.15%	14
	Total	100%	41

Q8 - Please select the percentage of your clients who are experiencing homelessness (an estimate is fine).



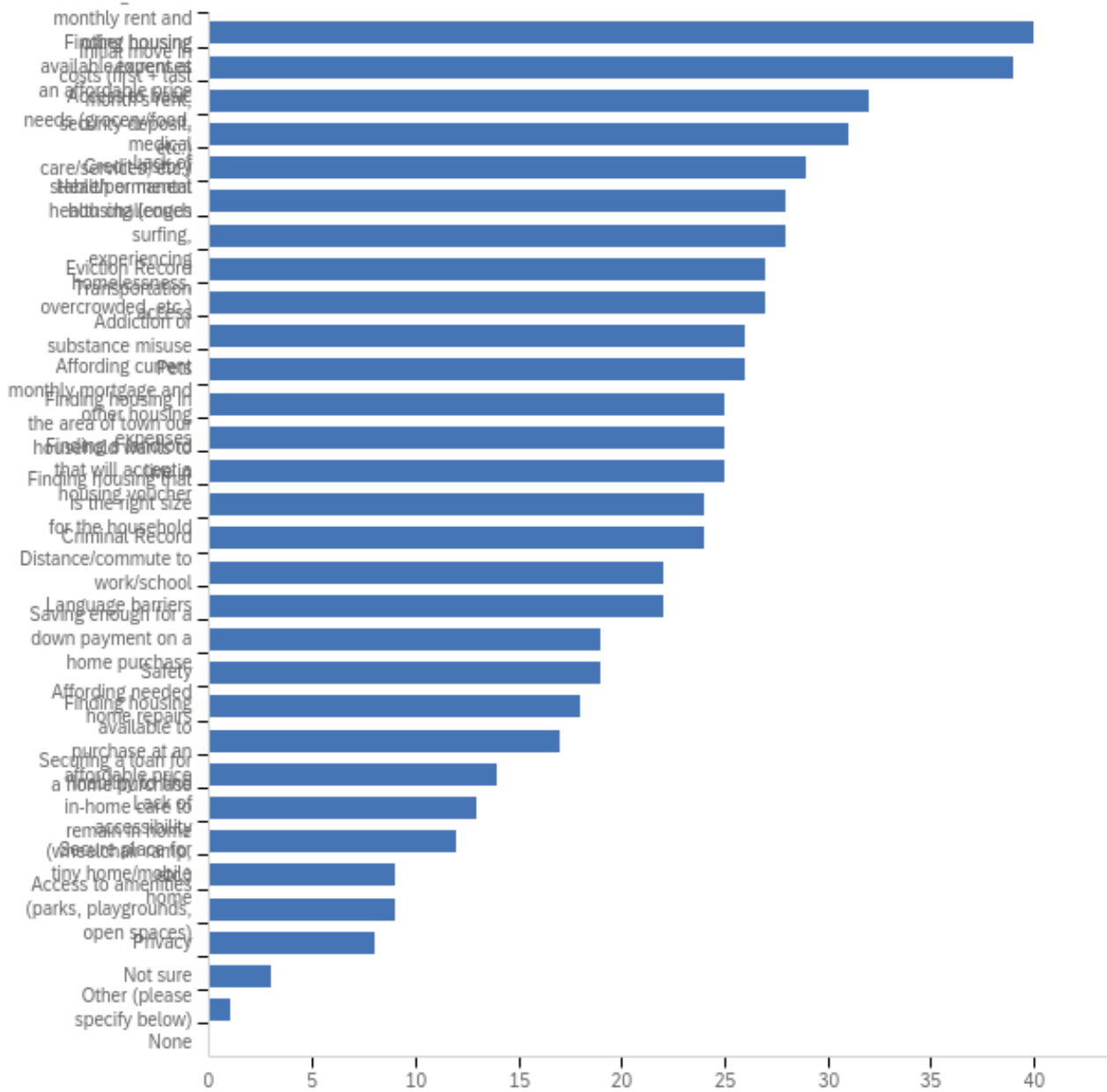
#	Answer	%	Count
1	1-25%	33.33%	15
2	26%-50%	6.67%	3
3	51%-75%	11.11%	5
4	76%-100%	20.00%	9
6	0%	15.56%	7
7	Unknown/not tracked	13.33%	6
	Total	100%	45

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



#	Answer	%	Count
1	1-25%	20.93%	9
2	26%-50%	18.60%	8
3	51%-75%	18.60%	8
4	76%-100%	25.58%	11
6	0%	4.65%	2
7	Unknown/not tracked	11.63%	5
	Total	100%	43

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



#	Answer	%	Count
20	Affording current monthly rent and other housing expenses	85.11%	40
3	Finding housing available to rent at an affordable price	82.98%	39
8	Initial move in costs (first + last month's rent, security deposit, etc.)	68.09%	32
23	Access to basic needs (grocery/food, medical care/services, etc.)	65.96%	31
29	Credit history	61.70%	29

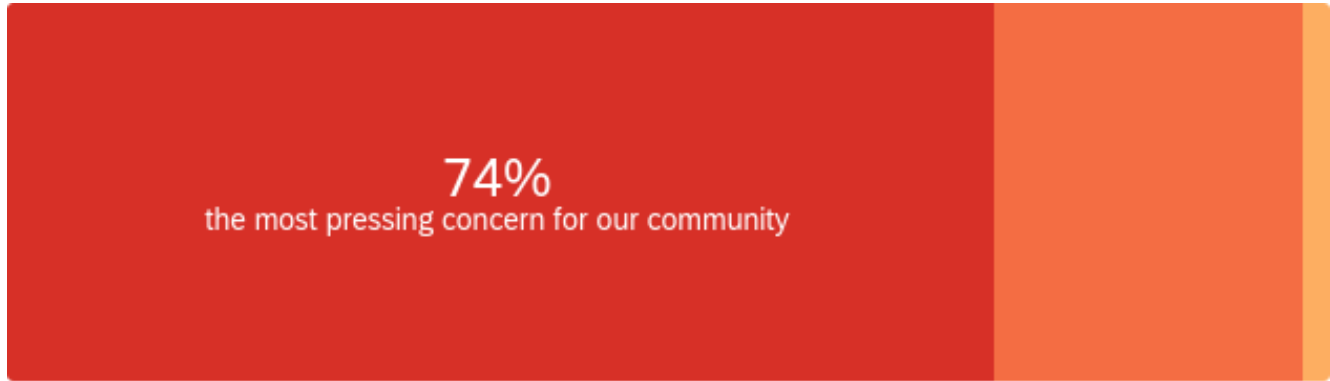
25	Lack of stable/permanent housing (couch surfing, experiencing homelessness, overcrowded, etc.)	59.57%	28
15	Health or mental health challenges	59.57%	28
17	Transportation access	57.45%	27
14	Eviction Record	57.45%	27
18	Pets	55.32%	26
16	Addiction or substance misuse	55.32%	26
7	Finding a landlord that will accept a housing voucher	53.19%	25
4	Finding housing in the area of town our household wants to live in	53.19%	25
1	Affording current monthly mortgage and other housing expenses	53.19%	25
13	Criminal Record	51.06%	24
5	Finding housing that is the right size for the household	51.06%	24
30	Language barriers	46.81%	22
24	Distance/commute to work/school	46.81%	22
27	Safety	40.43%	19
9	Saving enough for a down payment on a home purchase	40.43%	19
11	Affording needed home repairs	38.30%	18
2	Finding housing available to purchase at an affordable price	36.17%	17
10	Securing a loan for a home purchase	29.79%	14
12	Inability to find in-home care to remain in home	27.66%	13
6	Lack of accessibility (wheelchair ramp, etc.)	25.53%	12
22	Access to amenities (parks, playgrounds, open spaces)	19.15%	9
21	Secure place for tiny home/mobile home	19.15%	9
26	Privacy	17.02%	8
31	Not sure	6.38%	3
19	Other (please specify below)	2.13%	1
28	None	0.00%	0
	Total	100%	47

Q11_19_TEXT - Other (please specify below)

Other (please specify below) - Text

Our direct clients are the organizations that develop affordable housing and / or community facilities. Their work benefits people that experience all of the challenges listed above.

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

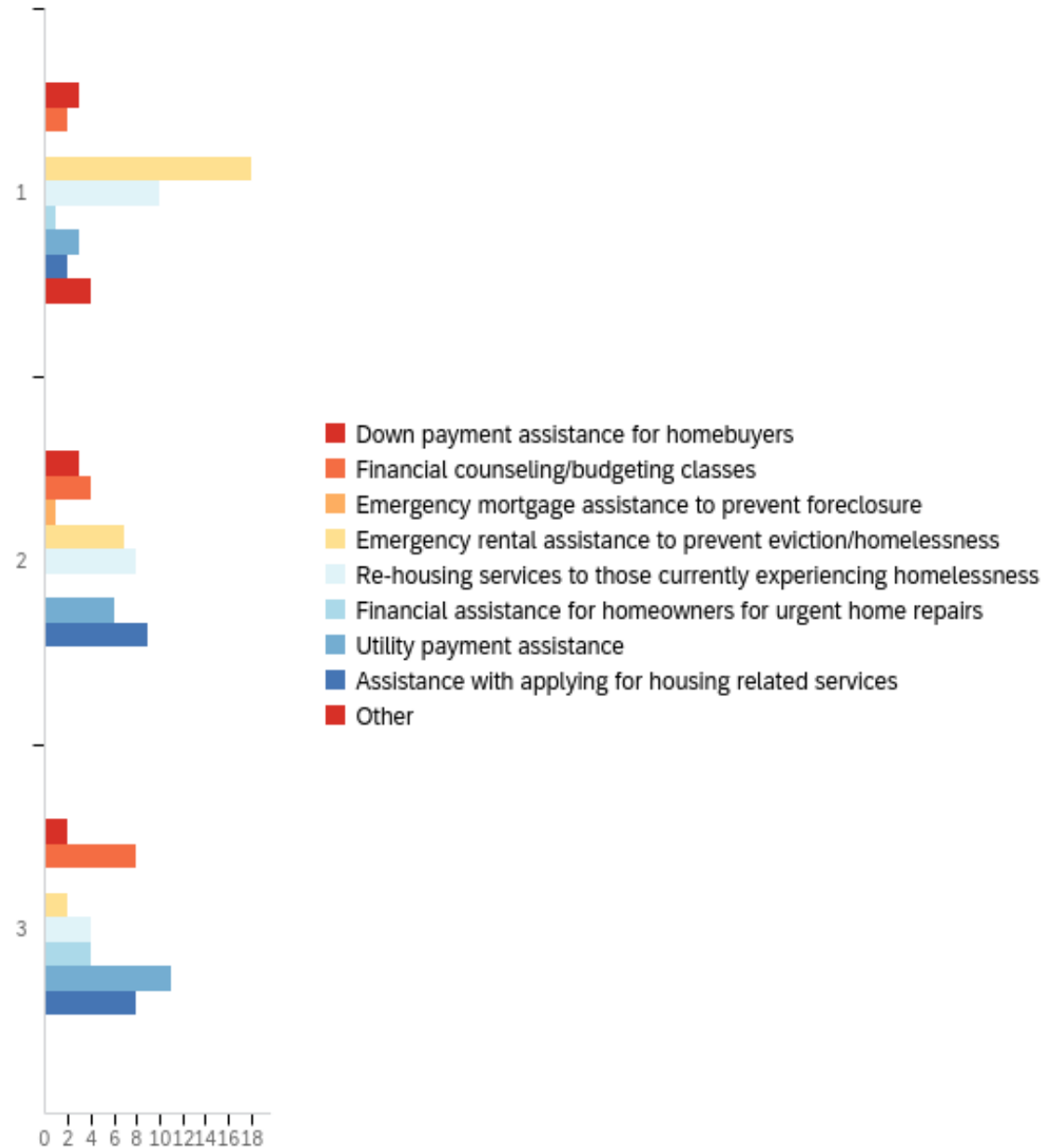


■ the most pressing concern for our community
 ■ a moderate concern for our community

■ not a concern for our community

#	Answer	%	Count
2	the most pressing concern for our community	74.47%	35
3	a moderate concern for our community	23.40%	11
5	not a concern for our community	2.13%	1
	Total	100%	47

Q13 - Please rank up to 3 housing-related services that would be most beneficial to your clients (1 = your top priority).



#	Question	1	2	3
4	Emergency rental assistance to prevent eviction/homelessness	41.86% 18	18.42% 7	5.13% 2
5	Re-housing services to those currently experiencing homelessness	23.26% 10	21.05% 8	10.26% 4
9	Other	9.30% 4	0.00% 0	0.00% 0
1	Down payment assistance for homebuyers	6.98% 3	7.89% 3	5.13% 2

7	Utility payment assistance	6.98%	3	15.79%	6	28.21%	11
2	Financial counseling/budgeting classes	4.65%	2	10.53%	4	20.51%	8
8	Assistance with applying for housing related services	4.65%	2	23.68%	9	20.51%	8
6	Financial assistance for homeowners for urgent home repairs	2.33%	1	0.00%	0	10.26%	4
3	Emergency mortgage assistance to prevent foreclosure	0.00%	0	2.63%	1	0.00%	0
	Total	Total	43	Total	38	Total	39

Q14 - Rental housing developments may dedicate some or all units for specific populations. Please prioritize up to five (5) of the following populations for rental housing. (1 = your top priority)



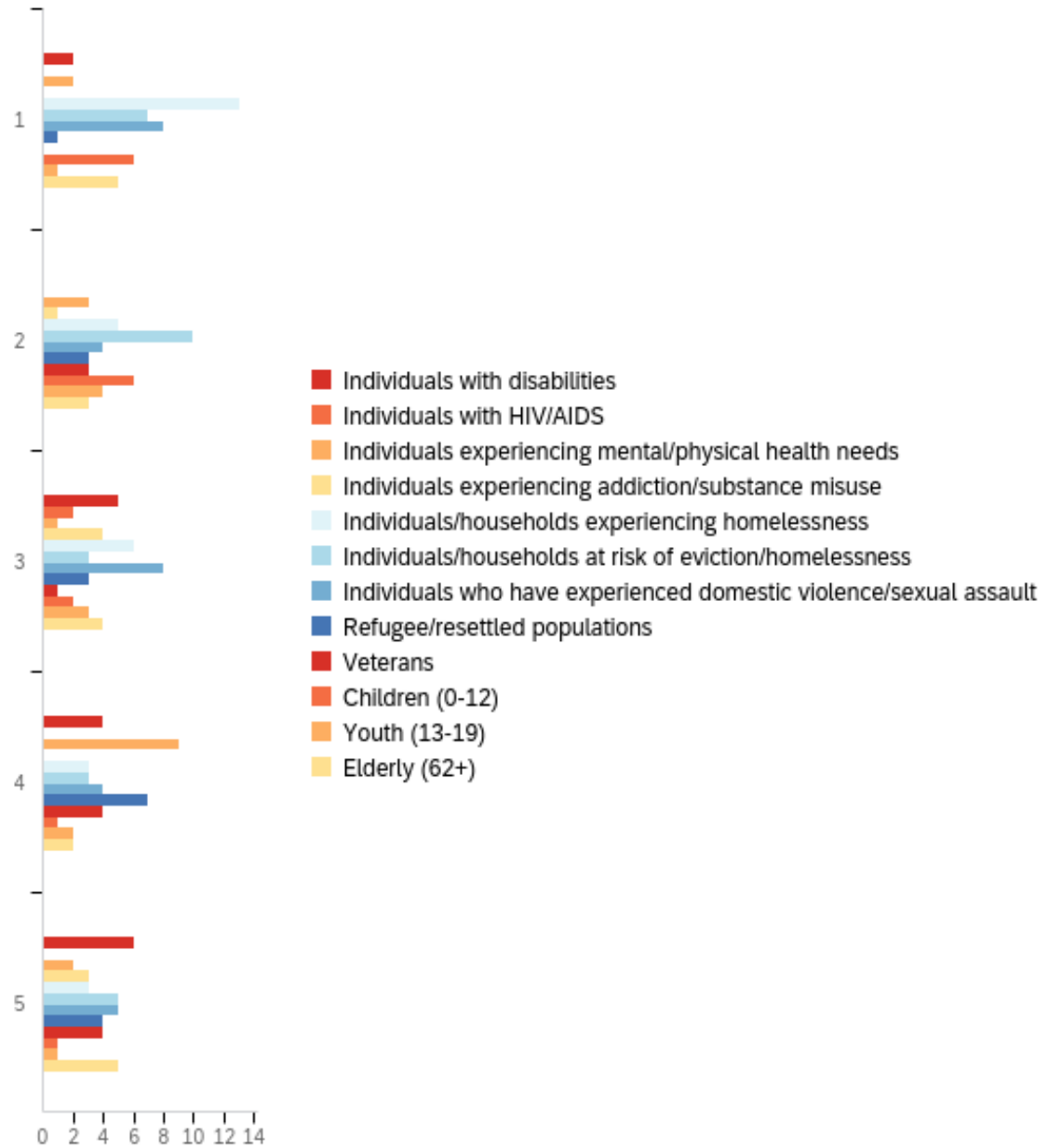
#	Question	1	2	3	4	5
2	Households at or below 30% AMI (\$29,400 annual income for family of 4)	39.53% 17	30.77% 12	10.53% 4	2.63% 1	2.94% 1
7	Families with children exiting homelessness	32.56% 14	7.69% 3	21.05% 8	13.16% 5	11.76% 4
4	Seniors (55 years and older)	9.30% 4	7.69% 3	10.53% 4	26.32% 10	11.76% 4

8	Individuals exiting homelessness	9.30%	4	5.13%	2	15.79%	6	18.42%	7	8.82%	3
1	Households at or below 60% AMI (\$58,800 annual income for family of 4)	6.98%	3	30.77%	12	13.16%	5	13.16%	5	17.65%	6
6	Individuals experiencing mental/physical health needs	2.33%	1	7.69%	3	18.42%	7	5.26%	2	23.53%	8
3	Veterans	0.00%	0	5.13%	2	7.89%	3	10.53%	4	20.59%	7
5	Individuals experiencing addiction/substance misuse	0.00%	0	5.13%	2	2.63%	1	10.53%	4	2.94%	1
	Total	Total	43	Total	39	Total	38	Total	38	Total	34

Q15 - How knowledgeable do you think your clients are about Fair Housing laws/rights, renter protections, and how to file a complaint?



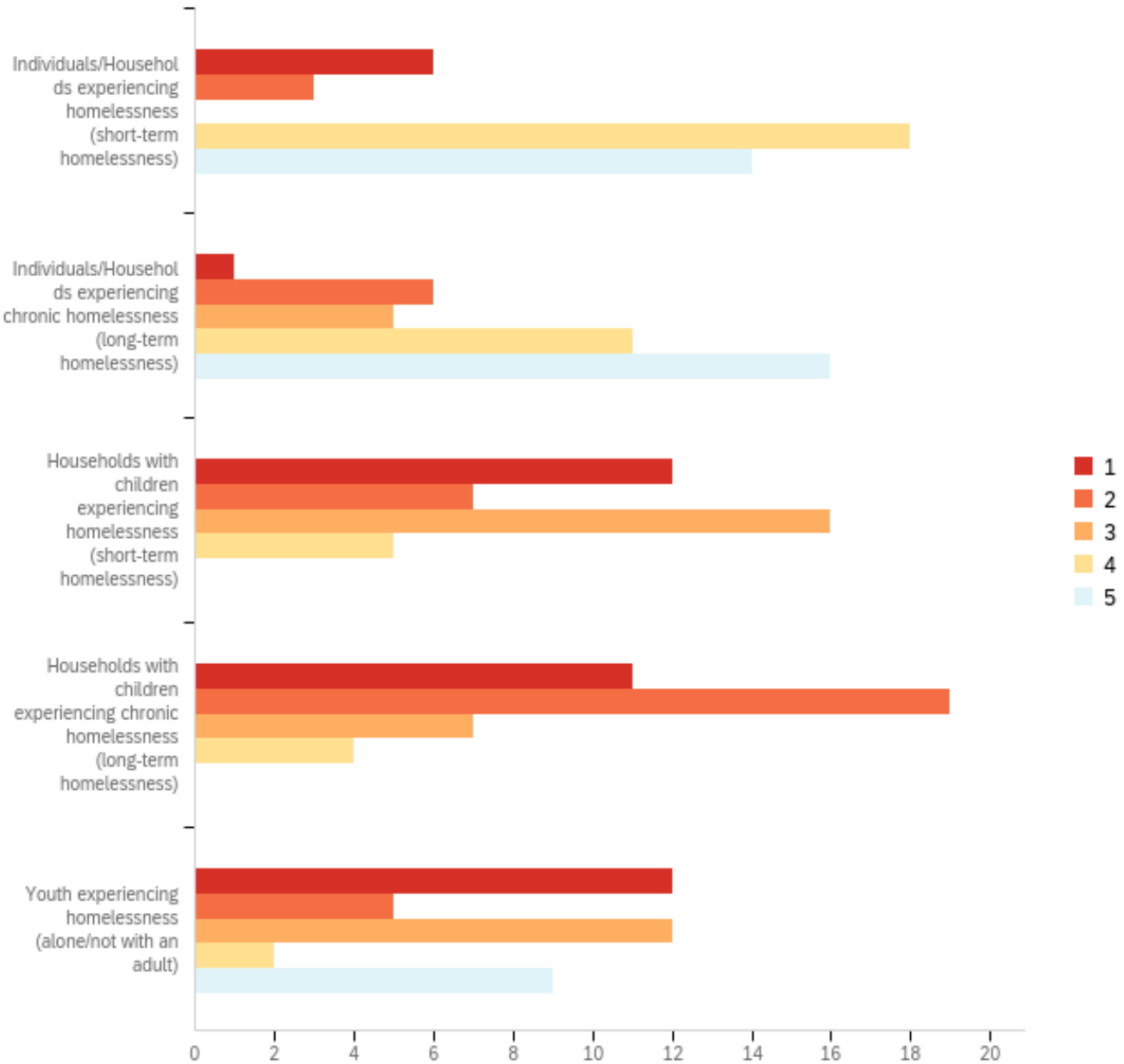
Q17 - In regard to support services, please rank up to five (5) of the following populations in order of who you believe should be prioritized by the city. (1 = your top choice).



#	Question	1	2	3	4	5					
5	Individuals/households experiencing homelessness	28.89%	13	11.90%	5	14.29%	6	7.69%	3	7.69%	3
7	Individuals who have experienced domestic violence/sexual assault	17.78%	8	9.52%	4	19.05%	8	10.26%	4	12.82%	5
6	Individuals/households at risk of eviction/homelessness	15.56%	7	23.81%	10	7.14%	3	7.69%	3	12.82%	5
10	Children (0-12)	13.33%	6	14.29%	6	4.76%	2	2.56%	1	2.56%	1

12	Elderly (62+)	11.11%	5	7.14%	3	9.52%	4	5.13%	2	12.82%	5
1	Individuals with disabilities	4.44%	2	0.00%	0	11.90%	5	10.26%	4	15.38%	6
3	Individuals experiencing mental/physical health needs	4.44%	2	7.14%	3	2.38%	1	23.08%	9	5.13%	2
8	Refugee/resettled populations	2.22%	1	7.14%	3	7.14%	3	17.95%	7	10.26%	4
11	Youth (13-19)	2.22%	1	9.52%	4	7.14%	3	5.13%	2	2.56%	1
2	Individuals with HIV/AIDS	0.00%	0	0.00%	0	4.76%	2	0.00%	0	0.00%	0
4	Individuals experiencing addiction/substance misuse	0.00%	0	2.38%	1	9.52%	4	0.00%	0	7.69%	3
9	Veterans	0.00%	0	7.14%	3	2.38%	1	10.26%	4	10.26%	4
	Total	Total	45	Total	42	Total	42	Total	39	Total	39

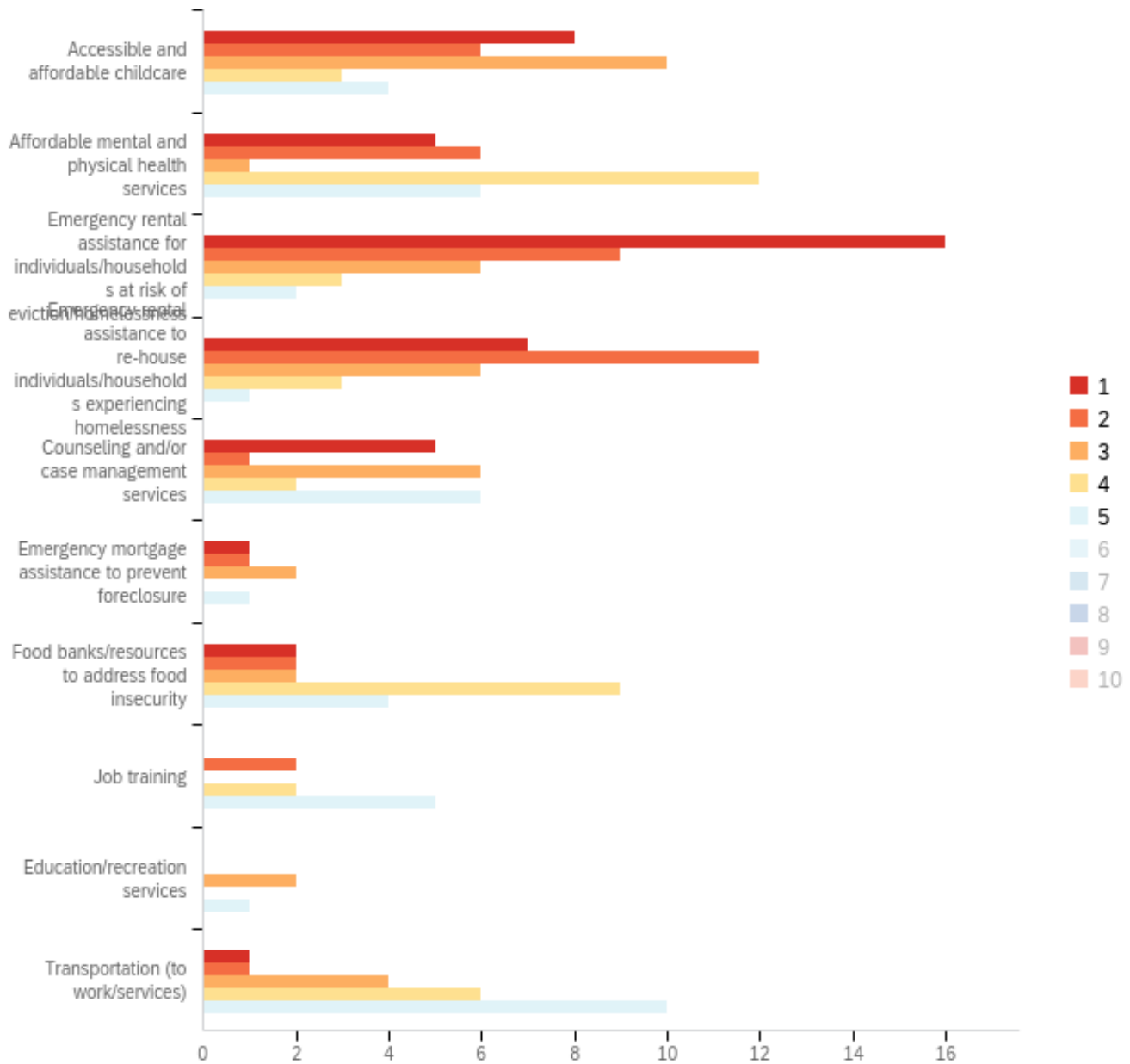
Q18 - In regard to services for those experiencing homelessness, please rank the following populations in the order of prioritization for services. (1 = your top choice).



#	Question	1	2	3	4	5					
3	Households with children experiencing homelessness (short-term homelessness)	28.57%	12	17.50%	7	40.00%	16	12.50%	5	0.00%	0
5	Youth experiencing homelessness (alone/not with an adult)	28.57%	12	12.50%	5	30.00%	12	5.00%	2	23.08%	9
4	Households with children experiencing chronic homelessness (long-term homelessness)	26.19%	11	47.50%	19	17.50%	7	10.00%	4	0.00%	0

1	Individuals/Households experiencing homelessness (short-term homelessness)	14.29%	6	7.50%	3	0.00%	0	45.00%	18	35.90%	14
2	Individuals/Households experiencing chronic homelessness (long-term homelessness)	2.38%	1	15.00%	6	12.50%	5	27.50%	11	41.03%	16
	Total	Total	42	Total	40	Total	40	Total	40	Total	39

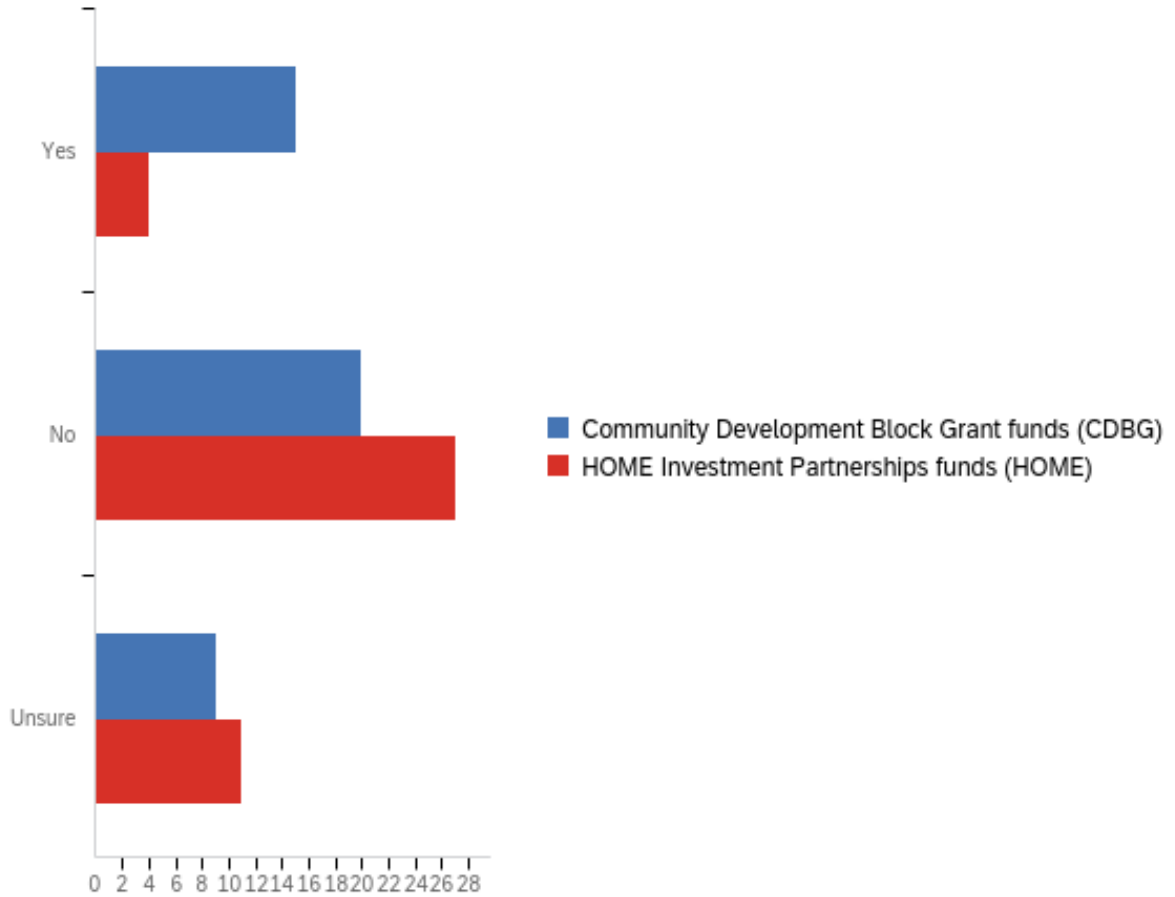
Q19 - Please rank up to five (5) of the following community needs based on urgency. (1 = most urgent).



#	Question	1	2	3	4	5					
3	Emergency rental assistance for individuals/households at risk of eviction/homelessness	35.56%	16	22.50%	9	15.38%	6	7.50%	3	5.00%	2
1	Accessible and affordable childcare	17.78%	8	15.00%	6	25.64%	10	7.50%	3	10.00%	4
4	Emergency rental assistance to re-house individuals/households experiencing homelessness	15.56%	7	30.00%	12	15.38%	6	7.50%	3	2.50%	1

2	Affordable mental and physical health services	11.11%	5	15.00%	6	2.56%	1	30.00%	12	15.00%	6
5	Counseling and/or case management services	11.11%	5	2.50%	1	15.38%	6	5.00%	2	15.00%	6
7	Food banks/resources to address food insecurity	4.44%	2	5.00%	2	5.13%	2	22.50%	9	10.00%	4
6	Emergency mortgage assistance to prevent foreclosure	2.22%	1	2.50%	1	5.13%	2	0.00%	0	2.50%	1
10	Transportation (to work/services)	2.22%	1	2.50%	1	10.26%	4	15.00%	6	25.00%	10
8	Job training	0.00%	0	5.00%	2	0.00%	0	5.00%	2	12.50%	5
9	Education/recreation services	0.00%	0	0.00%	0	5.13%	2	0.00%	0	2.50%	1
	Total	Total	45	Total	40	Total	39	Total	40	Total	40

Q21 - Have you applied for or considered applying for the following:



#	Question	Yes		No		Unsure	
1	Community Development Block Grant funds (CDBG)	78.95%	15	42.55%	20	45.00%	9
2	HOME Investment Partnerships funds (HOME)	21.05%	4	57.45%	27	55.00%	11
	Total	Total	19	Total	47	Total	20

Q22 - 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.

Yes. We have a hard time receiving any funding to expand our services, especially from the city. We also have had a hard time receiving funding to improve our operations. Our model is unique, which is typically why we are not funded by government dollars. However, we provide affordable housing and supportive services to the largest population experiencing homelessness. We save millions of taxpayer dollars, but struggle to operate or expand due to reliability on donors and foundations.

NA

No

I don't know if we qualify

No

N/A

N/A

na

approval process is a little difficult for folks to understand

NA

6

It's a cumbersome application.

Q23 - 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.

Yes. It is my understanding that the units must include kitchens. We are a boarding house model that rents individual rooms with community meals and utilities provided in with their rent. Rent averages are \$550 per person, all inclusive.

NA

N/A

n/a

NA

N/A

N/A

na

Just hard to qualify family's

NA

6

N/A

Q24 - 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?

Flexibility in funding unique models that are affordable solutions to address homelessness. We know our population of seniors and disabled adults that have experienced homelessness prefer to have meals provided. Grocery shopping and meal preparation are a challenge to those we serve.

More information needed that is easy to understand

NA

N/A

N/A

N/A

na

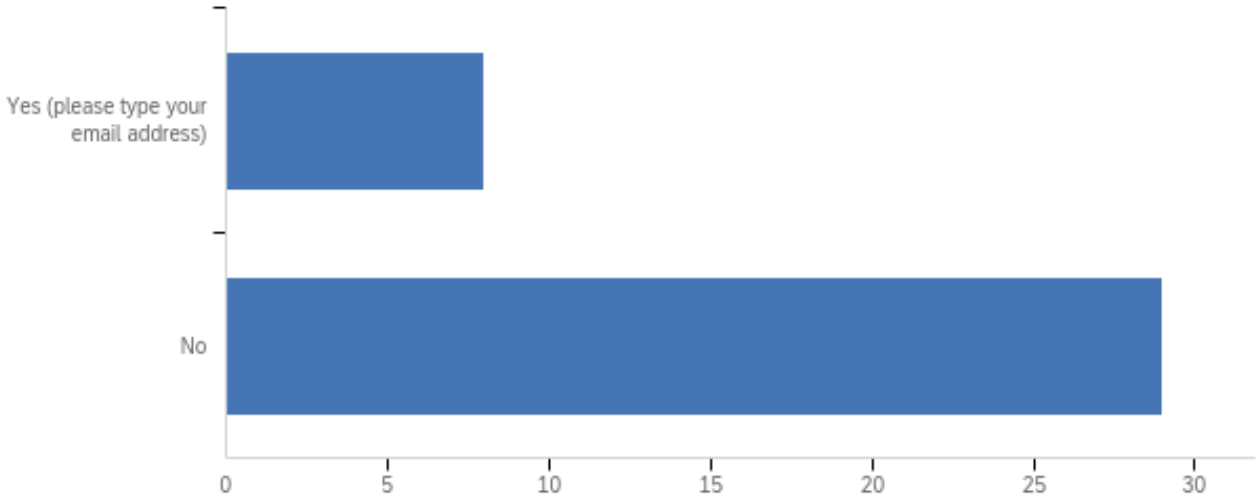
someone to help walk folks through the process

NA

6

The staff is very helpful.

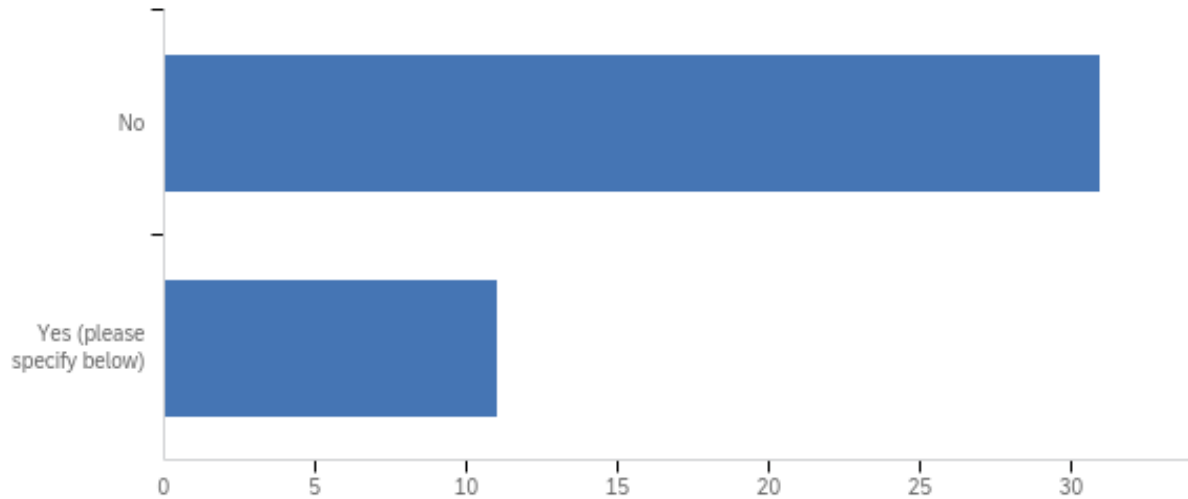
Q25 - Would you be interested in a follow up conversation regarding access to CDBG or HOME funds?



#	Answer	%	Count
1	Yes (please type your email address)	21.62%	8
2	No	78.38%	29
	Total	100%	37

Q23_1_TEXT - Yes (please type your email address)

Q26 - 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	73.81%	31
2	Yes (please specify below)	26.19%	11
	Total	100%	42

Q24_2_TEXT - Yes (please specify below)

Yes (please specify below) - Text

Models like Good Samaritan Home are an affordable solution and need funding for expansion. Our units cost the least amount for development, yet provide effective housing for those that are food insecure, and previously homeless. We save millions of taxpayer dollars, yet struggle to expand services to our m9st volunerable population- which is the largest of those in need of housing (40% and below AMI).

I appreciate the innovative and thoughtful work of the City team!

Victims of human trafficking lack proper identification and might not identify as homeless if they are accessing domestic violence type shelter. Often times, victims have been criminilized for crimes they are forced to commit by their trafficker, therefore find themselves court mandated to transitional housing/sober living programs that lack victim support and coordinated care.

We are Idaho Hunger Relief Task Force and we focus on hunger across Idaho. I would like an opportunity to meet wiht you to discuss my hunger concerns for Boise and how we can partner to meet the needs of the citizens.

Thank You

Boise is in need of more affordable housing. Landlords should not be allowed to rent to individuals/families that are underemployed and can't make their rent to begin with. We see many individuals who have recently signed

year long leases that are for 2-4x the amount of their income. If landlords are taking that risk, they shouldn't be able to evict so soon after move-in.

As members of the LGBTQIA+ community face increasing legislation at the state and national level, we are already seeing an increase of trauma (e.g., physical abuse, emotional abuse, risk of homelessness). A few folks with significant means, and/or out-of-state family, have already left the state. Many others are unable to do so, either because of limited financial resources, or because they are not able to be in communication with their family.

Domestic violence is the top cause of homelessness in communities across the country. People are often forced to choose between remaining in abusive situations or leaving without any resources to meet basic needs.

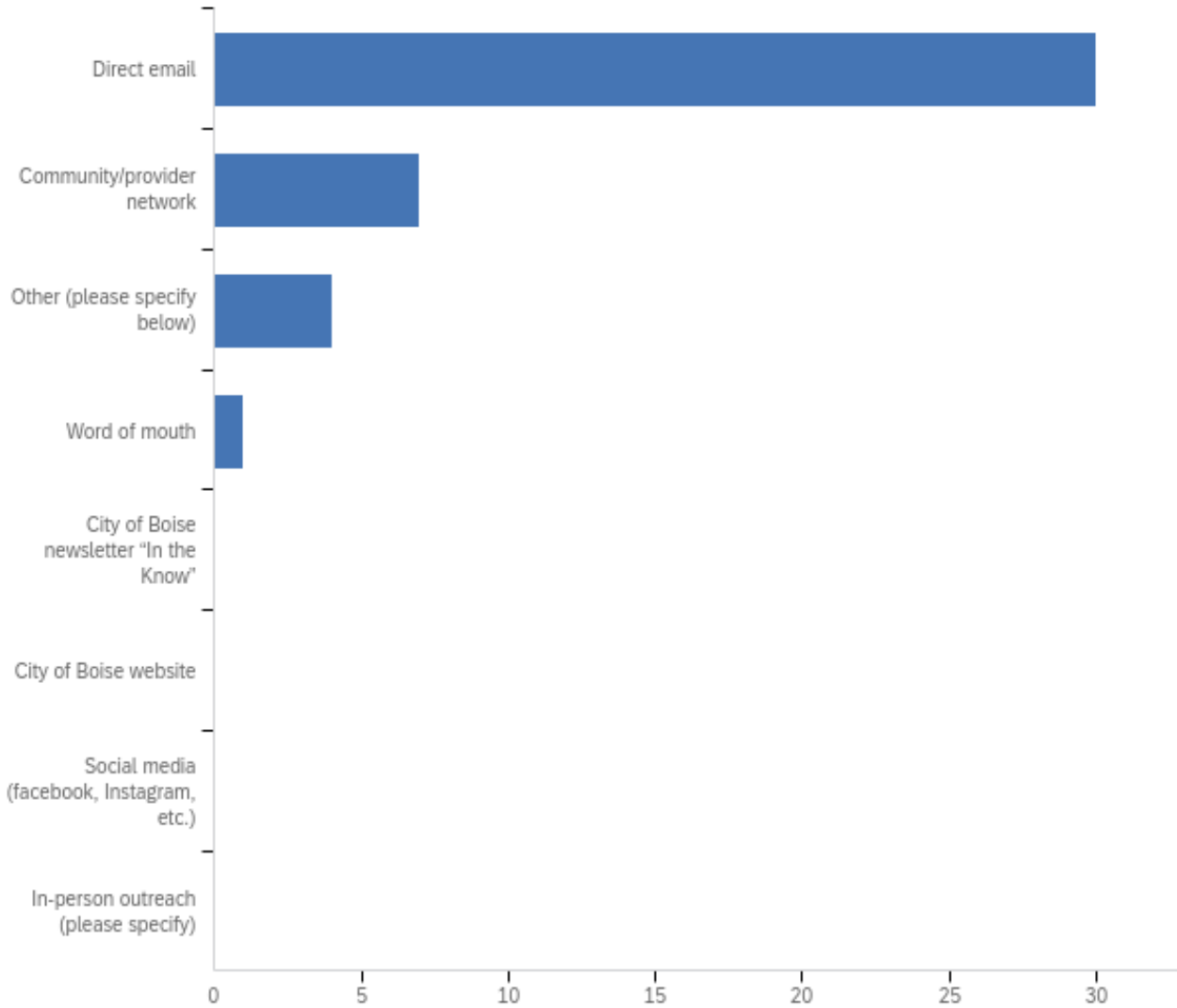
Thank you for making single family housing a priority and providing dpa to help families

It is critical that the city figure out a way to continue/maintain these supports as best as possible with the uncertainty around federal funding right now and the lack of state funding.

The staff have been great to work with. They are really knowledgeable and very helpful.

the relational care management/coaching piece is critical for long term success

Q27 - How did you hear about this survey?



#	Answer	%	Count
5	Direct email	71.43%	30
4	Community/provider network	16.67%	7
7	Other (please specify below)	9.52%	4
6	Word of mouth	2.38%	1
8	In-person outreach (please specify)	0.00%	0
3	Social media (facebook, Instagram, etc.)	0.00%	0
2	City of Boise website	0.00%	0
1	City of Boise newsletter "In the Know"	0.00%	0

Total

100%

42

Q25_7_TEXT - Other (please specify below)

Other (please specify below) - Text

Work

WICHC

Employer

City of Boise Staff