FIVE-YEAR CONSOLIDATED PLAN PROGRAM YEARS 2026-2030

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

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housing@cityofboise.org

تلفن: ۲۰۸-۵۷۰-۶۸۳۰

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شماره فکس: ۲۰۸-۳۸۴-۴۱۹۵

یا به صورت حظوری به ادرس

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

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EXECUTIVE SUMMARY

ES-05 EXECUTIVE SUMMARY

Introduction

In accordance with HUD requirements, the City of Boise (City) is submitting its Five-Year Consolidated Plan for 2026-2030 (Consolidated Plan). This Plan identifies Boise's affordable housing and community development needs and the strategies and goals to address those needs over program years 2026 – 2030 (Oct. 1, 2026 – Sept. 30, 2031).

As part of the Consolidated Plan, the City is also submitting the 2026 Annual Action Plan (AAP), which is the first year of the Consolidated Plan period (Oct. 1, 2026 – Sept. 30, 2027). The AAP outlines how funding will be used for projects and activities during the program year to address the housing and community needs identified in the Consolidated Plan.

Lastly, the City is also submitting the Citizen Participation Plan (CPP), which outlines how the City will provide residents, organizations, and other public agencies with opportunities to participate in the planning, implementation, and assessment of the CDBG and HOME programs.

Summarize the objectives and outcomes identified in the Plan

This plan identifies the highest priority needs for the City derived from multiple inputs and sources. The plan focuses on increasing the supply of affordable housing units, especially for households at or below 60% Area Median Income (AMI), preserving existing housing units, and improving access to social and housing-related services for low- to moderate-income persons/households. The plan was informed through intensive data analysis and public outreach (detailed in section below).

Evaluation of past performance

The City has made steady progress toward the goals identified in the current Five-Year Consolidated Plan for program years 2021-2025 (Oct. 1, 2021 – Sept. 30, 2026). The City underwent two HUD monitorings during this period, including a HOME Program monitoring in 2024 and an Environmental Review monitoring in 2023. The City revised policies and procedures as needed to address any concerns noted. Overall, HUD commended the City on its valuable programs and successfully supporting housing and community development activities.

The following projects and services were/will be completed/provided during program years 2021-2025.

Multifamily Rental Developments: construction of 4 multifamily rental developments totaling 192 units, with 107 of those targeted at households at or below 60% AMI. 1 additional project is underway that will bring 212 new affordable units online in late 2027, and 1 new permanent supportive housing project with 48 units will begin construction in 2026.

Multifamily Rental Rehabilitations: rehabilitation is anticipated to begin on 1 affordable housing property in 2026, benefiting 40 households.

Single Family Rental Rehabilitation: rehabilitation of 1 single family house for rent (in partnership with LEAP).

Homeowner Housing Development: construction of 9 homes that were sold to households at or below 80% AMI; an additional 2 homes will be completed and sold in summer 2026.

Homeowner Rehabilitation: completion of 61 homeowner rehabilitation projects, with an additional 4 anticipated by Sept. 30, 2026. **includes funding from HUD's PRICE award received 2025*

Financial Assistance to Homebuyers: financial assistance provided to 9 homebuyers, with 1 more anticipated during 2026.

Public Facility/Infrastructure: completion of 1 enhanced pedestrian/bicycle crossing and 1 accessible playground, installation of 1 park bathroom, and rehabilitation of 1 nonprofit provider office. Exterior accessibility improvements will also be completed for a nonprofit agency in 2026. Combined, these projects have/will benefit over 6,000 residents/clients.

Public Services: By Sept. 2026, approximately 13,000 low- to moderate-income and vulnerable residents will have received crucial services from local nonprofit organizations, including victims of domestic violence, homeless households and those at risk of homelessness, children, veterans, persons with disabilities, etc. Services have included case management, counseling, rental assistance to prevent eviction, rehousing assistance, before/after-school and summer childcare, physical/mental health services, food bank, temporary mortgage assistance, etc. **includes use of one-time covid-funding from the CARES Act*

Summary of Citizen Participation Process and consultation process

The City follows its public hearing process and public comment period as outlined in the Citizen Participation Plan. Public involvement is a key element of this plan. The City conducted comprehensive outreach, including:

- Resident survey, including outreach/distribution at various locations and events
- Survey and one-on-one consultations with partners/stakeholders involved in community development, housing, and nonprofit service provision
- Focus groups with nonprofit service providers and residents to gather input on needs, priorities, and challenges
- Focus groups targeted at low- to moderate-income persons, particularly those experiencing homelessness or with lived experience and seniors

Summary of public comments

The first public comment period was open April 20, 2026 – May 19, 2026. Public comments were submitted by one resident. These comments, along with the City's responses, are included as ***Attachment A: Public Comments Received***. A second public comment period was open June 3, 2026 – July 2, 2026. No comments were received.

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

See ***Attachment A: Public Comments Received*** for comments received and the City's responses.

Summary

The City greatly values the feedback, questions, and suggestions provided by stakeholders and residents that helped to inform this Consolidated Plan, 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.

PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES

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:

Melinda McGoldrick, Senior Manager
Housing and Community Development Division
Planning and Development Services
mmcgoldrick@cityofboise.org
208-570-6834

PR-10 CONSULTATION

Introduction

The following section describes activities conducted to enhance coordination and consultations as part of the 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 and evaluate outcomes, and develop funding, policies and procedures for the 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 $220,000 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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	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 plan development. They participated in a consultation session to provide key insight into priority housing needs, current affordable housing inventory, and the housing market. The PHA works closely with the City to coordinate affordable housing programs.
2	**Agency/Group/Organization**	OUR PATH HOME
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs – Chronically homeless Homeless Needs – Families with Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Homelessness Strategy
	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. They participated in a consultation session to provide key insight into homeless needs, assisted in the dissemination of the stakeholder and community surveys, and also hosted/coordinated a targeted focus group to gather feedback on housing/service needs from youth experiencing homelessness.

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
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-Poverty Strategy
	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 departments and agencies provided insights, planning documents, and other information to create various sections of the plan, such as Public Works for climate impact/planning, Mayor's Office for housing analysis/need, etc.
4	**Agency/Group/Organization**	CATCH, INC.
	Agency/Group/Organization Type	Services-Housing Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Homelessness Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CATCH works with other CoC organizations and manages the County's coordinated entry (CE) system, providing services and rapid rehousing for homeless residents. They completed the stakeholder survey, disseminated the community survey to clients, and attended the provider focus group. The CE coordinator participated in a consultation session to provide key insight into the homeless needs sections of the plan.
5	**Agency/Group/Organization**	THE BOISE HIVE
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides mental health and wellness services for youth and adults. They completed the stakeholder survey, disseminated the community survey to clients, and attended the focus group.
6	**Agency/Group/Organization**	BOISE RESCUE MISSION
	Agency/Group/Organization Type	Services-Housing Services-Homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides food, shelter, and clothing for adults and families experiencing homelessness. They completed the stakeholder survey, disseminated the community survey to clients, and attended the focus group.
7	**Agency/Group/Organization**	THE IDAHO YOUTH RANCH
	Agency/Group/Organization Type	Services-Homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs – Unaccompanied youth Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides job readiness training and counseling services for youth and families. They completed the stakeholder survey, disseminated the community survey to clients, attended the focus group, and participated in a consultation session to provide key insight for the homeless needs and homeless facilities sections of the plan.
8	**Agency/Group/Organization**	IDAHO OFFICE FOR REFUGEES
	Agency/Group/Organization Type	Services-Housing Services-Education Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency connects refugee adults and families with non-profit service providers in Boise. They completed the stakeholder survey, disseminated the community survey to clients, and participated in the focus group.
9	**Agency/Group/Organization**	TERRY REILLY HEALTH SERVICES
	Agency/Group/Organization Type	Health Agency Services-Health Services-Homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Homeless Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides affordable medical, mental, and behavioral health services for adults and families, as well as specialized care for homeless clients. They completed the stakeholder survey, disseminated the community survey to clients, attended the focus group, and participated in a consultation session to provide key insight into the healthcare and homeless service needs in the community.
10	**Agency/Group/Organization**	ROUNDHOUSE
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is a developer and property manager of multifamily housing. They completed the stakeholder survey, disseminated the community survey to tenants, and participated in a consultation session to provide key insight into housing needs, current affordable housing inventory, the housing market, and obstacles to affordable housing development.
11	**Agency/Group/Organization**	THE PACIFIC COMPANIES
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is a developer and property manager of multifamily housing. They completed the stakeholder survey, disseminated the community survey to tenants, and participated in a consultation session to provide key insight into current affordable housing inventory, the housing market, priority housing needs, and obstacles to affordable housing development.
12	**Agency/Group/Organization**	LEAP CHARITIES
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is a nonprofit developer of multifamily and single-family housing. They completed the stakeholder survey, disseminated the community survey to clients/tenants, and participated in a consultation session to provide key insight into housing needs, current affordable housing inventory, the housing market, and obstacles to affordable housing development.
13	**Agency/Group/Organization**	J. FISHER COMPANIES
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated	This agency is a developer, builder, and property manager of multifamily housing. They completed the stakeholder survey, disseminated the community survey to tenants, and participated in

	outcomes of the consultation or areas for improved coordination?	a consultation session to provide key insight into housing needs, current affordable housing inventory, the housing market, and obstacles to affordable housing development.
14	**Agency/Group/Organization**	JESSE TREE OF IDAHO
	Agency/Group/Organization Type	Services-Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs – Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency works with other CoC organizations, providing rental 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 a consultation session to provide key insight into housing and eviction/homeless prevention needs.
15	**Agency/Group/Organization**	YMCA
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated	This agency provides health development services and support for youth and families. They completed the stakeholder survey, disseminated the community survey to clients and participated in a consultation session to provide key insight into childcare and elderly needs.
16	**Agency/Group/Organization**	IDAHO LEGAL AID SERVICES
	Agency/Group/Organization Type	Services-Fair Housing Services-Homeless Services-Victims of Domestic Violence Services-Persons with Disabilities Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated	This agency provides civil legal assistance to low-income individuals, seniors, and vulnerable populations. They completed the stakeholder survey, disseminated the community survey to clients, and participated in a consultation session to provide key insight into legal service needs for vulnerable populations.
17	**Agency/Group/Organization**	INTERFAITH SANCTUARY
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated	This agency works with other CoC organizations, providing food and shelter for adults and families experiencing homelessness. They completed the stakeholder survey, disseminated the community survey to clients, and participated in a consultation session to provide key insight into homeless needs. They also hosted/coordinated a targeted focus group to gather feedback on housing/service needs from people currently experiencing homelessness.
18	**Agency/Group/Organization**	CORPUS COMMONS (CORPUS CHRISTI HOUSE)
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth
	What section of the Plan was addressed by Consultation?	This agency provides day shelter for adults and families experiencing homelessness. They completed the stakeholder survey, disseminated the community survey to clients, and

		participated in a consultation session to provide key insight into homeless needs.
19	**Agency/Group/Organization**	WOMEN'S AND CHILDREN'S ALLIANCE
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	This agency provides case management and counseling for adults and children fleeing domestic violence. They completed the stakeholder survey, disseminated the community survey to clients, and participated in a consultation session to provide key insight into service needs for victims of domestic violence.
20	**Agency/Group/Organization**	LIVING INDEPENENCE NETWORK CORPORATION
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	This agency provides independent living services for people with disabilities. They completed the stakeholder survey, disseminated the community survey to clients, and participated in a consultation session to provide key insight into service and housing needs for people with disabilities.
21	**Agency/Group/Organization**	IDAHO DIVISION OF VETERAN AFFAIRS
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs – Veterans Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	This agency offers assistance and support services for veterans. They completed the stakeholder survey, disseminated the community survey to clients, and participated in a consultation session to provide key insight into housing and service needs for veterans.
22	**Agency/Group/Organization**	LIFE'S KITCHEN
	Agency/Group/Organization Type	Services-Education Services-Employment

	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	What section of the Plan was addressed by Consultation?	This agency provides food service training and job placement opportunities for youth. They completed the stakeholder survey, disseminated the community survey to clients, and participated in a consultation session to provide key insight into education, job training, and economic development for youth.
23	**Agency/Group/Organization**	NEWWEST COMMUNITY CAPITAL
	Agency/Group/Organization Type	Community Development Financial Institution (CDFI) Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	What section of the Plan was addressed by Consultation?	This agency offers financing for affordable housing, community facilities, and community economic development projects. They completed the stakeholder survey, disseminated the community survey to clients, and participated in a consultation session to provide key insight into housing needs, current affordable housing inventory, the housing market, and affordable housing obstacles.
24	**Agency/Group/Organization**	THE BRIDGE YOUTH AND FAMILY RESOURCE CENTER
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	This agency works to keep youth out of the juvenile justice and child welfare systems by connecting families with supportive services. This program is administered through Ada County offices. They completed the stakeholder survey, disseminated the community survey to clients, and participated in a consultation session to provide key insight into youth service needs.
25	**Agency/Group/Organization**	FULL CIRCLE HEALTH
	Agency/Group/Organization Type	Health Agency

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	This agency provides affordable medical and behavioral health services for all ages, including HIV care. They completed the stakeholder survey, disseminated the community survey to clients, and participated in a consultation session to provide key insight into the health service needs in the community, including vulnerable populations.
26	**Agency/Group/Organization**	BOISE SCHOOL DISTRICT
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	Boise School District is one of two public education districts for Boise. They completed the stakeholder survey, disseminated the community survey through school newsletters, and participated in a consultation session to provide key insight into education for children and youth and service needs for families.
27	**Agency/Group/Organization**	EL-ADA COMMUNITY ACTION PARTNERSHIP (CAP)
	Agency/Group/Organization Type	Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Homeless Needs-Families with Children Homeless Needs-Veterans
	What section of the Plan was addressed by Consultation?	This agency offers homeless services and utility assistance and weatherization for low-income households. They completed the stakeholder survey, disseminated the community survey to clients, and participated in a consultation session to provide key insight into the service needs in the community.

28	**Agency/Group/Organization**	FACES OF HOPE
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Homelessness Strategy Homeless Needs-Families with Children
	What section of the Plan was addressed by Consultation?	This agency provides case management, counseling, legal services, and crisis intervention for adults and children fleeing domestic violence. They completed the stakeholder survey and disseminated the community survey to clients.
29	**Agency/Group/Organization**	IDAHO HEAD START ASSOCIATION
	Agency/Group/Organization Type	Services-Children Services-Employment Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	This agency offers training and support services to Head Start programs. They completed the stakeholder survey and disseminated the community survey to clients.
30	**Agency/Group/Organization**	ST. LUKE'S HEALTH SYSTEM – BOISE
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	This agency provides individual and community health and wellness services for all ages. They completed the stakeholder survey and disseminated the community survey to clients.
31	**Agency/Group/Organization**	TREASURE VALLEY HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	What section of the Plan was addressed by Consultation?	This agency develops single-family housing and offers homeownership training/education. They completed the stakeholder survey and disseminated the community survey to clients.

32	**Agency/Group/Organization**	FRIENDS OF CHILDREN AND FAMILIES
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	This agency provides free early childhood education through Head Start and Early Head Start, as well as support services to low-income families. They completed the stakeholder survey and disseminated the community survey to clients.
33	**Agency/Group/Organization**	IDAHO STATE INDEPENDENT LIVING COUNCIL
	Agency/Group/Organization Type	Other government-State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	This program is administered by the state of Idaho, providing independent living services for people with disabilities. They completed the stakeholder survey and disseminated the community survey to clients.
34	**Agency/Group/Organization**	ST. ALPHONSUS HEALTH SYSTEM - BOISE
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	What section of the Plan was addressed by Consultation?	This agency provides individual and community health and wellness services for all ages. They completed the stakeholder survey and disseminated the community survey to clients.
35	**Agency/Group/Organization**	JANNUS INC.
	Agency/Group/Organization Type	Services-Housing Services-Elderly Persons Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	What section of the Plan was addressed by Consultation?	This agency offers community programming and support services. They completed the stakeholder survey and disseminated the community survey to clients.

Table 2 – Agencies, groups, organizations who participated

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

Over 80 stakeholders, providers, and community partners were invited to complete the partner survey and were asked to share out the resident survey and community focus group information to Boise clients/residents and networks. Over 30 organizations were invited to attend the service provider focus group to share feedback on needs, challenges, and priorities. One-on-one consultations/interviews were conducted with 24 organizations to gather detailed information and feedback about community needs and priorities. Data/feedback from all these outreach methods were used to inform multiple sections of this Consolidated Plan.

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

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

Describe 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

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan

The City is in regular communication and coordination with the Boise City/Ada County Housing Authorities (BCACHA) and the Idaho Housing and Finance Association (IHFA) on housing and service needs, priorities, and strategies.

For this Consolidated Plan specifically, a one-on-one consultation was conducted with BCACHA to gather data and input on public housing and community needs, priorities, and goals in meeting those needs, which were incorporated into multiple sections of this Plan. A consultation was also conducted with the Boise School District to gather input for multiple sections of this Plan.

Attempts were made to schedule consultations with the West Ada School District and the Idaho Department of Health and Welfare, but nothing was able to be scheduled.

PR-15 CITIZEN 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 partners/stakeholders was collected during the development of the Five-Year Consolidated Plan and used to inform several sections of the plan. The public was encouraged to participate through multiple modes detailed below. Opportunities for public participation and input are advertised with legal notices, website updates, social media, email outreach, City newsletter, CoC newsletter, through partner organization networks, and via flyers at events/locations.

The City partnered with Boise State University (BSU) on survey design and public outreach/engagement, including facilitation of four targeted focus groups. They also provided a final report and analysis of the survey data, targeted focus groups, and general outreach efforts (see ***Attachment B: BSU Executive Summary***).

Resident Participation

A community survey (see ***Attachment C: Community Survey***) about housing and service needs was open 9/8/25 - 11/2/25 (in English and Spanish) and received 1,560 responses and two focus groups for residents were held on 10/14/2025 and 10/16/2025. 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.

Four additional focus groups were targeted for gathering input on housing and service needs from vulnerable/special needs populations, such as people experiencing homelessness/with lived experience of homelessness and lower-income seniors. These were held at Samaritan Village Senior Apartments (9/29/2025), Boise City Hall – Lived Experience Advocacy Group (10/10/2025), Good Samaritan Home senior living (10/22/2025), and Interfaith Sanctuary Shelter Home (10/24/2025). These were facilitated by BSU.

Flyers for surveys and focus groups were distributed at 11 tabling events/locations: Whitney Elementary Block Party (9/4/2025), All Abilities Welcome, Public Safety – Kristen Armstrong Park (9/6/2025), Boise Pride Festival (9/7/2025), Neighbors United meeting for refugee collaboration (9/26/25), The Franklin Apartments (9/27/2025), Open Streets Boise (9/28/2025), Samaritan Village Senior Apartments (9/29/2025), First Thursday event at Boise City Hall (10/2/2025), Good Samaritan Home (10/22/2025), and the Boise Neighborhood Interactive event (10/23/2025). As possible, iPads were utilized to provide on-the-spot survey access. Flyers were also distributed at public locations and community hubs around Boise, such as affordable housing properties, school district newsletters, libraries, community centers, BSU campus, public buses/bus station reader boards, etc.

Community partners were asked to share and distribute survey and focus group information/flyers to their clients and networks.

Community Partner Participation

A stakeholder/partner survey (see ***Attachment D: Partner Survey***) about housing and service needs was also open 9/8/25 - 11/2/25 and received 32 responses. A focus group for nonprofit service providers was held on 10/14/2025 to gather input on community needs, priorities, and barriers/challenges to housing and services.

Public Hearing and Public Comment Period

A public hearing was held April 15, 2026 to provide an overview of the community needs and priorities that will be addressed in this Plan and to solicit additional input. A public comment period was open for submission of comments/feedback from April 20 through May 19, 2026.

A second public hearing was held at the Boise City Council meeting June 2, 2026, and a second public comment period was open from June 3, 2026 through July 2, 2026.

The City's website has Google translation functionality, so all information is available in 133 languages. All legal notices are posted in both English and Spanish in the Idaho Statesman 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 advertises 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 1,560 residents and 32 stakeholders. Resident respondent makeup: 73% are homeowners, 34% are 62+, 28% are 45-61, 16% are 35-44, 13% are 25-34, 3% are 18-24; of the 57% of respondents who completed income information, 40% have household incomes over $80,000, 30% have incomes $50,000 - $74,99930%, and 30% have incomes below $50,000. The City's median income for a household of four is $108,800.	Residents and service providers prioritized services for children, homeless/at-risk of homeless, and victims of domestic violence, as well as elderly, and people with health needs and disabilities. Affordable childcare, emergency rental assistance for homeless/at-risk of homeless, food insecurity, mental/physical health, and transportation were identified as the most urgent community needs. Most beneficial housing services were prioritized as downpayment assistance for buyers, urgent repairs for homeowners, utility assistance, and financial counseling/budgeting.	n/a

Public Meeting	Non-targeted/broad community Targeted stakeholders	8 staff/6 organizations attended the provider focus group, providing expert perspectives on community needs and priorities, as well as insight into provider capacity and challenges. 3 residents attended the community focus groups, participating in funding prioritization activities. 36 residents attended focus groups targeted at people experiencing homelessness/with lived experience and lower-income seniors to discuss housing and service needs.	Organizations identified availability of local, state, and federal funding, competitive fundraising landscape, capacity limitations due to funding, and an increased volume of need as challenges to meeting many community needs. They identified barriers to residents staying housed as cost of housing, disabilities, utility costs, limited English, limited income, cost of food, and rental housing application fees. Residents noted a better understanding of the process and how funding priorities are made. Individuals experiencing homelessness/with lived experience identified the lack of day shelters/spaces as an obstacle, and the lack of reliable public transportation as a barrier to obtaining and sustaining employment. Lower-income senior residents expressed difficulty with the rising cost	n/a

			of healthy food options and transportation.	
Public Comment Period	Non-targeted/broad community	4/20/26 – 5/19/26, 6/3/26-7/2/26	Public comments were received regarding the City's process for public engagement and approvals of specific housing projects. See ***Attachment A: Public Comments Received*** for comments received and the City's responses.	The City's broader zoning and planning requirements/processes for housing projects and public input are beyond the scope of this plan.
Public Hearing	Non-targeted/broad community	4/15/26: 2 attendees; 6/2/26: 0 attendees	none	n/a

Internet Outreach	Non-targeted/broad community Low-income neighborhoods	Several internet modes were used for outreach for the resident survey, focus groups, public comment period, and public hearing. 50% of resident survey respondents learned of the survey via the City's online newsletter, website, and social media; 27% via BoiseDev; 16% via direct email, word of mouth, flyer/poster, neighborhood association, service provider, and in-person outreach.	n/a	n/a
Newspaper Ad	Non-targeted/broad community Non-English speaking: Spanish	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.	n/a	n/a

NEEDS ASSESSMENT

NA-05 OVERVIEW

The Needs Assessment includes five sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Housing and Community Development Needs

Together, these sections summarize key housing and community development trends impacting Boise. Through analysis of federal, state, and local datasets as well as information gathered through interviews with community partners, surveys, and focus groups, the City identified several major housing and public service needs of low- and moderate-income (LMI) people. The needs identified in this section inform the Strategic Plan, which identifies priority needs and sets goals for how the City will use its Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds over the next five years.

The Consolidated Plan utilizes two primary data sources: the U.S. Census Bureau's American Community Survey (ACS) and custom tabulations of ACS called the Comprehensive Housing Affordability Strategy (CHAS). The City analyzed the 2017–2021 five-year CHAS estimates and 2019–2023 ACS five-year estimates, which were the most recent data sets available at the time of drafting. In addition, the City utilized information from other available sources such as local reports, plans, studies, dashboards, and datasets to better understand current trends impacting the region. The City also facilitated consultation sessions with partner agencies and organizations, distributed online surveys, and led focus groups to hear directly from residents and community partners on the needs of the community. For this Consolidated Plan, "community partners" refers to organizations consulted during the development of the plan. Data analyses typically focus on changes that have occurred in the past five years.

Definition of Low- and Moderate-Income Households

HOME and CDBG funds programs principally benefit LMI households. A household is defined as all the people who occupy one housing unit. This includes families, unrelated people such as roommates, and people living alone.

In the Consolidated Plan, LMI refers to households earning less than 80 percent of the area median income (AMI). Households earning between 50–80 percent AMI are considered moderate-income; households earning between 30–50 percent AMI are considered low-income; and households earning less than 30 percent AMI are considered extremely low-income.

The U.S. Department of Housing and Urban Development's (HUD's) fiscal year 2025 income limits for Boise provide context for different income categories referred to throughout the Consolidated Plan (Table 5). In 2025, a four-person household would be considered LMI if it earned less than $85,600. Per HUD's updated income limits effective June 1, 2026, a four-person household would be considered LMI if it earned less than $88,550.

Table 5: 2025 HUD Income Limits for Boise City, ID HUD Metro Fair Market Rent (FMR) Area

Income Category	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low-Income (0–30% AMI)	$22,500	$25,700	$28,900	$32,150	$37,650	$43,150	$48,650	$54,150
Low-Income (30–50% AMI)	$37,450	$42,800	$48,150	$53,500	$57,800	$62,050	$66,350	$70,650
Moderate Income (50–80% AMI)	$59,950	$68,500	$77,050	$85,600	$92,450	$99,300	$106,150	$113,000

Data Source: *HUD Income Limits, 2025.*

Key Themes from the Needs Assessment

This section summarizes the major trends and needs identified for LMI households in Boise. These trends describe key data points as well as common themes from consultations and surveys.

Affordable Housing

- The population of Boise was 235,701, and the median income was $81,308 in 2023.
- Boise's population increased by 12 percent, and the median income (not accounting for inflation) increased by 68 percent from 2013 to 2023.
- 36,080 Boise households (37 percent of total households) had incomes at 80 percent AMI or below in 2021.
- Community partners noted during consultation sessions that rising rents and other expenses have created housing instability among many LMI households.
- Within the City's LMI population, housing cost burden and severe housing cost burden are the most prevalent housing problems, particularly among households

earning less than 30 percent AMI; 29 percent of LMI households experienced housing cost burden, and 28 percent experienced severe housing cost burden. In total, over 57 percent of Boise's LMI households have a housing cost burden.

- During consultation sessions, community partners identified various characteristics that contribute to housing instability. These include single-parent households, households with no or poor rental or credit history, households with members experiencing a disability or domestic violence, and households with some that previously experienced homelessness.
- Community partners and community members identified a need for rental assistance and housing rehabilitation services.

Homelessness

- 772 people experienced homelessness in Boise in 2025 according to the 2025 Point-in-Time (PIT) count.
- Unsheltered homelessness increased by 58 percent, while sheltered homelessness increased by 20 percent from 2020 to 2025 (PIT).
- The subpopulations of people experiencing homelessness are changing as providers report serving more seniors, youth, and young adults. Despite some lower utilization rates in various shelters, there are generally not enough low-barrier shelter beds to support people experiencing homelessness, including beds for families with children to stay together, households fleeing domestic violence, and individuals with severe service needs (especially those with medical and behavioral health issues).
- There are high-risk populations among those experiencing homelessness including victims of domestic violence, people with mental illness, and people with substance use disorders (SUDs).
- From 2021 to 2025 available permanent supportive housing beds decreased by 24 percent. In that span, emergency shelter, transitional housing, and rapid-rehousing beds available increased according to the Housing Inventory County (HIC).
- Community partners and community members identified a need for diversion and homelessness prevention services.
- The loss of pandemic funding is hurting the community as providers are not able to keep up with existing needs.

Other Community Development Needs of LMI Households

- Data indicates that the typical Boise household spends 19 percent of household income, or about $14,469 annually, on transportation costs.
- Food insecurity has worsened in Ada County over the past few years, with an estimated 10.8 percent of Ada County's population (55,120 people) experiencing food insecurity in 2023.
- Stakeholders identified mental and behavioral health conditions as a concern in Boise.
- Childcare costs are higher in Ada County than in Idaho at large.

- Community partners and community members emphasize the need for increased housing and supportive services for certain subpopulations, including people experiencing homelessness, victims of domestic violence, veterans, people with disabilities, and people at risk of homelessness.
- Reductions in funding and program changes at the federal and state levels limit the impact and effectiveness of service providers.

NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The Housing Needs Assessment explores the characteristics of households in Boise, including demographics, total households, and housing problems. Listed below are the key findings from this section.

- Boise's population increased 12 percent from 2013 to 2023.
- 37.4 percent of Boise households were considered LMI in 2021.
- 39 percent of households in Boise earned less than the Asset Limited, Income Constrained, Employed (ALICE) survival budget in 2023.
- 29 percent of LMI households experienced housing cost burden, and 28 percent experienced severe housing cost burden in 2021.
- Community partners noted during consultation that rising rents and other expenses have created housing instability among many LMI households.

Population and Housing Demographics

Boise's population was 235,701 in 2023. The population trends of people living in Boise directly affect housing needs. Table 6 provides a high-level overview of the population and income changes in Boise from 2013 to 2023. In that span, the population increased by 12 percent while the number of households increased by 15 percent. Boise attributes much of this increase to domestic migration during the COVID-19 pandemic, in which many people living in high-cost metro areas moved to more affordable areas under remote work policies. Also, ACS data suggests that job growth in highly skilled positions is likely drawing highly educated workers from out of state as well as other Idaho communities to Boise. Additionally, the median income in Boise increased 68 percent, not accounting for inflation (or 29 percent accounting for inflation).

Table 6: Housing Needs Assessment Demographics

Demographics	Base Year: 2013	Most Recent Year: 2023	% Change
Population	209,726	235,701	12%
Households	86,433	99,616	15%
Median Income	$48,524	$81,308	68%

Data Source: *2009–2013 ACS (Base Year), 2019–2023 ACS (Most Recent Year)*

Number of Households Table (by Income Level)

Thirty-seven percent of all households residing in Boise (36,080 households) earned less than 80 percent AMI and were considered LMI households in 2021. Income and demographic data of Boise households provide insight into characteristics of LMI households in the City. Table 7 presents a breakdown of the types of Boise households by income category in 2021. The most common family type was small family households

(households with 2–4 people), representing 25 percent of LMI households. In addition, 35 percent of LMI households included at least one person over the age of 62, and 11 percent included at least one child aged six years or younger.

Table 7: Total Households Table

Household Type	0–30% AMI	30–50% AMI	50–80% AMI	80–100% AMI	>100% AMI
Total households	9,560	9,890	16,630	10,040	50,275
Small-family households	1,765	2,325	5,010	3,575	24,325
Large-family households	500	375	1,265	665	2,715
Household contains at least one person 62–74 years of age	1,975	1,990	3,310	1,970	10,675
Household contains at least one person age 75 or older	1,370	1,740	2,280	925	3,040
Households with one or more children 6 years old or younger	1,030	1,040	2,015	1,110	6,350

Data Source: *2017–2021 CHAS*

Households Below the Survival Budget

Thirty-nine percent of people in Boise struggled to afford living expenses in 2023. ALICE data provides information on the number of people in Boise unable to afford a survival budget. The dataset captures those who earn more than the Federal Poverty Level, but less than the basic cost of living in Boise. In 2023, United for ALICE estimated that of Boise's population of 104,336 households, 10,868 were living below the federal poverty line (10.4 percent) and 30,214 (29 percent) earned less than the survival budget. Together, this means 41,082 households (39.4 percent of total households) in Boise struggle to afford the cost of living.

United for ALICE estimated that the monthly cost of a one-person household living on a survival budget in Ada County in 2023 was $2,933. This estimate includes $1,138 for housing costs, $550 for food, $390 for transportation, and $140 for healthcare. In order to afford the cost of living by themselves, an individual would need to earn $17.16 per hour. For many LMI single-person households, the increased cost of living makes it difficult to afford not only housing expenses but also other vital costs.

Housing Cost Burden

HUD recommends that households not spend more than 30 percent of their income on housing expenses. Spending more than 30 percent of income on housing expenses indicates that the living situation is unaffordable to the household, potentially leading to housing instability. Analyzing the number of cost-burdened households (spending between 30–50 percent of income on housing) and severely cost-burdened households

(spending more than 50 percent of income on housing) sheds light on the affordability needs of Boise households.

About a quarter of renters experienced cost burden (24 percent), while 21 percent experienced severe cost burden. Table 8 describes the percentage of renter and owner households that experienced cost burden in 2023. Overall, owners experienced cost burden with less frequency: 12 percent experienced cost burden, while 7 percent experienced severe cost burden.

Table 8: Percentage of Income Spent on Housing Costs by Tenure

Housing Cost	Owner Households		Renter Households		Total Households	
	#	%	#	%	#	%
Not cost burdened (0–30%) or not computed	50,855	81%	20,434	56%	71,289	72%
Cost burdened (30–50%)	7,407	12%	8,740	24%	16,147	16%
Severely cost burdened (50% or more)	4,543	7%	7,637	21%	12,180	12%
Total	62,805	100%	36,811	100%	99,616	100%

Data Source: *2019–2023 ACS*

Housing Needs Summary Tables

CHAS data provides information on a select number of housing problems. Overall, CHAS found that 38 percent of renters and 16 percent of owners experienced a form of housing cost burden.

Definitions

Instances of housing problems are indicators of housing need for particular household types and income levels. The following tables explore the number of households in Boise that experience specific types of housing problems captured in CHAS data and defined by HUD. HUD defines a housing problem as at least one of the following conditions:

- Substandard housing: Units lacking complete plumbing or kitchen facilities.
- Overcrowded: Households in which there are between 1 and 1.5 people per room.
- Housing cost burden: Households that spend 30–50 percent of their income on housing costs.

HUD further defines severe housing problems for overcrowded and cost-burdened households:

- Severely overcrowded: Households in which there are more than 1.5 people per room.
- Severe housing cost burden: Households that spend more than 50 percent of their income on housing costs.

Note that the tables below include a row titled "Zero/negative income (and none of the above problems)." This means that the household did not have income, the household had negative income, or the housing cost burden could not be computed. In any case, households in this category did not experience any of the other housing problems included in the table.

Housing Problems (households with one of the listed needs)

Twenty-nine percent of households earning less than 80 percent of the AMI experienced housing cost burden, and 28 percent experienced severe housing cost burden. Table 9 outlines the number of households earning less than 80 percent of AMI experiencing a housing problem by tenure in Boise in 2021. Eighteen percent of renters experienced severe housing cost burden, and 20 percent of renters experienced housing cost burden. Conversely, 6 percent of owners experienced severe housing cost burden, and 10 percent of owners experienced housing cost burden. In each category, LMI households experienced housing problems at a greater rate than the total population.

Table 9: Housing Problems Table

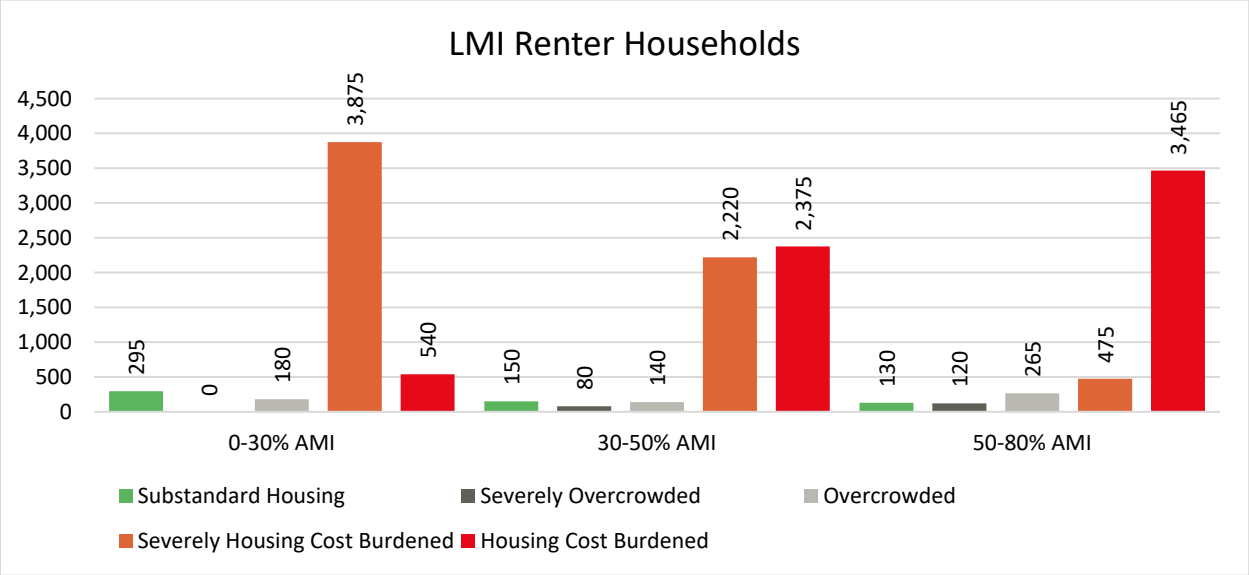
Type of Household	Renter					Owner				
	0–30% AMI	30–50% AMI	50–80% AMI	80–100% AMI	Total	0–30% AMI	30–50% AMI	50–80% AMI	80–100% AMI	Total
Substandard housing—Lacking complete plumbing or kitchen facilities	295	150	130	50	625	85	0	85	0	170
Severely overcrowded—With >1.51 people per room (and complete kitchen and plumbing)	0	80	120	25	225	0	0	235	0	235
Overcrowded—With 1.01–1.5 people per room (and none of the above problems)	180	140	265	75	660	100	125	80	95	400
Housing cost burden greater than 50% of income (and none of the above problems)	3,875	2,220	475	65	6,635	1,735	1,155	595	100	3,585
Housing cost burden greater than 30% of income (and none of the above problems)	540	2,375	3,465	680	7,060	345	1,390	2,500	855	5,090
Zero/negative income (and none of the above problems)	1,355	665	3,715	3,530	8,425	1,055	1,595	4,970	4,570	11,635

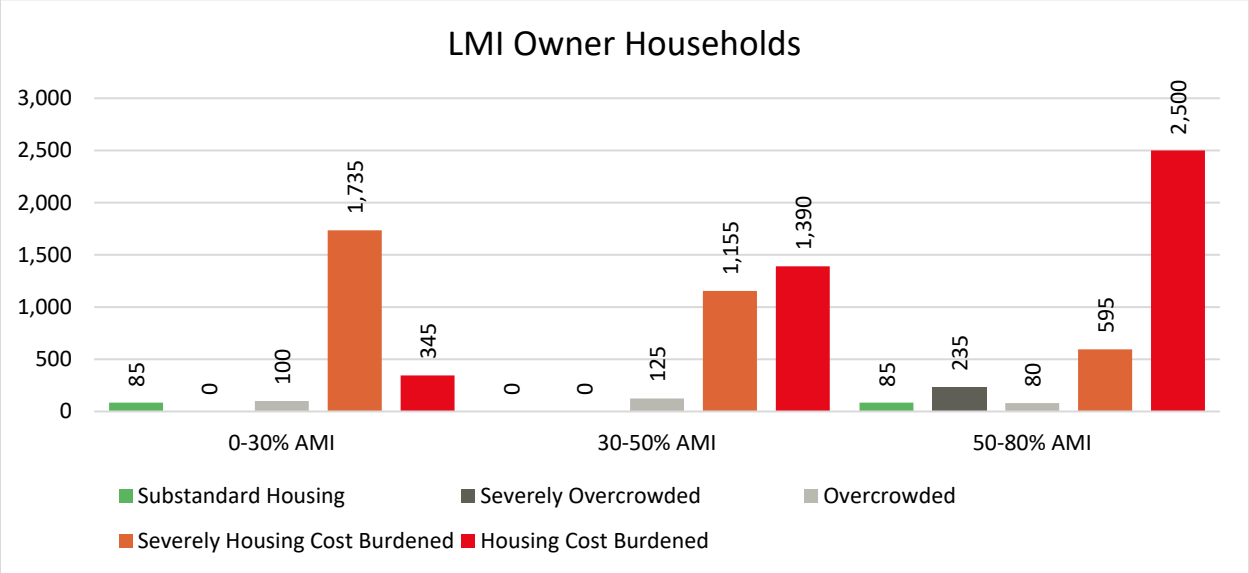
Data Source: *2017–2021 CHAS*

Housing Problems by Tenure

Among LMI renter and owner households, extremely low-income households experienced the greatest share of severe housing cost burden. Figure 1 depicts the number of LMI households experiencing each housing problem by income category. Among renter and owner households, moderate-income households experienced the greatest share of housing cost burden.

Figure 1: Number of Households with Housing Problems by Tenure and Income Category





Data Source: *2017–2021 CHAS*

Severe Housing Problems (households with one or more severe housing problems)

40 percent of LMI renters and 26 percent of LMI owners experienced at least one severe housing problem. Table 10 provides data on severe housing problems in Boise in 2021. Across renter and owner households, extremely low-income households experienced the greatest rate of housing problems (70 percent of renters and 58 percent of owners).

Table 10: Households with Severe Housing Problems

Type of Household	Renter					Owner				
	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
Having one or more of four housing problems	4,350	2,585	985	215	8,135	1,915	1,280	1,000	190	4,385
Having none of four housing problems	1,895	3,040	7,185	4,210	16,330	1,400	2,985	7,465	5,425	17,275
Household has negative income, but none of the other housing problems	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Data Source: *2017–2021 CHAS*

Households with cost burden greater than 30 percent

Elderly households comprised the greatest share of cost-burdened LMI owners, comprising 38 percent of cost-burdened households. Table 11 shows the number of cost-burdened LMI renter and owner households in 2021 by family type. "Other" households, defined as non-family households in which no member is over the age of 62, made up the largest category among cost-burdened LMI renters, comprising 46 percent of cost-burdened households.

Table 11: Cost Burden > 30 Percent

Type of Family	Renter				Owner			
	0–30% AMI	>30–50% AMI	>50–80% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
Small related	155	750	1,115	2,020	65	260	775	1,100
Large related	0	110	145	255	125	200	400	725
Elderly	129	475	705	1,309	140	680	960	1,780

Type of Family	Renter				Owner			
	0–30% AMI	>30–50% AMI	>50–80% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
Other	260	1,225	1,590	3,075	110	320	590	1,020
Total need by income	544	2,560	3,555	6,659	440	1,460	2,725	4,625

Data Source: *2017–2021 CHAS*

Households with cost burden greater than 50 percent

"Other" households made up the largest share of LMI renter households experiencing severe housing cost burden (53 percent), while elderly households comprise the greatest share of LMI owner households experiencing severe housing cost burden (49 percent). Table 12 shows the number of severely cost-burdened LMI renter and owner households in 2021 by family type. Overall, the trends for severe cost burden shown in Table 12 follow the trends of cost burden outlined in Table 11.

Table 12: Cost Burden > 50 Percent

Type of Family	Renter				Owner			
	0–30% AMI	>30–50% AMI	>50–80% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
Small related	790	395	185	1,370	450	310	250	1,010
Large related	300	0	0	300	35	25	10	70
Elderly	900	580	160	1,640	910	655	160	1,725
Other	2,225	1,330	125	3,680	355	210	175	740
Total need by income	4,215	2,305	470	6,990	1,750	1,200	595	3,545

Data Source: *2017–2021 CHAS*

Crowding (more than one person per room)

Overall, crowding accounted for a small portion of total housing problems in Boise. Table 13 outlines the number of renter and owner households that experienced overcrowding by family type in 2021. The family types represented in this table are single families (one family in the household), multiple unrelated families residing in the same household, or non-family households (such as roommates). Among households living in crowded situations, small-family households comprised the majority of overcrowding instances. Additionally, moderate-income households across renter and owner households experienced the greatest rate of crowding.

Table 13: Crowded Households

Type of Household	Renter					Owner				
	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
Single-family households	180	105	365	85	735	140	80	300	70	590
Multiple, unrelated family households	0	50	0	15	65	0	40	14	25	79
Other, non-family households	0	65	15	0	80	0	4	0	0	4
Total need by income	180	220	380	100	880	140	124	314	95	673

***Data** Source: 2017–2021 CHAS*

Overall, 11 percent of LMI households included a child aged six years old or younger. Table 14 outlines the number of LMI households with one or more children aged six or younger in the household by tenure in 2021.

Table 14: Households with Children Under Age Six by Tenure and Income

Type of Household	Renter				Owner			
	0–30% AMI	>30–50% AMI	>50–80% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
Households with children present	830	705	1,120	2,655	200	335	895	1,430

***Data Source:** 2017–2021 CHAS*

Describe the number and type of single-person households in need of housing assistance.

There were 30,027 single-person households in Boise in 2023, representing 30.1 percent of total households. Among single-person households, 10,487 households included a person aged 65 and older living by themselves.

In Ada County, 36 percent of single or cohabiting households did not earn enough to cover the survival budget, which is 10 percent higher than total Ada County households earning less than the survival budget. Data on the number of single households not earning enough to cover the survival budget is not available for the City of Boise.

The survival budget for single-adult households in Ada County is $35,196. To afford the cost of living by themselves, an individual would need to earn $17.16 per hour in Boise.

For many LMI single-person households, the increased cost of living makes it difficult to afford not only housing expenses but also other vital costs.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

The 2023 ACS data indicates that 12.1 percent of Boise's population has a disability, which is lower than Idaho at large (13.8 percent) and the country (13.0 percent). The disability rate is highest for people over the age of 65. Specifically, 21.7 percent of people aged 65 to 74 (4,619 people) have a disability and 41.6 percent of people aged 75 and older (5,597 people) have a disability.

During the consultation process for the Consolidated Plan, community partners noted that LMI households would benefit from increased rental assistance, with several partners specifically mentioning that people with disabilities and seniors have high needs for rental assistance. Legal advocates noted that LMI people with disabilities often need assistance securing housing units suitable to their needs and with legal assistance regarding reasonable accommodations. Lastly, several providers noted issues where people with disabilities are discharged from institutional settings without adequate shelter plans.

In 2023, the Idaho Crime Victim Services Dashboard reported 1,612 adult victims of intimate partner violence, 47 child (under 18) victims of intimate partner violence, 214 adult sexual assault victims, 229 child sexual assault victims, four adult victims of human trafficking, and two child victims of human trafficking in Ada County. In addition, data from the Continuum of Care (CoC) provides insight into the number of victims experiencing homelessness in Boise. In 2025, there were 40 victims fleeing domestic violence in Boise residing in emergency shelter, 30 victims in transitional housing, and eight victims experiencing unsheltered homelessness on the day of the Point-in-Time (PIT) count. Data on the total number of people in Boise who are victims of domestic violence, dating violence, sexual assault, and stalking is difficult to provide, as domestic violence is not always reported.

During the consultation process, community partners described how victims of domestic violence experiencing homelessness often benefit from targeted, trauma-informed victims services and shelter to achieve security and safety. One provider explained how the combination of a lack of affordable transportation and childcare options makes it difficult for victims of domestic violence to secure employment and support their families. Community partners described how victims often need various forms of assistance in addition to housing assistance to remain stably housed.

What are the most common housing problems?

Housing cost burden and severe housing cost burden were the most common housing problems in Boise in 2021, based on CHAS data. Overall, 14.1 percent of total households experienced housing cost burden, and 10.7 percent of total households experienced severe housing cost burden. Additionally, 3.1 percent of total households experienced overcrowding, substandard housing, or severe overcrowding. It is important to note that HUD's definition of substandard housing only includes incomplete kitchen or bathroom

facilities and does not measure the overall condition of units. Among LMI households, 29.4 percent of households experienced housing cost burden and 27.9 percent experienced severe housing cost burden. In addition, 3.7 percent of LMI households experienced overcrowding and 2.1 percent experienced substandard housing.

During the consultation process in the development of the Consolidated Plan, community partners emphasized that rising rents are creating a severe financial burden for many Boise residents, especially seniors and people with disabilities. Community partners identified that a growing number of households are considered "working poor," putting them on the edge of housing instability or homelessness. This theme was echoed in the City's partner survey, which asked respondents to identify the primary housing challenges faced by their clients. Eighty-one percent of respondents indicated that their clients could not afford their monthly rent and other housing expenses, 77 percent indicated that their clients could not locate housing that is affordable, and 65 percent indicated that their clients lack access to transportation.

Are any populations/household types more affected than others by these problems?

CHAS data indicate that certain household types are more affected by housing problems.

- Among total households, **renter households** experienced one or more housing problems at a higher rate than owner households: 43.6 percent of renter households experienced one or more housing problems compared to 18.4 percent of owner households.
- **LMI renter and owner households** experienced housing problems at a greater rate than total households. For example, 10.7 percent of total households experience severe housing cost burden; this figure is 29.4 percent for LMI households. Among LMI renter households, 32.8 percent are severely cost burdened, while this figure is 21.7 percent for LMI owner households.
- **Households including at least one senior** comprised the greatest share of instances of housing cost burden and severe housing cost burden among LMI renter households. Elderly owner households comprised 39 percent of housing cost burden instances and 49 percent of severe housing cost burden instances.

During the consultation process, community partners described the financial burden of obtaining and maintaining housing, particularly for people with disabilities and seniors.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

There were 830 extremely low-income renter households and 200 extremely low-income owner households with children aged six years or younger in Boise, according to 2021 CHAS data. While the exact number of these households experiencing housing cost burden is unavailable, the high prevalence of severe housing cost burden among extremely low-income households indicates that many extremely low-income

households with young children are likely to be severely cost burdened. Severe housing cost burden, coupled with extremely low income, is associated with an increased risk of homelessness.

ALICE data indicate that in 2023, 62 percent of single-female-headed households with children and 52 percent of single-male-headed households with children earned less than the survival budget in Ada County. These figures were 36 and 26 percent higher than the County overall.

In 2024, there were 2,022 people in households with adults and children who experienced homelessness during the year. Of them, 1,517 people in households with adults and children became homeless during that year, according to the 2024 Homeless Management Information System (HMIS) data. More recent data from the 2025 PIT count indicates that 92 people in households with adults with children were residing in emergency shelter or transitional housing on the day of the count, while six people in households with adults and children were living in unsheltered situations. Additionally, these figures were 126 and 5, respectively, on the day of the 2025 PIT count.

While the exact number of families with children at risk of homelessness is difficult to pinpoint, available data indicate that there is a significant need for housing assistance and homelessness services each year. For the past few years, homeless service providers have noted that among the CoC's major shelter gaps are an insufficient number of beds for families with children. Providers also note that there are families with children who choose not to use the shelter systems for a variety of reasons, including barriers to obtaining shelter, risk of families being separated, and mental health concerns. In addition to an ongoing need for more shelter space for families with children, there is also an ongoing need for more affordable housing options to provide permanent housing for families with children exiting the homelessness system.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Boise uses the definition of "at risk of homelessness" defined in the ESG Program Interim Rule and the CoC Program Interim Rule. In general, individuals and families are considered at risk of homelessness if they:

1. Have an annual income below 30 percent of the median family income for the area as determined by HUD.
2. Do not have sufficient resources or support networks to prevent them from moving into an emergency shelter.
3. Meet one of the following conditions:
    a. Moved due to economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance.
    b. Live in the home of another because of economic hardship.

c. Had been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance.
d. Live in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, state, or local government programs for low-income individuals.
e. Live in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or live in a larger housing unit in which there reside more than 1.5 persons per room, as defined by the U.S. Census Bureau.
f. Exit a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution).
g. Otherwise live in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Through data analysis and consultation, the City of Boise identified several housing characteristics linked with housing instability and an increased risk of homelessness. Severe housing cost burden coupled with extremely low income is associated with an increased risk of homelessness. Community partners noted during consultation that rising rents and other expenses have created housing instability among many LMI households. Specifically, wages for many have not kept pace with the increased cost of living. As a result, many LMI households struggle to afford living expenses and have an increased likelihood of housing instability. During focus groups with service providers, community partners noted various housing characteristics contributed to housing instability, including:

- Single-parent households.
- Households living on a fixed income.
- Former refugees and households experiencing language barriers with their landlords.
- Households with no or poor rental or credit history.
- Households with members experiencing a disability and households that have experienced a medical emergency, health issue, or emergency cost.
- Households with someone who previously experienced homelessness.
- Domestic or family violence.
- Youth that have experienced abuse or neglect.

During consultation, community partners emphasized a need for diversion and homelessness prevention services for those at risk of homelessness. Community partners noted that effective diversion strategies are needed to prevent an increase in the city's

unhoused population. In addition, the end of pandemic era prevention and rental assistance programs may mean more households are on the verge of losing their housing.

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.205 (b)(2)

Introduction

This section of the Consolidated Plan assesses the need of groups with certain characteristics that have disproportionately greater need in comparison to the needs of that category as a whole regarding housing problems. Data for this section comes from 2017–2021 CHAS estimates. Listed below are the key findings from this section.

- The data analysis indicates that there are ten instances of disproportionately greater need for housing problems in Boise.
- American Indian/Alaska Native households experienced disproportionate impact in each income category.
- Black/African American households experienced disproportionate impact in three out of four income categories.

HUD defines a disproportionately greater housing need as when a certain group experiences housing problems at a rate over ten percentage points above that of the corresponding income level as a whole. The tables below summarize the percentage of each group experiencing housing problems by HAMFI levels. For this analysis, HAMFI is comparable to AMI.

The four housing problems captured in CHAS data include:

- Housing unit lacks complete kitchen facilities.
- Housing unit lacks complete plumbing facilities.
- Household is overcrowded (more than one person per room).
- Household spends over 30 percent of income on housing costs (i.e., cost burden).

Table 15: Disproportionally Greater Need 0–30 Percent AMI

Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	Total households	% Households with one or more housing problems
Jurisdiction as a whole	7,150	2,410	9,560	75%
White	5,865	1,925	7,790	75%
Black/African American	255	0	255	100%
Asian	140	150	290	48%
American Indian, Alaska Native	105	10	115	91%

Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	Total households	% Households with one or more housing problems
Pacific Islander	0	0	0	0%
Hispanic	640	290	930	69%

Data Source: *2017–2021 CHAS*

Table 16: Disproportionally Greater Need 30–50 Percent AMI

Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	Total households	% Households with one or more housing problems
Jurisdiction as a whole	7,625	2,260	9,885	77%
White	6,225	1,885	8,110	77%
Black/African American	140	0	140	100%
Asian	195	125	320	61%
American Indian, Alaska Native	19	0	19	100%
Pacific Islander	30	0	30	100%
Hispanic	800	170	970	82%

Data Source: *2017–2021 CHAS*

Table 17: Disproportionally Greater Need 50–80 Percent AMI

Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	Total households	% Households with one or more housing problems
Jurisdiction as a whole	7,950	8,685	16,635	48%
White	6,495	7,510	14,005	46%
Black/African American	225	24	249	90%

Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	Total households	% Households with one or more housing problems
Asian	215	145	360	60%
American Indian, Alaska Native	30	10	40	75%
Pacific Islander	30	40	70	43%
Hispanic	740	710	1,450	51%

Data Source: *2017–2021 CHAS*

Table 18: Disproportionally Greater Need 80–100% AMI

Housing Problems	Has one or more of the four housing problems	Has none of the four housing problems	Total households	% Households with one or more housing problems
Jurisdiction as a whole	1,940	8,100	10,040	19%
White	1,670	7,430	9,100	18%
Black/African American	10	35	45	22%
Asian	15	105	120	13%
American Indian, Alaska Native	20	14	34	59%
Pacific Islander	0	0	0	0%
Hispanic	195	340	535	36%

Data Source: *2017–2021 CHAS*

Discussion

Using HUD's definition of disproportionately greater need, analysis of the 2021 CHAS data indicates that there are ten instances of disproportionately greater need for housing problems in Boise. Among households earning less than 30 percent AMI, Black/African American and American Indian/Alaska Native households disproportionately experienced housing problems relative to Boise as a whole. Among households earning between 30–50 percent AMI, Black/African American, American Indian/Alaska Native,

and Pacific Islander households had disproportionately greater needs. Among households earning 50–80 percent AMI, Black/African American, Asian, and American Indian/Alaska Native households disproportionately experienced housing problems, and for households earning 80–100 percent AMI, American Indian/Alaska Native and Hispanic households had disproportionately greater needs. It is important to note that in several cases, the estimated population size was quite small and therefore the estimates may not accurately reflect the needs of the population.

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS – 91.205 (b)(2)

Introduction

This section of the Consolidated Plan assesses the needs of groups with certain characteristics that have disproportionately greater need in comparison to the needs of that category as a whole regarding severe housing problems. Data for this section comes from 2017–2021 CHAS estimates. Listed below are the key findings from this section.

- The data analysis indicates that there are six instances of disproportionately greater need for severe housing problems in Boise.
- Black/African American households experienced disproportionate impact in three out of four income categories.

HUD defines a disproportionately greater housing need as when a certain group experiences housing problems at a rate over ten percentage points above that of the corresponding income level as a whole. The tables below summarize the percentage of each group experiencing housing problems by HAMFI levels. For this analysis, HAMFI is comparable to AMI.

The four severe housing problems captured in CHAS data include:

- Housing unit lacks complete kitchen facilities.
- Housing unit lacks complete plumbing facilities.
- Household is severely overcrowded (more than 1.5 persons per room).
- Household spends over 50 percent of income on housing costs (i.e., severe housing cost burden).

Table 19: Severe Housing Problems 0–30 Percent AMI

Severe Housing Problems*	Has one or more of the four housing problems	Has none of the four housing problems	Total households	% Households with one or more housing problems
Jurisdiction as a whole	6,265	3,295	9,560	66%
White	5,145	2,645	7,790	66%
Black/African American	255	0	255	100%
Asian	65	225	290	22%

Severe Housing Problems*	Has one or more of the four housing problems	Has none of the four housing problems	Total households	% Households with one or more housing problems
American Indian, Alaska Native	95	20	115	83%
Pacific Islander	0	0	0	0%
Hispanic	570	365	935	61%

Data Source: *2017–2021 CHAS*

Table 20: Severe Housing Problems 30–50 Percent AMI

Severe Housing Problems*	Has one or more of the four housing problems	Has none of the four housing problems	Total households	% Households with one or more housing problems
Jurisdiction as a whole	3,865	6,025	9,890	39%
White	3,250	4,860	8,110	40%
Black/African American	65	75	140	46%
Asian	95	230	325	29%
American Indian, Alaska Native	4	15	19	21%
Pacific Islander	30	0	30	100%
Hispanic	390	580	970	40%

Data Source: *2017–2021 CHAS*

Table 21: Severe Housing Problems 50–80 Percent AMI

Severe Housing Problems*	Has one or more of the four housing problems	Has none of the four housing problems	Total households	% Households with one or more housing problems
Jurisdiction as a whole	1,985	14,650	16,635	12%

Severe Housing Problems*	Has one or more of the four housing problems	Has none of the four housing problems	Total households	% Households with one or more housing problems
White	1,430	12,580	14,010	10%
Black/African American	175	70	245	71%
Asian	80	280	360	22%
American Indian, Alaska Native	0	40	40	0%
Pacific Islander	0	70	70	0%
Hispanic	260	1,185	1,445	18%

Data Source: *2017–2021 CHAS*

Table 22: Severe Housing Problems 80–100 Percent AMI

Severe Housing Problems*	Has one or more of the four housing problems	Has none of the four housing problems	Total households	% Households with one or more housing problems
Jurisdiction as a whole	405	9,635	10,040	4%
White	365	8,735	9,100	4%
Black/African American	10	35	45	22%
Asian	0	115	115	0%
American Indian, Alaska Native	0	35	35	0%
Pacific Islander	0	0	0	0%
Hispanic	30	505	535	6%

Data Source: *2017–2021 CHAS*

Discussion

In summary, there are six instances of disproportionately greater need for severe housing problems in Boise. It is important to note that in several cases, the estimated population size was quite small and therefore the estimates may not accurately reflect the needs of

the population. Among households earning less than 30 percent AMI, Black/African American and American Indian/Alaska Native households disproportionately experienced severe housing problems relative to Boise as a whole. Among households earning 30–50 percent AMI, Pacific Islander households had disproportionately greater needs. Among households earning 50–80 percent AMI, Black/African American and Asian households disproportionately experienced severe housing problems, and for households earning 80–100 percent AMI, Black/African American households had disproportionately greater needs.

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS – 91.205 (b)(2)

Introduction

This section of the Consolidated Plan identifies groups with certain characteristics that have disproportionately greater need in comparison to the category as a whole regarding housing cost burdens. Data for this section comes from 2017–2021 CHAS estimates. Listed below are the key findings from this section.

- The data analysis indicates three instances of disproportionately greater need.
- Black/African American households were disproportionately impacted by both housing cost burden and severe housing cost burden.

HUD defines a disproportionately greater housing need as when a certain group experiences housing problems at a rate over ten percentage points above that of the corresponding income level as a whole. HUD also considers a household to be cost-burdened when it spends over 30 percent of income on housing costs, while severe housing cost burden occurs when a household spends over half its income on housing costs.

Overall, 15 percent of total households pay 30–50 percent of household income on housing costs and 11 percent spend more than 50 percent of household income on housing costs, as described in Table 23. When disaggregated, the data indicate three instances of disproportionately greater need:

- 37 percent of all Black/African American households are housing cost-burdened.
- 23 percent of all Black/African American households are severely housing cost-burdened.
- 40 percent of all American Indian/Alaska Native households are housing cost-burdened.

Table 23: Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	≤30%	30–50%	>50%	No/negative income (not computed)
Jurisdiction as a whole	69,785	14,265	10,854	1,505
White	61,020	11,535	9,290	1,110
Black/African American	380	350	215	0
Asian	2,095	410	185	150
American Indian, Alaska Native	120	120	59	0
Pacific Islander	90	30	30	0
Hispanic	4,105	1,400	880	245

Data Source: *2017–2021 CHAS*

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Boise's analysis of housing problems, severe housing problems, and housing cost burden identified 16 instances of disproportionate need by group (described in previous sections). Overall, Black/African American and American Indian/Alaska Native households experienced the most instances of disproportionate need. Black/African American households experienced eight cases of disproportionately greater need while American Indian/Alaska Native households experienced six cases.

If they have needs not identified above, what are those needs?

The CHAS analysis identified the needs of groups with certain characteristics described above. Other sections of the Needs Assessment and Market Analysis outline the needs not identified in this section.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Boise's population is predominantly White, and there are no HUD-designated R/ECAPs in the City. The City's 2025 Analysis of Impediments to Fair Housing Choice (AI) analyzed 2022 ACS data and identified census tracts by the percentage of the population that is people of color. Specifically, they identified census tracts with the largest concentration of people of color in Liberty Park, Morris Hill, and the Northern section of Borah (see Figure 2 in the appendix). The AI also noted that areas with the largest concentration of people living in poverty were Liberty Park, Morris Hill, the Northern section of Borah, the northeast section of Vista, the southwest portion of Downtown, and part of the East End (see Figure 3 in the appendix).

NA-35 PUBLIC HOUSING – 91.205(b)

Introduction

Boise residents can receive housing assistance from the Boise City and Ada County Housing Authorities (BCACHA), which serve city and county residents. Although the Boise City Housing Authority and Ada County Housing Authority are legally separate entities, they operate through a Joint Powers agreement with a shared Board of Commissioners with staff appointed and confirmed by the Mayor and City Council of Boise and the Ada County Commissioners. BCACHA's mission is for its innovative housing programs and partnerships to provide individuals and families with a foundation for stability and resiliency in a vibrant living environment. To achieve this, BCACHA partners with local organizations, agencies, and providers to provide housing opportunities and supportive services for some of the community's lowest-income residents. Listed below are the key findings from this section.

- Boise City Housing Authority (BCHA) manages a portfolio of 160 public housing units, 66 project-based vouchers, and 1,340 tenant-based vouchers.
- On average, the income for assisted households is below 30 percent of AMI for Boise, meaning residents are extremely low-income.
- BCACHA's data reflects a significant and ongoing unmet demand for affordable housing across the jurisdiction.

Overview of Public Housing Portfolio

This section provides an overview of BCACHA's public housing and voucher portfolio in use within Boise. Listed below are the definitions of the types of programs included in this section.

Vouchers

The Section 8 Rental Voucher program provides vouchers to low-income households. Through the voucher program, the tenant pays the landlord 30 percent of the household income in rent, and the public housing authority (PHA) pays the remaining rental balance. Section 8 vouchers can be either project-based or tenant-based.

- Project-based voucher: A Section 8 voucher that must be used at a specific property.
- Tenant-based voucher: A Section 8 voucher that can be used at any private housing that meets the requirements of the Section 8 program.

PHAs also administer special-purpose vouchers, which are distinct from the Section 8 Certificate program. These include:

- Veterans Affairs Supportive Housing (VASH): Offers rental assistance paired with case management and supportive services to eligible veterans experiencing homelessness.
- Family Unification Program (FUP): Provides rental assistance to eligible families with inadequate housing and eligible youth exiting foster care who are homeless or at imminent risk of homelessness.
- Disabled: Offers rental assistance to people with disabilities, which includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition programs.

Mod-Rehab

Also referred to as Moderate Rehabilitation, this program provided project-based rental assistance for low-income families. The program was repealed in 1991, and no new projects have been developed since.

Public Housing

A public housing unit is a rental property owned by the federal government and managed by a PHA for low-income households.

Totals in Use

Currently, BCHA manages a portfolio of 160 public housing units, 66 project-based vouchers, and 1,340 tenant-based vouchers. Table 24 outlines the number of units and vouchers currently in use at the housing authorities by program type

Table 24: Public Housing by Program Type

Program Type									
-	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							VASH	FUP	Disabled*
# of units with vouchers in use			156	1,245	64	1,181	178	0	135

Includes Non-Elderly Disabled, Mainstream 1-Year, Mainstream 5-Year, and Nursing Home Transition,* ***Data Source:* *2025 PHA data*

Characteristics of Residents

On average, the income for assisted households is below 30 percent of AMI for Boise, meaning residents are extremely low-income. Table 25 provides information on the households currently in public housing or utilizing a rental assistance voucher. Recipients of project-based vouchers tended to have the lowest average annual income ($13,041). Public housing residents tended to have the longest average length of stay (7 years).

Table 25: Characteristics of Public Housing Residents by Program Type

Program Type								
-	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							VASH	FUP
Average annual income			$17,590	$15,806	$13,041	$18,570	$17,617	0
Average length of stay			7	5.5	3.0	8.0	5	0
Average household size			1	1.9	1.3	2.5	1.5	0
# Homeless at admission			68	439	64	375	178	0
# of Elderly Program participants (>62)			88	471	36	435	84	0
# of disabled families			143	680	37	643	129	0
# of families requesting accessibility features			11	0	-	-	-	-
# of HIV/AIDS program participants			0	0	-	-	-	-
# of DV victims			0	0	-	-	-	-

Data Source: *2025 PHA data*

Race of Residents

Most public housing residents and voucher recipients are White. Table 26 provides information on demographic characteristics of households by program type.

Table 26: Race of Public Housing Residents by Program Type

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							VASH	FUP	Disabled*
White	-	-	151	1,029	57	972	158	0	116
Black/African American	-	-	1	132	4	128	11	0	10
Asian	-	-	1	28	0	28	1	0	3
American Indian/Alaska Native	-	-	2	35	3	32	4	0	6
Pacific Islander	-	-	1	10	0	10	2	0	0
Other	-	-	0	11	0	11	2	0	0

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition*
***Data Source**: 2025 PHA data*

Ethnicity of Residents

Most public housing residents and voucher recipients are not Hispanic. Table 27 depicts demographic characteristics of households by program type.

Table 27: Ethnicity of Public Housing Residents by Program Type

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							VASH	FUP	Disabled*
Hispanic			8	88	4	84	11	0	10
Not Hispanic			148	1,157	60	1,097	167	0	125

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition*
Data Source: *2025 PHA data*

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

As of April 2026, BCACHA's public housing waitlists are closed for each housing authority. The public housing waitlist for Boise includes 1,300 active applications, while the public housing waitlist for the rest of Ada County has 1,000 applications. The waitlists remain closed due to the high volume of applicants and limited unit turnover, which significantly impacts the time it takes to serve new households. The County's waitlist includes 49 applicants who identified a need for accommodation related to hearing, sight, or mobility. Similarly, the City's waitlist includes 41 applicants with needs for features suitable for people with physical disabilities and seniors. The Housing Choice Voucher (HCV) program waitlist is also currently closed, but with only 400 applicants remaining on the list. BCHA has been actively working through the HCV waiting list—verifying eligibility and issuing vouchers as funding permits—and anticipates reopening the waiting list in late 2026. BCACHA's waitlist data highlights the ongoing demand for units that are physically modified or adaptable to meet the needs of individuals with disabilities.

Given the current funding environment and low attrition rates, the wait time for assistance can be extensive. At this time, BCACHA is awaiting its final HUD budget allocation for FY2026, which will provide greater clarity on the housing authority's leasing capacity moving forward. They will continue to monitor waitlists for accuracy and will make adjustments as funding and program capacity allow.

Most immediate needs of residents of Public Housing and Housing Choice Voucher holders

BCACHA's data reflects a significant and ongoing unmet demand for affordable housing across the jurisdiction. The majority of applicants across all programs are extremely low-income households, with high representation from families with children, seniors, and individuals with disabilities. Many applicants are experiencing housing instability or overcrowded living situations or are at imminent risk of homelessness.

Given this context, the most immediate needs of current public housing residents and HCV participants include access to safe, affordable housing options that are suitable to people with physical disabilities; timely maintenance and unit repairs; and greater access to supportive services such as case management, mental and physical healthcare, and employment supports. HCV participants in particular face significant barriers when searching for units due to rising rents and a lack of available units, especially those large enough for families or suitable for individuals with mobility impairments.

How do these needs compare to the housing needs of the population at large

Many people in the community face high rents and a lack of affordable housing, but those who apply for or live in public housing and HCV programs usually face more severe financial and housing hardships. While the general population may also find it difficult to afford and secure housing, the population at large has much higher incomes and greater access to housing options than those served by BCACHA, who tend to have incomes below 30 percent AMI. Individuals and households currently on a waitlist for housing assistance often have no housing options unless they receive assistance. Their need for

housing is more urgent, and they also struggle with other challenges like access to health care, jobs, and transportation.

NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(c)

Introduction

The NA-40 Homeless Needs Assessment of the Consolidated Plan describes the characteristics and needs of those experiencing homelessness in Boise. The CoC for Boise City and Ada County, Our Path Home (OPH), serves as the regional entity regarding homelessness. In this role, OPH operates a local Coordinated Entry (CE) system, coordinates local PIT counts, and plans local homelessness response strategies. OPH provided data from recent PIT counts and HMIS for this section. Listed below are the key findings from this section.

- In 2025, 772 people experienced homelessness in Boise on the day of the PIT count, while 5,583 people experienced homelessness at some point during 2024.
- Of these individuals, 646 were sheltered (83.7 percent) and 126 were unsheltered (16.3 percent). While there is annual fluctuation each year, the overall sheltered and unsheltered counts have increased over time.
- During consultation, community partners describe a need for dedicated services for people experiencing homelessness, including victims of domestic violence, people with mental illness, chronically homeless individuals, and people with SUDs.

CoC Data Sources

HUD requires CoCs to collect data on program enrollment, client demographics, and overall system performance. One source of information on people experiencing homelessness is the PIT count, which is a census of the number of sheltered and unsheltered people experiencing homelessness on a single night in January. While conducting the PIT count, CoCs also count the inventory and utilization of shelter beds for people experiencing homelessness for the Housing Inventory Count (HIC). Together, PIT and HIC data provide a useful snapshot of people experiencing homelessness and the utilization of available resources on a given day.

Another useful source of CoC data is HMIS, which CoCs use to record client-level data and information on the utilization of housing, shelter, and services for individuals and families experiencing homelessness. Whereas PIT data provides a snapshot of needs on a given day, HMIS data provides information on people experiencing homelessness and resources over time.

Definition of Homelessness

CoCs use a specific definition of "homeless" that determines whether someone is eligible to receive CoC-funded housing, shelter, and services. An individual or family is considered homeless if they fall into at least one of the following categories:

- Literally homeless: The individual or family lacks a fixed, regular, and adequate nighttime residence. For example, they live in a place not meant for human habitation such as a car, park, or public place.

- At imminent risk of homelessness: The individual or family will imminently lose their primary nighttime residence, does not have another residence identified, and does not have the resources or support networks to find permanent housing.
- Fleeing or attempting to flee domestic violence: The individual or family who is experiencing trauma or a lack of safety related to, or fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous, traumatic, or life-threatening conditions related to the violence against the individual or a family member in the individual's or family's current housing situation, including where the health and safety of children are jeopardized.

Homeless Needs Assessment

In 2024, there were 126 people experiencing unsheltered homelessness and 646 people experiencing sheltered homelessness in Boise. This section provides information on the demographics of people experiencing homelessness throughout Boise to better understand the nature and needs of the population. Table 28 provides the results of the 2025 PIT count, as well as 2024 data from HMIS from January 1 to December 31, 2024. For both types of homelessness, households with adults only were the most common household type.

Table 28: Homeless Needs Assessment

Population	Estimate the # of persons experiencing sheltered homelessness on a given night (2025 PIT Counts)	Estimate the # of persons experiencing unsheltered homelessness on a given night (2025 PIT Counts)	Estimate the # experiencing homelessness each year (2024 HMIS)	Estimate the # becoming homeless each year (2024 HMIS)	Estimate the # exiting homelessness each year (2024 HMIS)	Estimate the # of days people experience homelessness (average length of time homeless from 2024 HMIS)
Persons in households with adult(s) and child(ren)	6	92	2,022	1,517	566	106
Persons in households with only children	2	1	N/A	N/A	N/A	N/A
Persons in households with only adults	118	553	3,561	2,671	285	142
Chronically homeless individuals	75	124	720	N/A	58	N/A
Chronically homeless families	1	6	64	N/A	18	N/A
Veterans	16	88	367	275	143	277
Unaccompanied youth	9	38	471	353	47	82
Persons with HIV/AIDS	2	0	14	11	1	N/A

Data Source: *2025 PIT Count; 2024 BCAC Demographic Dashboard (HMIS)*

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

In 2024, 4,188 people became homeless in Boise, while 851 people exited homelessness, according to HMIS data. The 2024 HMIS data for Boise provides estimates for the number of people becoming homeless and exiting homelessness over the calendar year by subpopulation. The CoC publishes various publicly available data dashboards on people served and performance metrics.

Nature and Extent of Homelessness

Most people experiencing homelessness were White and not Hispanic. Table 29 provides estimates on the demographics of people experiencing homelessness in Boise, according to the 2025 PIT.

Table 29: Nature and Extent of Homelessness

Race	# People Sheltered	# People Unsheltered
White	490	83
Black or African American	38	3
Asian	10	1
American Indian or Alaska Native	22	15
Native Hawaiian/Other Pacific Islander	N/A	N/A
Multiracial	30	6
Unknown/Missing	56	18
Total	646	126

Ethnicity	# People Sheltered	# People Unsheltered
Hispanic	90	6
Not Hispanic	556	120
Total	646	126

Data Source: *2025 PIT Count.*

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In 2024, there were 2,022 people in households with adults and children who experienced homelessness during the year. The 2024 HMIS data on the number of families with children (under age 18) provides insight into the number of households with adults and children

becoming homeless each year. Of them, 1,517 people in households with adults and children became homeless during that year. More recent data from the 2025 PIT count indicates that 92 people in households with adults with children were residing in emergency shelter or transitional housing on the day of the count, while six people in households with adults and children were living in unsheltered situations. These figures were 126 and 5, respectively, on the day of the 2025 PIT Count.

While the exact number of families with children at risk of homelessness is difficult to pinpoint, available data indicate that there is significant need for housing assistance and homelessness services each year. For the past few years, homeless service providers have noted that among the CoC's major shelter gaps are an insufficient number of beds for families with children. Providers also note that there are families with children that choose not to use the shelter systems for various reasons, including barriers to obtaining shelter, risk of families being separated, and mental health concerns. In addition to an ongoing need for more shelter space for families with children, there is also an ongoing need for more affordable housing options to provide permanent housing for families with children exiting the homelessness system.

The 2024 HMIS data indicate that 367 veterans were homeless, with 275 becoming homeless during the year. The 2025 PIT count recorded 16 unsheltered veterans and 88 sheltered veterans on the day of the count. This represents a slight increase in the unsheltered count and a decrease from the sheltered count from the previous year (11 and 108, respectively).

Finally, high-risk populations are represented among those experiencing homelessness. In 2024, 7 percent of people experiencing homelessness were victims of domestic violence, 15 percent reported mental illness, and 8 percent reported substance abuse.

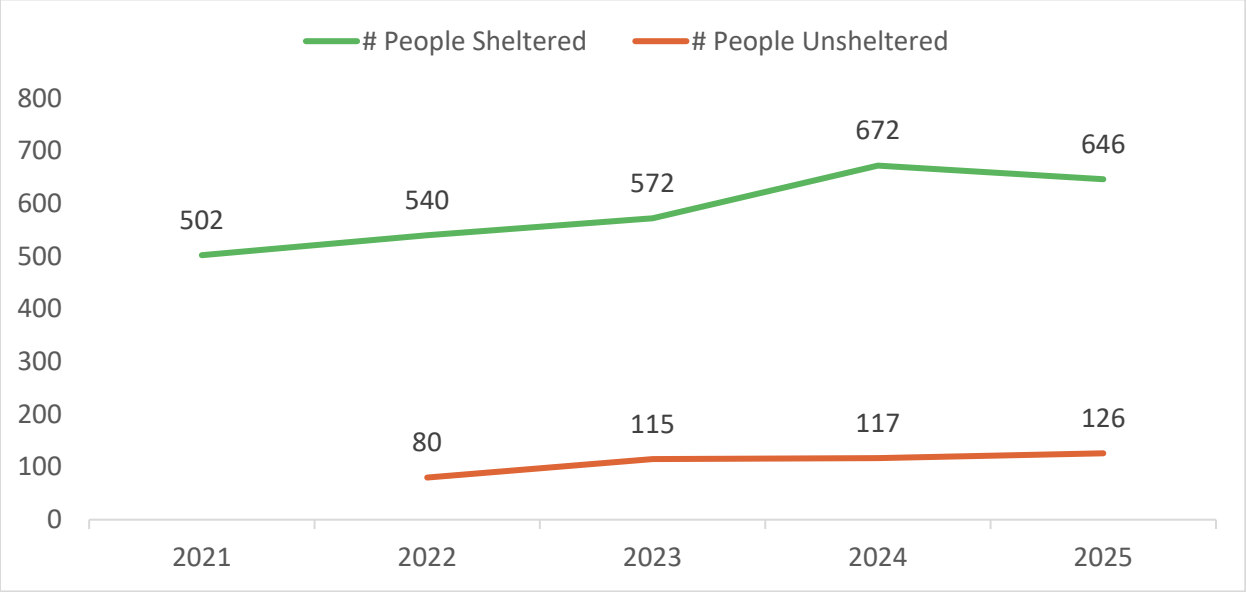
Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Overall, the majority of people experiencing sheltered and unsheltered homelessness were White. The 2025 PIT data provides information on the demographics of people experiencing homelessness. Specifically, among those experiencing sheltered homelessness, 75.9 percent were White, 5.9 percent were Black/African American, and 4.6 percent were multiracial. Among people experiencing unsheltered homelessness, 65.9 percent were White, 11.9 percent were American Indian/Alaska Native, and 4.8 percent were multiracial.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In 2025, there were 772 people experiencing homelessness on the day of the PIT count. Of these individuals, 646 were sheltered (83.7 percent), and 126 were unsheltered (16.3 percent). Figure 4 compares the unsheltered and sheltered counts from the PIT over the past few years. While there is annual fluctuation each year, the overall sheltered and unsheltered counts have increased over time.

Figure 4: Number of Sheltered and Unsheltered People from the PIT Count 2021–2025



Data Source: 2021–2025 PIT Counts

Consultation Themes

While PIT and HMIS data provide valuable information on the nature of homelessness, the consultation process provided additional insight into the context and challenges experienced by both the homelessness response system and the people it serves. The following key trends summarize challenges experienced by people experiencing homelessness. MA-30 provides additional trends regarding the homelessness response system. Key points are described below.

- Homelessness has increased over the past two years. Community partners noted that instances of homelessness have increased in the post-pandemic years, and there are individuals and households that do not access shelter for reasons including separation of families, partners, and people from their pets; impact of congregate shelter on mental health; and general fear and discomfort with the shelter system.
- High-risk populations are represented among those experiencing homelessness. Providers described that people with high needs, including victims of domestic violence, people with mental illness, chronically homeless individuals, and people with SUDs, are present among the homeless population and need shelter spaces, permanent housing options, and services that can appropriately serve them.
- The subpopulations of people experiencing homelessness are changing. Homelessness providers report serving more seniors, youth, and young adults. For certain groups, such as families with children and youth, there are not enough dedicated shelter beds to meet current needs.

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.205 (b,d)

Introduction

The NA-45 screen describes the housing and service needs of special needs populations. Listed below is the key finding from this section.

- Community partners and community members emphasize the need for increased housing and supportive services for certain subpopulations, including people experiencing homelessness, victims of domestic violence, veterans, people with disabilities, and people at risk of homelessness.

Special needs populations include people who may not be experiencing homelessness but require housing and supportive services. For many, those with special needs can have lower incomes and face challenges in finding and securing affordable housing opportunities. This section describes the housing and service needs of the following special needs populations:

- Elderly: Defined as aged 62 and older.
- Frail elderly: Defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework. CHAS data considers an individual aged 75 and over as frail elderly.
- Persons with disabilities: Defined as those with mental, physical, or developmental disabilities.
- Persons with SUDs: Defined as the recurrent use of alcohol and/or drugs which causes significant impairment, such as health problems, disability, and the failure to meet major responsibilities at work, school, or home.
- Victims of domestic violence, dating violence, sexual assault, stalking, or human trafficking: Defined as persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.
- People with HIV/AIDS: Defined as people living with HIV/AIDS and their families.
- Veterans: Defined as any person who has served at least one day in the military with any discharge type.
- Youth and young adults: Includes individuals under age 18 and those aged 18 to 24.

Describe the characteristics of special needs populations in your community:

Elderly/Frail Elderly

There are 44,469 people in Boise aged 62 and over who are elderly (2023 ACS data). Of these individuals, 14,485 are aged 75 and older and are frail elderly. Among people aged 65 and older, 2,521 people live below the federal poverty line, which suggests they may benefit from housing assistance. ACS data also indicates that 1,506 people aged 65 and older who live below the federal poverty level also live alone and may need assistance aging in place.

People with Disabilities

Boise's population has a disability rate of 12.1 percent, which is lower than Idaho at large (13.8 percent) and the country (13.0 percent), according to 2023 ACS data. The disability rate is highest for people over the age of 65. Specifically, 21.7 percent of people aged 65 to 74 (4,619 people) have a disability, and 41.6 percent of people aged 75 and older (5,597 people) have a disability. The three most common disability types are cognitive difficulty (12,501 people), ambulatory difficulty (10,201 people), and independent living difficulty (9,034 people).

Persons with Substance Use Disorders

Data on the number of people with SUDs in Boise is not readily available; however, 2023 data from the National Survey on Drug Use and Health (NSDUH) for Idaho provides insight into the percentage of people with substance use, alcohol use, drug use, and opioid use disorders across the state. **In 2023, among Idahoans aged 12 and over, 17.4 percent had a SUD, 10.6 percent had alcohol use disorder, 10.0 percent had drug use disorder, and 1.9 percent had opioid use disorder**. The percentage of individuals with SUD, alcohol use disorder, and drug use disorder was noticeably higher for people aged 18 to 25 at 26.2 percent, 16.1 percent, and 18.2 percent, respectively. The highest age category for opioid use disorder was for individuals aged 26 and over.

This data also indicates that 8.8 percent of Idahoans aged 18 and over had co-occurring SUD and any mental illness during the year. This figure was highest for the age 18 to 25 cohort at 15.5 percent.

Victims of Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

Data from the Idaho Crime Victim Services Dashboard provides information from three major sources (crime reported to law enforcement, clients served at federally funded victim service agencies, and community demographics) to paint a more detailed picture of community needs. **The dashboard indicates that in 2023, there were 1,612 adult victims of intimate partner violence, 47 child (under 18) victims of intimate partner violence, 214 adult sexual assault victims, 229 child sexual assault victims, four adult victims of human trafficking, and two child victims of human trafficking in Ada County**. The dashboard indicates that in 2023, there were 13 federally funded victims service agencies in Ada County providing a range of services such as housing, transportation, legal assistance, crisis intervention, and medical assistance to victims.

People with HIV/AIDS

Data from the Centers for Disease Control and Prevention (CDC) on the prevalence of HIV and AIDS indicates that the number of cases and rates per 100,000 people have increased noticeably from 2022 to 2023. Figure 5 in the appendix depicts the number of cases and rates for HIV and AIDS for the Boise metro area from 2019 to 2023. The rate of HIV per 100,000 people jumped from 33.1 in 2022 to 62.5 in 2023. Similarly, the rate of AIDS increased from 10.8 in 2022 to 24.6 in 2023.

Veterans

There are 14,088 veterans in Boise, which is 7.4 percent of the population (2023 ACS data). The most populous age cohort among veterans is between the ages of 34 and 54, representing 3,308 people (23.8 percent of veterans). The second-largest age cohort is veterans aged 75 years and over, which accounts for 3,303 people (23.4 percent of veterans). Among Boise veterans, 868 (6.3 percent) are living below the federal poverty line, and 3,543 (25.7 percent) have a disability.

Youth and Young Adults

There are 43,849 people under age 18 and 26,059 people aged 18 to 24 in Boise (2023 ACS data); 12.5 percent of individuals under age 18 live below the federal poverty line (5,495 people), and 23.1 percent of individuals aged 18 to 24 live below the federal poverty line (6,027 people). JEMfriends, a non-profit organization supporting at-risk youth in Boise, estimates that 80 youth age out of foster care every year in Idaho.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly/Frail Elderly and People with Disabilities

Community partners consulted during the planning process noted that LMI households would benefit from increased rental assistance, with several partners specifically mentioning that people with disabilities and seniors have high needs for rental assistance. Other community partners described how low-income seniors need assistance aging in place, and LMI homeowners need help with the rehabilitation of older units to maintain their properties and remain stably housed. Public service providers described how seniors and people with disabilities often need assistance with housing, transportation, internet connectivity, medical services, utility assistance, and food assistance. Legal advocates noted that LMI people with disabilities often need assistance securing housing units suitable to their needs and with legal assistance regarding reasonable accommodations. Lastly, several providers noted issues where people with disabilities are discharged without adequate shelter plans from institutional settings.

Persons with SUD

The 2023 NSDUH data indicate that 20.2 percent of Idaho residents aged 12 and over needed SUD treatment during the year, such as inpatient treatment/counseling, outpatient treatment/counseling, medication-assisted treatment, telehealth treatment, or treatment received in a prison, jail, or juvenile detention facility. Despite this, 73.7 percent of Idahoans aged 12 and over who need SUD treatment did not receive it.

The 2023 NSDUH data indicate that 26.7 percent of Idaho residents over the age of 18 reported a mental illness in the last year, while 6.9 percent of residents reported a serious mental illness in the past year. Among Idahoans in need of mental health treatment, 27.2 percent aged 18 and over received mental health treatment in 2023, while this figure was 33.3 percent for individuals between 18 and 25 and 26.2 percent for individuals aged 26 and over.

Community partners consulted during the planning process noted that high-risk populations, including people with mental health concerns and those with SUDs, are represented among people experiencing homelessness. Oftentimes, these subpopulations need targeted supportive services and housing assistance to help them secure stable housing and maintain progress. Other community partners described how mental health and SUD are on the rise and that helping connect individuals to affordable treatment options is crucial; however, partners have noted the decline in available resources serving people with SUDs.

Victims of Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking

Community partners consulted during the planning process described how victims of domestic violence experiencing homelessness often benefit from targeted, trauma-informed victims services and shelter to achieve security and safety. Other partners mentioned how their organizations have witnessed an increase in domestic violence victims, mental health concerns, and housing instability in recent years. One provider explained how the lack of affordable transportation and childcare options makes it difficult for victims of domestic violence to secure employment and support their families.

People with HIV/AIDS

Among the service providers consulted during the development of the Consolidated Plan, some noted that people living with HIV/AIDS often have higher medical needs than other populations. Community partners described that people with HIV/AIDS would benefit from improved access to medical services and stronger relationships between shelter providers and medical providers. For those at risk of HIV, community partners also noted that prevention services are crucial to preventing the spread of the virus.

Veterans

Regarding supportive services, partners explained that veterans often have complex, co-occurring medical needs that can impact their interactions with landlords and employers. Among veterans experiencing homelessness, key supportive service needs include life skills training, financial literacy, and legal services. Community partners noted that in recent years, Boise has received more HUD-VASH vouchers to provide housing assistance to veterans, which has helped lower the number of veterans experiencing chronic homelessness.

Youth and Young Adults

During the consultation process for the Consolidated Plan, partners described that there are few housing and shelter opportunities targeted to youth and young adults. In Idaho, it is illegal for youth to run away from home, which creates barriers to meeting the housing, shelter, and service needs of the population. There is also no state focus on assisting youth exiting foster care. Without an adequate supportive system, youth exiting foster care or the homelessness response system face significant challenges in securing and maintaining housing.

Community partners also noted the need for educational programs and training opportunities geared toward helping youth and young adults gain the education and skills to secure jobs paying a livable wage. Others spoke of the need for youth and young adult community facilities and programs. Some community partners described the need for increased access to recreational facilities, parks, and programs that offer activities and training opportunities for youth and young adults. One provider noted how juvenile crime has increased post-pandemic and how social activities are needed to provide positive outlets for youth to prevent them from entering the justice system.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area

The City of Boise does not receive Housing Opportunities for Persons with AIDS (HOPWA) funds from HUD. See above for information on the size and characteristics of people with HIV/AIDS.

If the PJ will establish a preference for a HOME Tenant-Based Rental Assistance (TBRA) activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City does not plan on allocating HOME funds for TBRA.

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215 (f)

The NA-50 section of the Consolidated Plan describes the public facilities, public infrastructure, and public services needs of Boise. Listed below are the key findings from this section.

- Community partners and community members identified a need for improved public safety and pedestrian/bicycle safety infrastructure.
- Community partners and community members identified a need for young adult community facilities and programs.
- Stakeholders and community members identified a need for various public services, particularly for people experiencing or at risk of experiencing homelessness.

The City organized a comprehensive consultation process to gather information for the development of the Consolidated Plan. This included facilitating one-on-one consultation sessions with partner organizations that work with or have knowledge of the needs of LMI populations, distributing a community survey to residents that received 1,560 complete responses, sending out a partner survey that collected 32 complete responses from community partners, facilitating two focus group sessions for residents and one for nonprofit providers, and facilitating four focus group sessions targeted at underrepresented populations, such as people currently experiencing homelessness/with lived experience and low-income seniors. Together, this information provided valuable input for the Consolidated Plan.

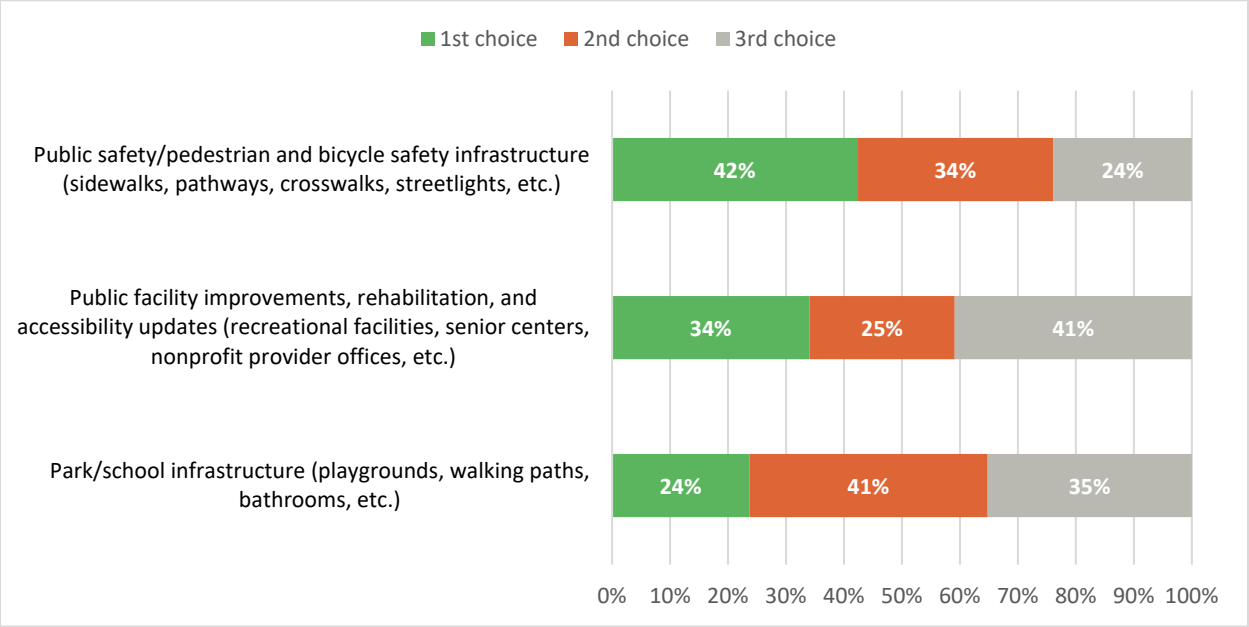
Describe the jurisdiction's need for Public Facilities:

Community Survey

The community survey asked respondents to rank the need for broad types of public facility and infrastructure improvements eligible under the CDBG program. Figure 6 depicts the percentage of respondents who selected each option as their first to third choice. **Based on the average weighted score, respondents ranked the eligible categories as:**

1. Public safety/pedestrian and bicycle safety infrastructure (sidewalks, pathways, crosswalks, streetlights, etc.).
2. Public facility improvements, rehabilitation, and unit updates for people with physical disabilities and seniors (recreational facilities, senior centers, nonprofit provider offices, etc.).
3. Park/school infrastructure (playgrounds, walking paths, bathrooms, etc.).

Figure 6: Resident Prioritization of Public Facility and Infrastructure Improvements



Data Source: *2025 Community Consolidated Plan Survey*

Stakeholder Consultations and Focus Groups

During the consultation process, the City asked partners about various public facility needs in Boise. Some partners described a need for youth and young adult community facilities and programs. Specifically, community partners noted the need for increased access to recreational facilities, parks, and programs that offer activities and training opportunities for youth and young adults. One provider noted how juvenile crime has increased post-pandemic and how positive social activities are needed to provide positive outlets for youth to prevent them from entering the justice system. Another provider described how young people in particular are struggling with the cost of living and establishing their own households. As a result, the provider has adjusted their training program target age from 16 to 20 to 16 to 24 to meet community needs.

How were these needs determined?

Boise identified public facility needs by gathering information from the community and partner organizations through consultation sessions, focus groups, and two surveys.

Describe the jurisdiction's need for Public Improvements:

Community Survey

The community survey asked respondents to rank the need for broad types of public facility and infrastructure improvements eligible under the CDBG program. **As mentioned above, respondents indicated that public safety and pedestrian improvements such as sidewalks, pathways, crosswalks, and streetlights were their top priorities.**

Stakeholder Consultations and Focus Groups

During the consultation process, the City asked partners about various public infrastructure needs in Boise. Multiple community partners noted that transportation options are limited in Boise while others highlighted the need for improved pedestrian and bicyclist safety. **Overall, partners described a need for adequate transportation to better connect residents to jobs, shopping, and amenities**.

How were these needs determined?

Boise identified public improvement needs by gathering information from community members and partner organizations through consultation sessions, focus groups, and two surveys.

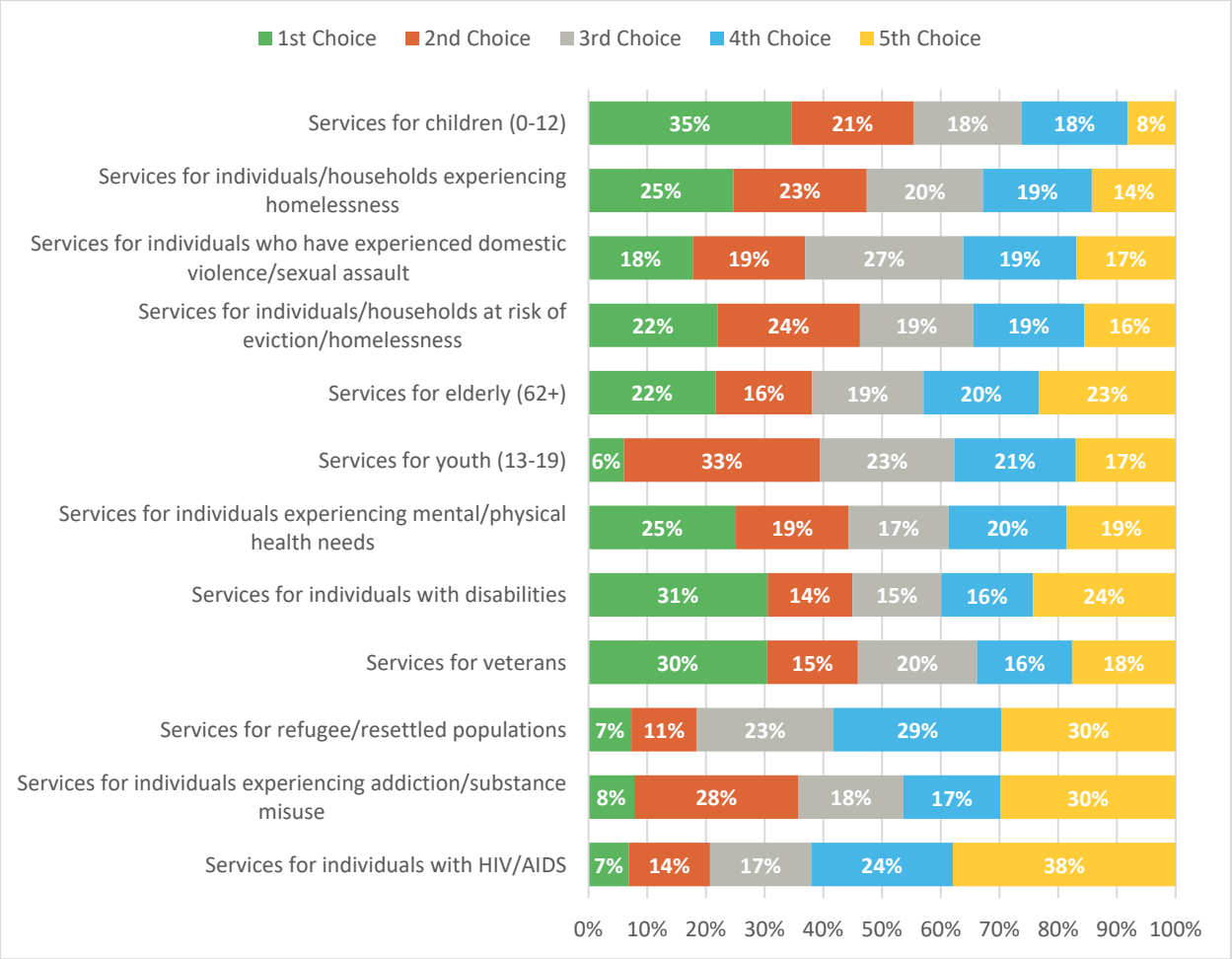
Describe the jurisdiction's need for Public Services

Community and Partner Surveys

The community survey asked respondents to identify the top five supportive service needs in their community. Figure 7 depicts the percentage of respondents who selected the listed services as their first to fifth choice for most-needed supportive services in their community for specific populations**. Based on the average weighted score, residents indicated that the top five most-needed supportive services are:**

1. Services for children (0–12 years old).
2. Services for individuals/households experiencing homelessness.
3. Services for individuals who have experienced domestic violence/sexual assault.
4. Services for individuals/households at risk of eviction/homelessness.
5. Services for elderly people (62+ years old).

Figure 7: Resident Prioritization of Supportive Services for Specific Populations



Data Source: *2025 Community Consolidated Plan Survey*

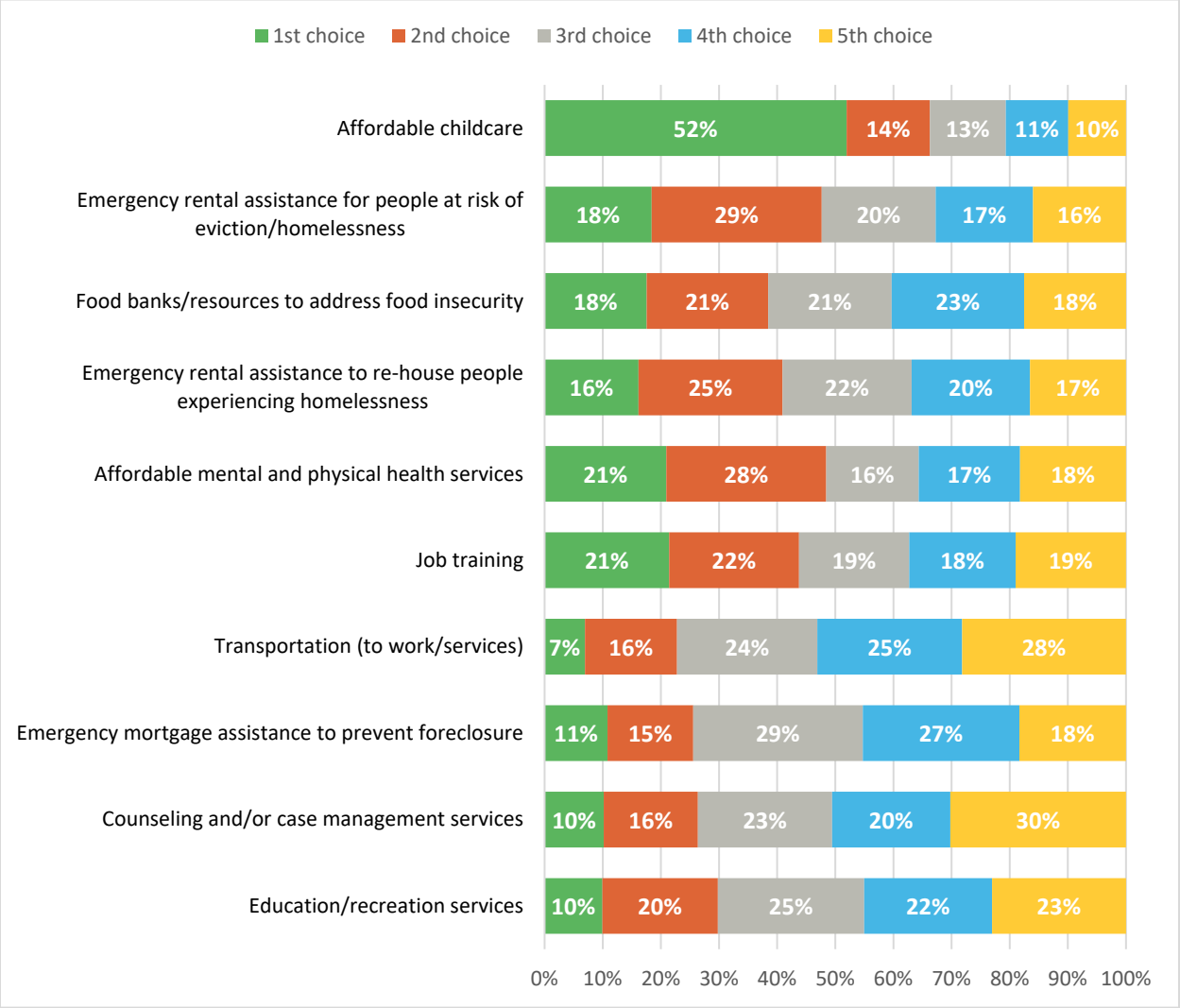
Notably, the list of the top five most-needed supportive services was the same when the City analyzed survey results for only respondents who indicated they were financially strained.

The community survey also asked respondents to identify the top five types of supportive services needed in their community. Figure 8 depicts the percentage of respondents who selected the listed services as their first to fifth choice for most-needed types of supportive services in their community**. Based on the average weighted score, residents indicated that the top five most-needed types of supportive services are:**

1. Affordable childcare.
2. Emergency rental assistance for individuals/households at risk of eviction/ homelessness.
3. Food banks/resources to address food insecurity.
4. Emergency rental assistance to re-house individuals/households experiencing homelessness.

5. Affordable mental and physical health services.

Figure 8: Resident Prioritization of Types of Supportive Services



Data Source: *2025 Community Consolidated Plan Survey*

Similarly to Figure 7, the list of the top five most-needed types of supportive services was the same when the City analyzed survey results for only respondents who indicated they were financially strained.

The partner survey asked a similar question to community partners to gauge the level of need for various types of services by population. **Based on the average weighted score, partners indicated that the following services were most needed in the community:**

1. Services for individuals/households experiencing homelessness.
2. Services for individuals/households at risk of eviction/homelessness.
3. Services for individuals who have experienced domestic violence/sexual assault.
4. Services for individuals experiencing mental/physical health needs.

5. Services for individuals with disabilities.

The partner survey also asked respondents to rank public services according to the urgency of community need. **Based on the average weighted score, community partners indicated that the top five most-needed types of services are:**

1. Affordable childcare.
2. Emergency rental assistance to re-house individuals/households experiencing homelessness.
3. Emergency rental assistance for individuals/households at risk of eviction/ homelessness.
4. Affordable mental and physical health services.
5. Transportation to work and services.

Notably, both surveys identified that services for people experiencing homelessness, those at risk of eviction, and individuals experiencing domestic violence are top-needed services for specific populations in the community. In addition, both surveys identified affordable childcare as the highest priority community need.

Stakeholder Consultations and Focus Groups

During the consultation process, the City asked partners about various public service needs in Boise. **Several community partners provided input highlighting the following needs:**

- There are critical service needs for mental health, behavioral health support, financial management skills, transportation assistance, childcare, and food assistance.
- Seniors, victims of domestic violence, people at risk of homelessness, people experiencing homelessness, veterans, and people with disabilities have high public service needs.
- There is a need for sustainable funding sources to ensure populations can have access to the public services they need.
- There is a need for adaptive driving programs and transportation services for people with disabilities.

During the focus group sessions, the City heard from underrepresented individuals, including seniors, people with disabilities, and people experiencing homelessness. Through these sessions, the City noted the following themes:

- Seniors would benefit from transportation assistance to access essential services and amenities, including banks, grocery stores, and post offices. Several individuals noted that such services have relocated to more affordable locations in the City, which places them farther away from senior housing developments. Without affordable transportation options suitable to their needs, seniors can feel isolated and dislocated from vital services. Several seniors also noted issues with accessing

services digitally and reported feeling isolated without human support to assist them with digital platforms.

- People who had experienced homelessness but were receiving housing assistance noted that steep rent increases have significantly raised the cost of housing over the past few years. For those on fixed or low incomes, high housing costs pose a threat to remaining stably housed. Others noted that proving rental and credit histories can be an obstacle to securing housing following periods of homelessness.
- People currently experiencing homelessness noted issues of where to exist during the day since they needed to leave shelter spaces in the morning but were not welcome in many public spaces.

Data Analysis

In developing the Consolidated Plan, the City reviewed existing reports, studies, and plans and identified the following additional public service needs.

- Food insecurity is worsening in Ada County. Feeding America's Map the Meal Gap report found that 10.8 percent of Ada County's population (55,120 people) experienced food insecurity in 2023.
- Mental and behavioral health conditions are a concern. A 2024 State of Mental Health in America report found that Idaho ranked 45 out of 51 in the nation in terms of the overall prevalence of mental and behavioral health illness and access to services.
- Childcare costs are higher in Ada County than in Idaho at large. Using a survival budget, United for ALICE found that the monthly cost of childcare was $817 for an infant (aged 0–2 years), $769 for a preschooler (aged 3–4 years), and $288 for a school-aged child (aged 5–17 years) in Ada County in 2023. These estimates are all higher than the estimates for Idaho at large for the same categories.
- LMI households need a variety of forms of legal assistance. The 2024 housing case data from Idaho Legal Aid Services indicates that the organization served 190 clients during the year. Of these clients, 101 clients were people with disabilities, 18 clients were homeless, 10 were domestic violence survivors, and 10 were living in temporary arrangements such as doubling up with family/friends or living in a motel. The two most common case types in 2024 were for eviction legal assistance (53 clients) and help with security deposits (22 clients). Overall, the organization assisted clients with various legal needs.

How were these needs determined?

Boise identified public service needs by gathering information from the community and partner organizations through consultation sessions, focus groups, and two surveys, as well as existing plans, reports, and studies.

MARKET ANALYSIS

MA-05 OVERVIEW

Market Analysis Overview

The Market Analysis of the Consolidated Plan describes the housing market, economic, and community development factors impacting LMI people and communities in Boise. This analysis is based on quantitative data and supplemented with information gathered through consultation sessions and surveys. The key themes identified in this section help to inform the Strategic Plan, which outlines how the City will use its CDBG and HOME funds over the next five years.

Similar to the Needs Assessment, the Market Analysis utilizes two primary data sources: the 2019–2023 ACS and 2017–2021 CHAS. This section also summarizes information from other existing reports, studies, and plans as well as input from the stakeholder survey, community survey, and consultation sessions to better understand recent trends impacting the region.

Key Trends Identified in the Market Analysis

Affordable Housing

- In 2023, Boise had an estimated 104,833 residential units.
- From 2013 to 2023, the number of residential units in Boise increased by 14 percent.
- Community partners note that housing construction has added thousands of units to the market but has slowed in recent years due to higher interest rates.
- Boise needs an estimated 15,512 new housing units for permanent residents by 2033 and an additional 4,682 rehabilitated units. Housing demand is highest for households earning less than 80 percent AMI.
- Affordable housing developers do not have sufficient subsidies available to finance their developments.
- From 2012 to 2023, median home values increased by 156 percent, and median contract rents increased by 79 percent.
- Forty-three percent of owned units and 39 percent of rental units were built prior to 1980, which could require rehabilitation.

Homelessness

- There are 1,424 beds available to serve people experiencing homelessness in Boise and Ada County.
- From 2021 to 2025 available permanent supportive housing beds decreased by 24 percent. In that span, emergency shelter, transitional housing, and rapid-rehousing beds available increased.
- Despite some lower utilization rates in various shelters, there are generally not enough low-barrier shelter beds to support people experiencing homelessness,

including beds for families with children to stay together, households fleeing domestic violence, and individuals with severe service needs (especially those with medical and behavioral health issues).

Community and Economic Development

- Pedestrian and bicyclist safety is a major concern in Boise among community partners and community members.
- Transportation options in Boise are limited and contribute to high costs for households.
- Transportation issues exacerbate other issues. As many households look for more affordable housing options farther from Boise, this makes it harder for them to access available services and opportunities.
- Transportation issues need to be addressed regionally by multiple partners and agencies in the Treasure Valley.

MA-10 NUMBER OF HOUSING UNITS – 91.210(a)&(b)(2)

Introduction

The MA-10 section provides insight into the number and characteristics of housing units in Boise. Listed below are the key findings from this section.

- In 2023, Boise had 104,833 residential units (occupied and unoccupied).
- The City estimates that it will need 15,512 new housing units by 2033 and an additional 4,682 rehabilitated units, with housing demand being the highest for units affordable to LMI households.
- Housing construction has added thousands of units to the market in the past five years, including 1,108 subsidized units.
- During consultation sessions, housing developers noted the need for more project-based vouchers, private activity bonds, and other tools to offset acquisition and development costs to keep developments affordable.

All residential properties by number of units

In 2023, Boise had 104,833 residential units (occupied and unoccupied). Table 30 provides data on the number of residential units by property type and indicates that among total residential units, 65 percent are one-unit detached structures, also known as single-family homes. From 2013 to 2023, the number of residential units in Boise increased by 14 percent or 12,828 units.

Table 30: Residential Properties by Unit Number

Property Type	Number	%
1-unit detached structure	68,052	65%
1-unit, attached structure	7,019	7%
2–4 units	8,802	8%
5–19 units	8,722	8%
20 or more units	8,647	8%
Mobile Home, boat, RV, van, etc.	3,591	3%
Total	104,833	100%

Data Source: *2019–2023 ACS*

Unit Size by Tenure

Most owner-occupied units (84 percent) had three or more bedrooms, while 44 percent of renter-occupied units had two bedrooms. Table 31 presents data on the unit size of the 99,616 occupied housing units in Boise.

Table 31: Unit Size by Tenure

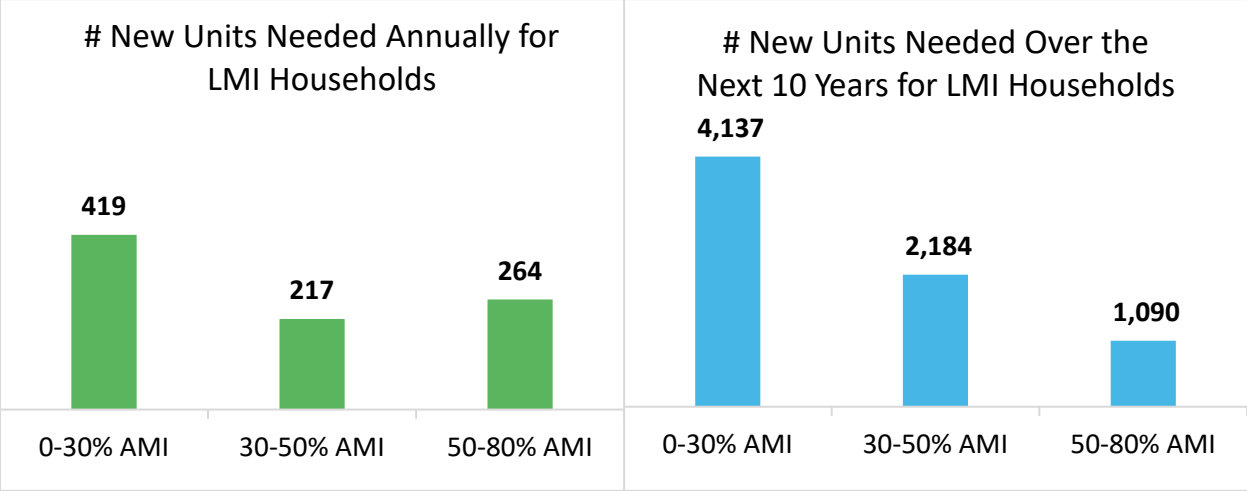
	Owners		Renters	
	Number	%	Number	%
No bedroom	157	0.2%	1,969	5%
1 bedroom	861	1%	8,176	22%
2 bedrooms	9,037	14%	16,188	44%
3 or more bedrooms	52,750	84%	10,478	28%
Total	62,805	100%	36,811	100%

Data Source: *2019–2023 ACS*

Future Housing Need

The City published a 2024 Housing Needs Analysis update, which included the estimated projected number of housing units needed for the City to meet the demand of permanent residents by 2033. **The City estimates that it will need 15,512 new housing units by 2033 and an additional 4,682 rehabilitated units.** Figure 9 indicates the number of housing units needed for LMI households each year (left) and within ten years (right) in order to meet projected demand. The analysis noted that among income categories, housing demand is highest for households earning less than 80 percent of AMI.

Figure 9: Estimated Housing Need for LMI Households in Boise Annually (Left) and by 2033 (Right)



Data Source: *Boise's 2024 Housing Needs Analysis update*

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City reviewed several data sources on assisted units in Boise. Assisted units include some form of public funding to be affordable to LMI households. Data from BCACHA provides information on the number and targeting of units as of January 2025. **The data**

indicates that there are 24 properties subsidized by project-based assistance that serve LMI people in the city. Regarding bedroom size, 21 properties contain one-bedroom units, 11 contain two-bedroom units, and eight contain three-bedroom units. Of these properties, there are 416 units targeted to families, 587 units targeted to the elderly, 107 units targeted to people needing physical accommodation, and seven units targeted to students. Notably, no properties include more than three-bedroom units. In addition to housing authority data, city data indicates that there are 2,463 Low-Income Housing Tax Credit (LIHTC)-assisted units in Boise.

The City also owns and operates 184 rental units across 31 properties serving LMI people in Boise, which consist of multifamily, duplex/townhouse, and single family housing types. The portfolio includes 101 studio units, 37 one-bedroom units, 26 two-bedroom units, 12 three-bedroom units, 6 four-bedroom units, and 2 six-bedroom units. The City's outreach efforts for its units target vulnerable and underserved populations. Currently, 106 units are serving people with disabilities, 72 units are serving elderly, 22 units are serving single-parent families, and 11 units are serving veterans. Notably, 89 households (50%) earn at or below 30% AMI and 40 households (22%) earn 31%-50% AMI.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

City data indicates that there are 2,463 LIHTC-assisted units in Boise. Among these units, 31 out of 34 properties include data on the estimated exit year, which provides an estimate of the number of assisted units that could be lost from the affordable housing inventory if no action is taken to preserve affordability. Of the properties with exit year data, 941 assisted units are set to expire sometime between 2030 and the end of 2040 and 817 units are set to expire between 2040 and 2055.

Data from the 2024 National Housing Preservation Database provides additional information on the number of expiring units in Ada County. **The database estimates that 318 federally assisted homes are set to expire in the next five years;** 77.4 percent of those units have not received a recent capital subsidy to keep the unit affordable, and 48 percent of expiring units are assisted through the LIHTC program. The remaining units are assisted through Section 8 or other HUD programs.

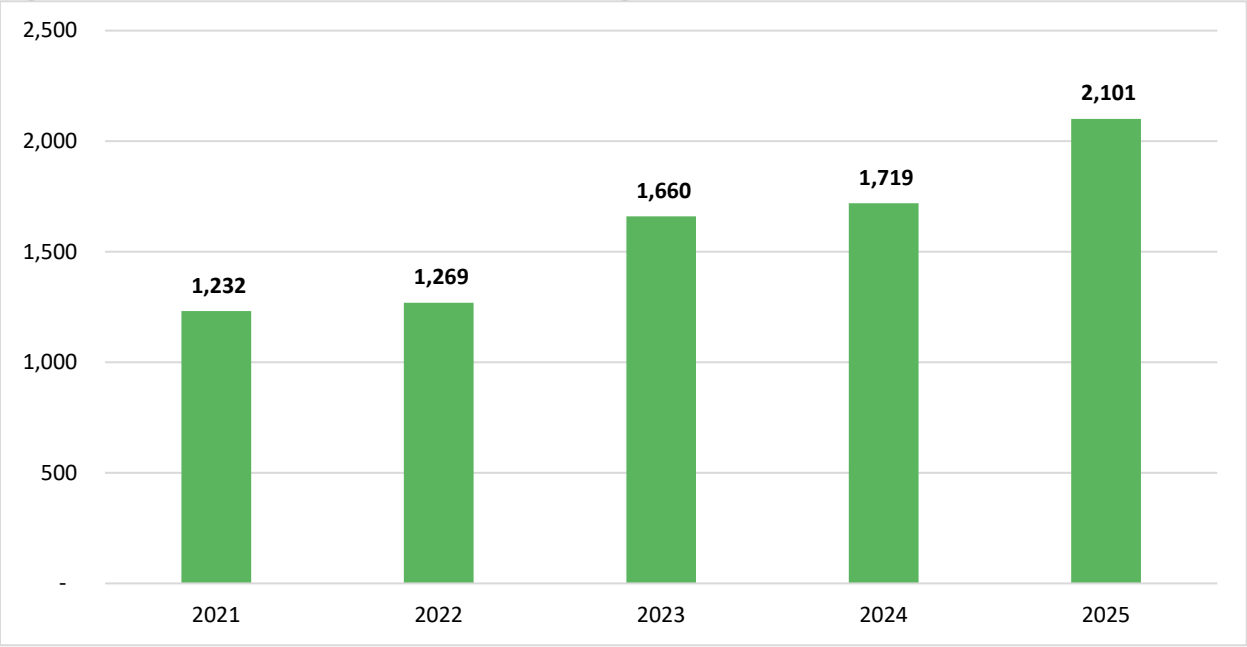
During consultation sessions, housing developers noted the need for more project-based vouchers, private activity bonds, and other tools to offset acquisition and development costs to keep developments affordable. Developers also noted that extended affordability periods are needed for LIHTC.

Does the availability of housing units meet the needs of the population?

Available housing in Boise does not meet the needs of the entire population. Boise's 2024 Housing Needs Analysis update estimates that the City needs 15,512 new housing units for permanent residents by 2033 and an additional 4,682 rehabilitated units to meet demand. Among permanent residents in need of affordable housing, demand is highest for households earning less than 80 percent AMI. Figure 8 outlines the estimated number of housing units needed for LMI households annually as well as by 2033 for each income category.

Housing construction has added thousands of units to the market in the past five years. Since 2020, the City of Boise has engaged in efforts to track and incentivize housing development. From 2021 to 2025, the City reported 7,981 newly constructed homes. Figure 9 depicts the number of homes constructed by year. Each year, Boise reported increased housing production. From 2023 to 2025, Boise surpassed 1,551 homes constructed, which represents the number of homes needed annually to meet its 2033 goal. Of those units, 1,108 are assisted. Boise notes that most of those units are directly supported by the City through the Home for Everyone initiative.

Figure 10: Number of Housing Units Constructed (2021–2025)



Data Source: *Boise Housing Data Portal*

Describe the need for specific types of housing:

Boise's 2024 Housing Needs Analysis update noted that the City should continue its efforts to incentivize higher-density housing opportunities. While promoting multifamily housing opportunities would help the City meet the housing needs of LMI residents, community partners consulted during the development of the Consolidated Plan also stressed that affordable housing opportunities should be located near transportation, amenities, and public services. The lack of public transportation options across much of Boise means that LMI residents may move further from the City in an effort to find more affordable housing options. Yet as residents move further from the City, they also move further from critical services and opportunities. By strategically connecting higher-density, affordable housing options near transportation, amenities, and public services, the City can increase its assisted housing inventory and address other critical community development challenges.

Housing providers and developers also noted the need for affordable housing specifically for seniors. The City's 2025 AI identified limited housing options for seniors as an

impediment and noted that seniors with limited incomes and mobility challenges need affordable units with modifications.

Similarly, community partners consulted during the development of the Consolidated Plan described the need for rehabilitation services to assist low-income homeowners, many of whom are seniors, in addressing repairs and enable them to age in place. In the City's partner survey, community partners indicated that the top five most-needed types of housing by subpopulation in Boise were:

1. Units for families with children experiencing homelessness.
2. Units for households at or below 30 percent AMI ($32,100 annual income for a family of four).
3. Units for individuals experiencing mental or physical health needs.
4. Units for individuals exiting homelessness.
5. Units for households at or below 60 percent AMI ($64,200 annual income for a family of 4).

Similarly, the City distributed a community survey during the consultation process for the Consolidated Plan that gathered 1,560 responses. One question asked respondents to identify the top five most-needed types of housing units for various subpopulations in the community. **Overall, 36 percent of respondents indicated that housing for families with children exiting homelessness was their first choice for needed types of housing in the community.** Based on the average weighted score, residents indicated that the top five most-needed types of housing by subpopulation in Boise were:

1. Units for families with children exiting homelessness.
2. Units for households at or below 30 percent AMI ($32,100 annual income for a family of four).
3. Units for seniors (55 years and older).
4. Units for households at or below 60 percent AMI ($64,200 annual income for a family of four).
5. Units for veterans.

Notably, the list of the top five most-needed types of housing by subpopulation was almost the same when the City only analyzed survey results from respondents who indicated they were financially strained. Among financially strained respondents, the first through fourth choices were the same as those from all survey respondents, but financially strained respondents selected units for individuals exiting homelessness as their fifth choice.

MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.210(a)

Introduction

This section explores the cost of housing and characteristics of the rental and homeowner housing market in Boise, which impacts housing cost burden and affordability. Listed below are the key findings from this section.

- Community partners and community members describe housing costs and affordability as a growing concern in Boise that has worsened over time.
- From 2012 to 2023, median home values increased by 156 percent, and median contract rents increased by 79 percent.
- Increasing housing costs, as well as the increased cost of other necessities, including food, childcare, and transportation, place considerable financial pressure on households across the City, particularly those with lower incomes.

Cost of Housing

Various data sources provide insight into the housing costs for renter and owner households in Boise. ACS and CHAS data provide information required for the Consolidated Plan, while Zillow data provides more recent housing market data for the population at large. Table 32 includes ACS data and provides a snapshot of the change in the median home value and contract rent from 2013 to 2023 and indicates that over this ten-year period, the median home value increased by 156 percent while median contract rent increased by 79 percent. For each, the percentage change does not factor in inflation.

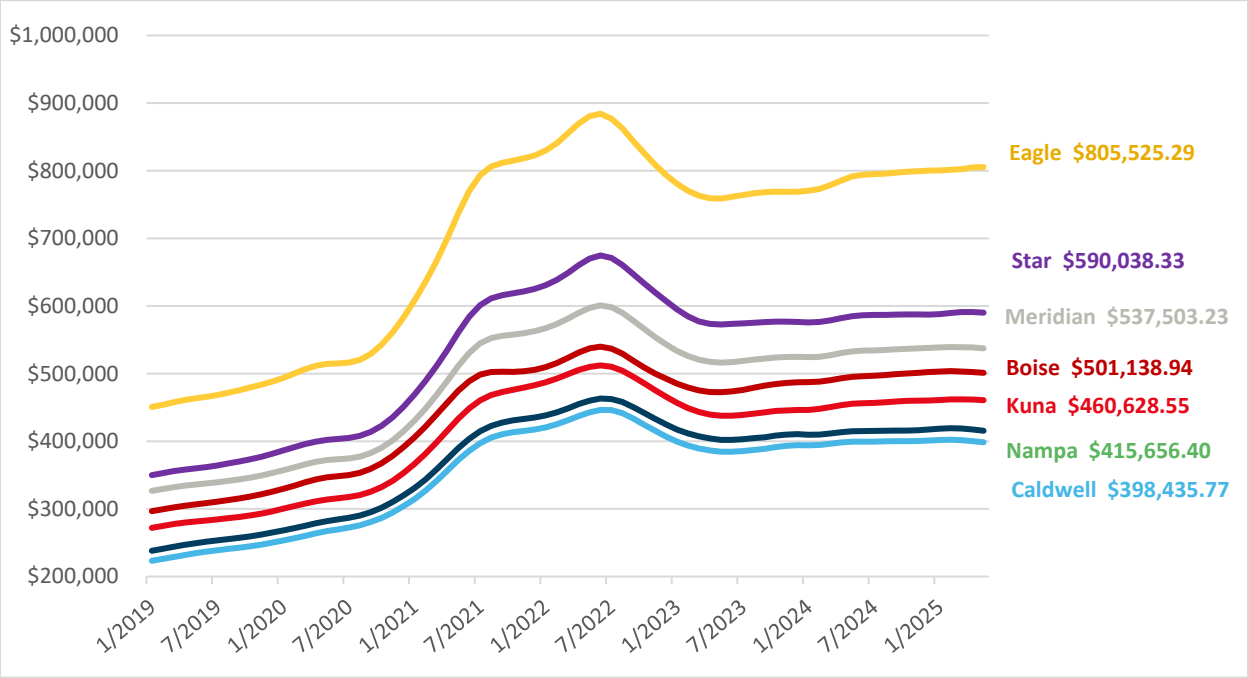
Table 32: Cost of Housing

	Base Year: 2013	Most Recent Year: 2023	% Change
Median home value	$177,900	$456,000	156%
Median contract rent	$684	$1,224	79%

Data Source: *2009–2013 ACS (Base Year), 2019–2023 ACS (Most Recent Year)*

Housing costs have been increasing for years for renters and homeowners. Zillow data provides a recent source of information on housing costs and changes over time. From 2019 to 2025, the typical home value for units in Boise grew from $296,657 in January 2019 to $503,206 by January 2025, an increase of 70 percent. Figure 10 depicts the typical home value for Boise and nearby communities. Notably, typical home values grew considerably in early 2021 and peaked by mid-2022. This aligns with other data sources on population growth in Boise during the pandemic.

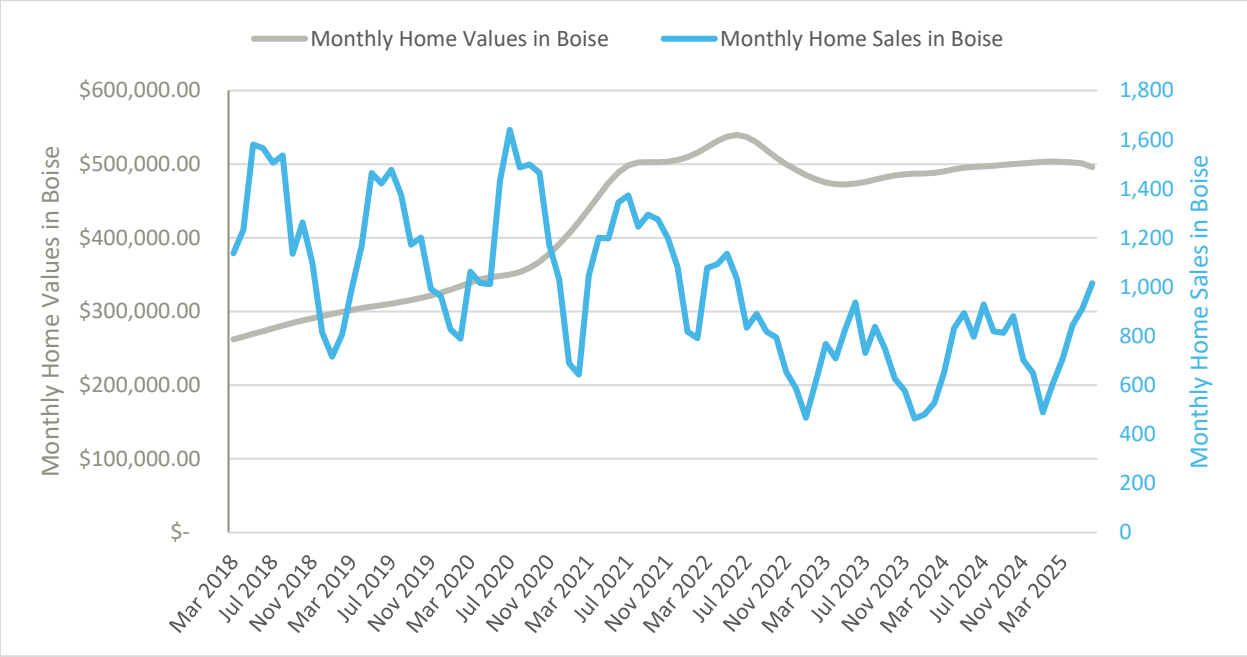
Figure 11: Typical Home Values for Boise and Nearby Jurisdictions



Data Source: *2019–2025 Zillow data*

As home values have increased, home sales have decreased slightly in recent years. Figure 11 depicts typical monthly home values and monthly home sales in Boise. While there is seasonal fluctuation in monthly home sales, the overall trend indicates that home sales were higher in the years leading up to the pandemic while home values were lower. This reflects the impact of growing home values and increased interest rates.

Figure 12: Typical Home Values and Number of Monthly Home Sales



Data Source: *2018–2025 Zillow data*

In 2023, the most common rent bracket in Boise was between $1,000 and $1,499, which was paid by 36 percent of renters. Table 33 includes 2023 ACS data on the number of renters by contract rent bracket in 2023. Contract rent is the estimated monthly rent agreed to or contracted for a rental unit and does not include utilities.

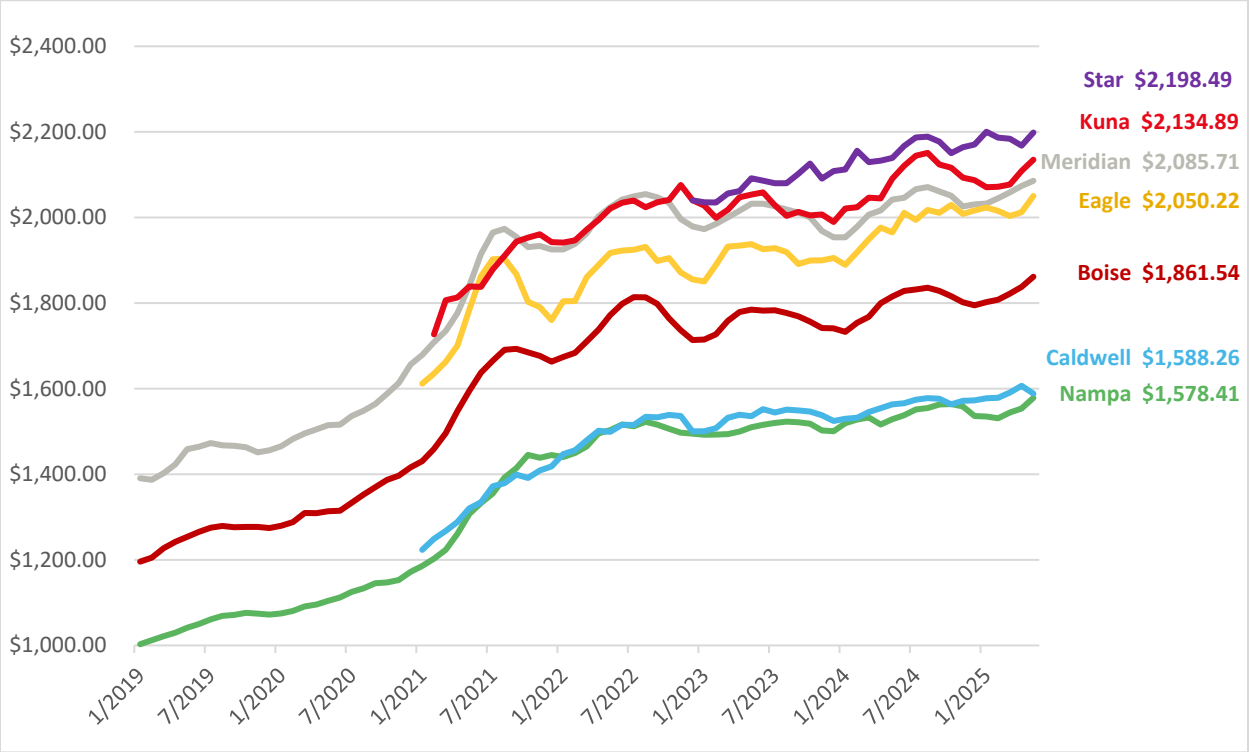
Table 33: Rent Paid

Rent Paid	Number	%
Less than $500	2,239	6%
$500–999	7,069	18%
$1,000–1,499	13,949	36%
$1,500–1,999	10,732	28%
$2,000 or more	4,329	11%
Total	38,318	100%

Data Source: *2019–2023 ACS*

Zillow data also provides recent insight into rental market trends. From 2019 to 2025, typical monthly rents in Boise grew from $1,196 in January 2019 to $1,802 by January 2025, an increase of 51 percent. Figure 12 depicts the typical monthly rent in Boise and nearby communities.

Figure 13: Typical Monthly Rents in Boise and Nearby Jurisdictions

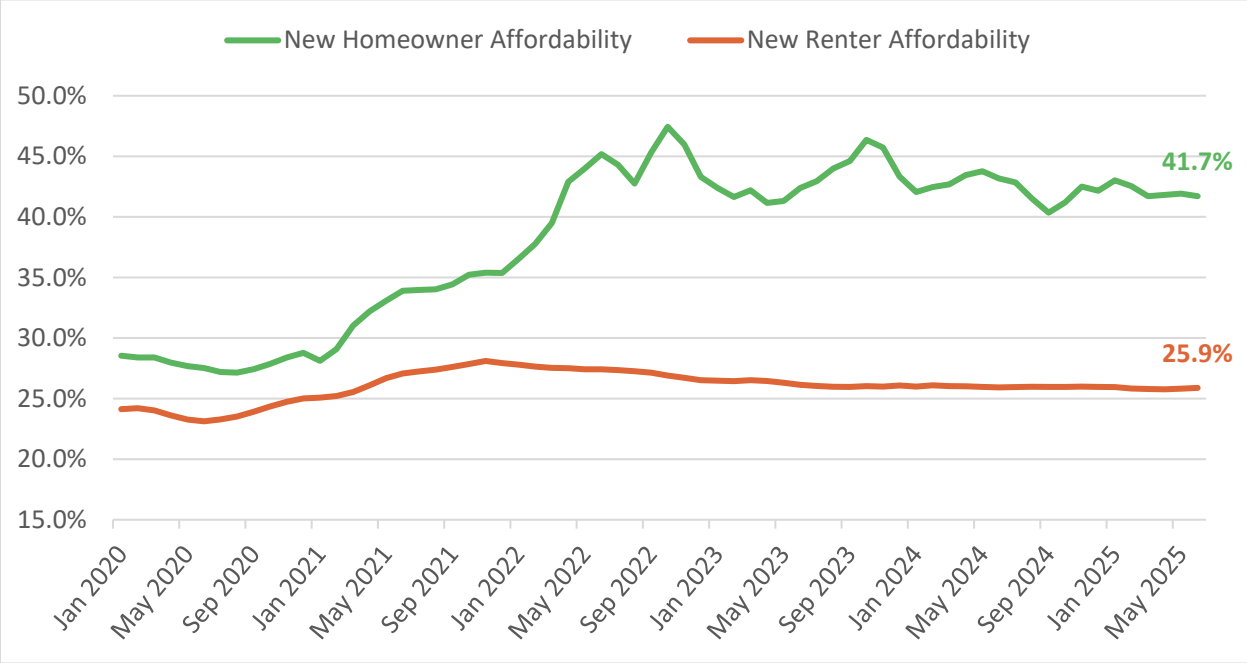


Data Source: *2019–2025 Zillow data*

Housing Affordability

Housing costs have become increasingly less affordable. In January 2019, Zillow estimated that new homeowners earning the median household income would need to spend 29.6 percent of their income to afford a typical home while new renters would need to spend 23.8 percent of their income to afford a typical rental. By January 2025, these figures were 41.7 percent for owners and 25.9 percent for renters.

Figure 14: Percent of Median Income for New Homeowners and Renters to Afford a Typical Housing Unit



***Data Source**: 2020–2025 Zillow data*

While Zillow data provides more recent information on the housing market, the data does not focus exclusively on LMI households. CHAS data provides estimates on households by income category and units affordable to LMI households. **Predictably, the number of affordable housing units increases as income increases**. Table 34 provides information on the number of affordable units for each income category in 2021. For renters, 58 percent of units were affordable to moderate-income households, while just 8 percent of units were affordable to extremely low-income households. For owners, 17 percent of units were affordable to moderate-income households, while no units were affordable to extremely low-income households.

Table 34: Housing Affordability

Number of Units Affordable to Households Earning	Renter	Owner	Total
30% AMI	2,875	0	2,875
50% AMI	5,965	4,585	10,550
80% AMI	21,045	10,500	31,545
100% AMI	6,380	45,050	51,430
Total	36,265	60,135	96,400

***Data Source:** 2017–2021 CHAS*

Lastly, Table 35 provides the HUD FMRs for various unit sizes in Boise. FMRs are used to determine payment standard amounts for various HUD housing programs and generally represent the estimated cost to rent a moderately priced dwelling unit in a local housing market. HUD calculates high and low HOME rents based on an area's AMI and uses these rent limits for HUD-funded affordable housing. **Table 35 indicates that the FMR for most unit sizes is higher than the HOME rents.** For smaller units, the 2026 FMR and high HOME rents tend to be within a close range. However, for three- and four-bedrooms units, the FMR is $500 or more higher than high HOME rents. 2025 saw higher FMR rents than HOME rents for all unit sizes, with the largest difference up to $1,120 (four-bedroom units).

Table 35: Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
FMR	$1,170	$1,381	$1,655	$2,318	$2,772
High HOME rent	$1,170	$1,330	$1,598	$1,837	$2,030
Low HOME rent	$968	$1,038	$1,246	$1,439	$1,606

Data Source: *2026 HUD FMR and HOME rents*

Is there sufficient housing for households at all income levels?

There is not sufficient housing for households at all income levels but particularly for households earning less than 80 percent AMI. The 2021 CHAS data indicate that only 24.4 percent of rental units are affordable to households earning less than 50 percent AMI, and only 7.6 percent of owner units are affordable to households earning less than 50 percent AMI. With fewer units affordable to lower-income households, lower-income households are more likely to occupy housing that is unaffordable to them and contribute a larger share of household income toward housing costs. Data provided throughout the Needs Assessment of the Consolidated Plan indicates high percentages of rental and owner households that are cost-burdened and severely cost-burdened. Similarly, data from the 2024 Housing Needs Analysis update indicates that 7,411 units are needed for LMI households earning less than 80 percent AMI. This represents 900 new units needed each year, of which 419 are affordable for households earning less than 30 percent AMI, 217 are affordable for households earning 30–50 percent AMI, and 264 are affordable for households earning 50–80 percent AMI.

Overall, as more people have moved to Boise in search of affordability, the demand for both homeowner and rental housing has increased as a result. As discussed in the Needs Assessment, the Boise metro area witnessed increased domestic migration during the pandemic as many people living in high-cost metro areas on the West coast relocated to more affordable areas under remote work policies. Through this migration, the demand and price of housing have increased. Throughout the consultation process in the development of the Consolidated Plan, community partners and members of the community noted the need for a variety of affordable housing options for LMI renters and homeowners.

How is the affordability of housing likely to change considering changes to home values and/or rents?

Housing costs for both renter and owner households have increased significantly over the past few years in Boise and will likely continue to increase, albeit at a slower rate. Although interest rates have decreased in mid-2025, they remain high and will likely continue to impact multifamily housing development, home sales, and rents. The City and its partners will continue to collaborate on initiatives to develop, preserve, and expand housing opportunities.

How do HOME rents/Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Table 35 presents the HUD FMRS and HOME rents for Boise and indicates that the FMRs are higher than the high and low HOME rents for units of different sizes. A challenge with FMRs and HOME rents is that these amounts often do not keep pace with changes in rents, particularly for tight rental markets such as those in the Boise metro area. Zillow data provides the typical observed market rate rent for a given region for multifamily residences. The data indicate that there is a wide range in average rents by jurisdiction over time (Figure 12). As of June 2025, the typical rent in Nampa was $1,578, while this figure was $1,862 in Boise and $2,198 in Star. Given the monthly fluctuation of rents in Zillow data, HUD FMRs and HOME rents may be insufficient for households to afford decent units depending on where they live and the volatility of local rental markets. When it comes to the City's strategy for preserving and producing affordable housing units, insufficient FMRs and HOME rents can require deeper levels of housing subsidy to support lower-income households in remaining stably housed.

MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING – 91.210(a)

Introduction

This section provides insight into the housing restoration and rehabilitation needs of Boise. Listed below are the key findings from this section.

- Forty-three percent of owner households and 39 percent of renter households reside in housing units that were built prior to 1980, which could require rehabilitation.
- Five percent of both owner- and renter-occupied housing units built prior to 1980 had children aged six or under present in the home.
- Data from Boise's 2024 Housing Needs Analysis update indicate that the City needs 4,682 rehabilitated units to meet demand for permanent residents by 2033.
- Community partners and community members noted a need for rehabilitation, particularly among LMI households, seniors, and people with disabilities.

To assess housing condition, the City analyzed 2023 ACS data, which captures information on housing units with at least one of the following "selected conditions":

- Lacks complete plumbing facilities.
- Lacks complete kitchen facilities.
- More than one person per room.
- Monthly housing costs exceed 30 percent of household income.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation."

The City will employ the following definitions and standards to units that may be under consideration for rehabilitation or minor home repair services within the Home Improvement Loan Program:

- Standard unit(s) not suitable for rehabilitation: A unit is deemed "Standard, not suitable for rehabilitation" when the unit does not meet the agency's written rehabilitation standards at the time of the application, but after inspection and project estimation, the cost to bring the unit up to the rehabilitation standards is at or below $1,000. Such a unit will not be approved to participate in the Home Improvement Loan Program. The client may be referred to other service programs for assistance in achieving program standards.
- Sub-standard unit(s) suitable for rehabilitation: A unit is deemed "sub-standard, suitable for rehabilitation" when the unit does not meet the agency's written rehabilitation standards at the time of application, and after inspection and project estimation, the cost to bring the unit up to rehabilitation standards exceeds $1,000 and does not meet the disqualifying criteria detailed below. Such a unit will be approved to participate in the Home Improvement Loan Program if all other requirements are met.

- Sub-standard unit(s) not suitable for rehabilitation: A unit is deemed "sub-standard, not suitable for rehabilitation" when the unit does not meet the agency's written rehabilitation standards at the time of application, but after inspection and cost estimation, it meets at least two of the following three criteria: 1) the cost to bring the unit up to the rehabilitation standards is found to exceed the 75 percent assessed value threshold; 2) the estimated cost for repair/replacement of non-functioning critical systems, structural integrity, and/or other necessary repairs to ensure a safe, decent, sanitary home exceeds the maximum loan funding the household would qualify to receive; 3) the home would still not meet inspection standards following the repairs possible with the maximum funding the household would qualify to receive. Such a unit will not be eligible to participate in the Home Improvement loan Program. Consideration may be made on a case-by-case basis by staff after review of the project assessment.

Condition of Units

The number of selected conditions provides insight into the condition of housing units. Note that the selected conditions described in the Consolidated Plan are not comprehensive in terms of all conditions that would require rehabilitation.

The majority of owner and renter households experienced none of the outlined housing conditions. Table 36 shows the number of owner and renter households with selected housing conditions in 2023. Renter-occupied households were more likely to experience a selected condition (45 percent) than owner-occupied households (19 percent).

Table 36: Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected condition	11,563	18%	15,691	43%
With two selected conditions	382	1%	884	2%
With three selected conditions	67	0%	30	0%
With four selected conditions	38	0%	0	0%
No selected conditions	50,755	81%	20,206	55%
Total	62,805	100%	36,811	100%

Data Source: *2019–2023 ACS*

Year Unit Built

The year a housing unit was built also provides insight into the rehabilitation needs of the structure. Older households are more likely to have structural issues in need of repair. **A substantial portion of Boise's housing stock (43 percent of owner households and 39 percent of renter households) was built prior to 1980**. Table 37 presents the age of renter- and owner-occupied housing in 2021.

Table 37: Year Unit Was Built

Year	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	11,350	19%	8,100	22%
1980–1999	22,810	38%	14,115	39%
1950–1979	14,855	25%	9,100	25%
Before 1950	11,110	18%	4,955	14%
Total	60,130	100%	36,265	100%

Data Source: *2017–2021 CHAS*

Risk of Lead-Based Paint

The risk of lead-based paint in a unit constitutes a hazard in need of rehabilitation. Units built prior to 1980 have a risk of lead-based paint**. In 2023, 5 percent of both owner- and renter-occupied housing units built prior to 1980 had children aged six or under present in the home.** Table 38 provides additional information on units built prior to 1980.

Table 38: Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total number of units built before 1980	25,975	43%	14,055	39%
Housing units built before 1980 with children present	3,185	5%	1,785	5%

Data Source: *2017–2021 CHAS*

Vacant Units

While there is no local data to complete Table 39, the 2023 ACS data provides information on the number of vacant units in the City. **In 2023, there were 5,217 vacant units in Boise (5.0 percent of total housing units), which include a variety of unoccupied housing units**. Among these vacant units 1,146 (or 22 percent) were for rent, 358 (6.9 percent) were rented but not occupied, 321 (or 6.2 percent) were for sale only, 405 (or 7.8 percent) were owned but not occupied, 1,288 (24.7 percent) were for seasonal, recreational, or occasional use, and the remaining 1,699 (or 32.6 percent) were classified as vacant for another reason. Specific information on the number and condition of abandoned vacant, bank-owned and abandoned bank-owned properties is not readily available; however, the City does not have a significant number of abandoned or vacant units.

Table 39: Vacant Units

Type of Unit	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant units	-	-	-
Abandoned vacant units	-	-	-
Real estate owned properties	-	-	-
Abandoned real estate owned properties	-	-	-

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Data from Boise's 2024 Housing Needs Analysis update indicates that the City needs 4,682 rehabilitated units to meet demand for permanent residents by 2033. In the City's community survey for the Consolidated Plan, nine percent of respondents (235 people) indicated that the ability to afford necessary home repairs was one of the top ways in which their housing has not met their needs in the last 12 months. When the City analyzed survey results only among respondents who indicated they were financially strained, 11 percent of respondents (203 people) indicated they could not afford home repairs.

In another survey question, survey respondents identified financial assistance for homeowners for urgent repairs as their second most-needed housing service. Financially strained respondents also ranked financial assistance for homeowners for urgent repairs as their second most-needed housing service.

Other information gathered during the consultation sessions highlights the need for housing rehab. While City partners noted that Boise's overall rental housing stock is in good condition, they mentioned that there are LMI households that report landlords not adequately addressing unit upkeep or charging additional maintenance fees to address needed repairs. Other providers noted that LMI households "take what they can get," especially for the lowest-cost units, with some noting that LMI households will not report poor conditions in fear of retaliation from their landlords. Among homeowner units,

community partners described the need for homeowner rehab assistance for LMI households, particularly seniors living on a fixed income. Partners noted that LMI seniors may need assistance with modifications to enable them to age in place as well as other assistance with repairs so they can continue to live in their existing housing.

Lastly, the City distributed a Housing Quality Survey to area residents to gather information on the condition of existing housing units. Among the 251 respondents to the survey, 55 percent were adults living by themselves and 81 percent were over the age of 55. In addition, 51 percent lived in a manufactured/mobile home. When asked about the condition of their housing units, 25 percent of respondents indicated that certain improvements would make their homes safer and easier to navigate. Specifically, the most identified improvements were for handrails and grab bars, as well as ramps/chair lifts, followed by modifications including widening doorways, non-slip flooring, and modified showers and bathrooms.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families that contain lead-based paint hazards (91.205(e), 91.405).

CHAS data provides an estimate for the number of housing units constructed prior to 1980 that are occupied by households with young children. In Boise, there are an estimated 40,030 units constructed prior to 1980. Of these units, 4,970 (5.2 percent) are occupied by an LMI household with at least one child aged six years or younger. Although housing units built prior to 1980 are not necessarily in need of lead-based paint remediation, the age of the housing unit and the presence of young children indicate there is a possible risk of lead-based paint exposure. Lower-income households with young children that reside in units with lead-based paint hazards may be less able to afford remediation services.

MA-25 PUBLIC AND ASSISTED HOUSING – 91.210(b)

Introduction

This section describes the number, type, and characteristics of public housing units and rental assistance vouchers within Boise. Listed below are the key findings from this section.

- BCACHA manages a portfolio of 160 public housing units, 66 project-based vouchers, and 1,340 tenant-based vouchers.
- BCACHA noted that its public housing portfolio consists of 160 units, most of which were built over 50 years ago.
- Due to the age of BCACHA's public housing buildings, major building systems in the public housing portfolio will require restoration in the coming years.

Total Number of Units

As described in NA-35, Public Housing, Boise residents can receive housing assistance from BCACHA, which serves city residents (through BCHA) and county residents (through ACHA). Currently, **BCHA manages a portfolio of 160 public housing units, 66 project-based vouchers, and 1,340 tenant-based vouchers**. Table 40 outlines the number of units and vouchers available to the housing authorities by program type and the subset of units that are suitable for people with disabilities.

Table 40: Total Number of Units by Program Type

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							VASH	FUP	Disabled*
# of units vouchers available			160	1,406	66	1,340	192	14	159
# of accessible units			13		5				

**Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition*
Data Source: *2025 PHA data*

Describe the supply of public housing developments

BCACHA notes that the housing authorities see many individuals who face challenges adjusting to and maintaining permanent housing due to disabling conditions or previous experiences with homelessness. These challenges could be greatly reduced by providing additional supportive services paired with housing. There is also a demonstrated need for larger housing units to accommodate bigger families, particularly homes with three to five bedrooms. There is also a strong demand for housing options that are suitable for people with physical disabilities and seniors, including more ground-floor units, to better serve individuals with disabilities or mobility limitations.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan

BCACHA provided Boise with recent data on the public housing inspection scores for two public housing developments and ten scattered site units (Table 41). HUD requires that public housing developments be assessed to ensure that housing is decent, safe, sanitary, and in good repair. Developments can receive a maximum score of 100 from an inspection, with higher scores indicating that a property better meets HUD's housing quality and inspection requirements. Two of BCACHA'S public housing developments received an average inspection score of 71 (Capitol Plaza and Franklin Plaza). Ten of their scattered site Public Housing units received a combined average inspection score of 95.

In the development of the Consolidated Plan, BCACHA noted that its public housing portfolio consists of 160 units, most of which were built over 50 years ago. While the overall physical condition of the units is acceptable, the buildings are aging, and the need for capital improvements continues to increase each year. These units are included in BCACHA's approved Public Housing Agency Plan, which outlines ongoing maintenance and planned upgrades to ensure safe and decent housing for residents.

Table 41: Public Housing Condition

Public Housing Development	Average Inspection Score
Capitol Plaza	71
Franklin Plaza	71
Scattered Site Units (10)	95

Data Source: *2025 PHA data*

Describe the restoration and revitalization needs of public housing units in the jurisdiction

Due to the age of BCACHA's public housing buildings, major building systems in the public housing portfolio will require restoration in the coming years. There is an immediate need to address plumbing and electrical system repairs in all of the units to maintain safety and functionality.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing

BCACHA's strategy to improve the living environment for families in public housing focuses on maintaining safe, quality housing, supporting residents' well-being, and building strong partnerships with the community. The housing authorities hold tenant meetings and encourage residents to stay involved and engaged. Through partnerships with local organizations, BCACHA brings valuable programs and services—such as health care, job training, education, transportation assistance, and senior support—directly to residents. These resources help improve quality of life, promote independence for elderly residents, and support long-term stability for all households.

MA-30 HOMELESS FACILITIES AND SERVICES – 91.210(c)

Introduction

The MA-30 section includes data on the number of beds and units available in Boise and Ada County for people experiencing homelessness. Listed below are the key findings from this section.

- In the 2025 Housing Inventory Count (HIC), 1,424 beds were available to serve people experiencing homelessness in Ada County, including emergency shelter, transitional housing, and permanent housing beds.
- Despite some lower utilization rates in various shelters, there are generally not enough low-barrier shelter beds to support people experiencing homelessness, including beds for families with children to stay together, households fleeing domestic violence, and individuals with severe service needs (especially those with medical and behavioral health issues). There are also not enough supportive housing program spots to meet the need of all households presumed to be eligible for rapid rehousing (RRH) and permanent supportive housing (PSH).
- Providers noted that the loss of pandemic-era funding and current demand for services has left many organizations unable to meet existing demand for housing assistance and public services with existing funding resources.

The CoC that serves Boise and Ada County, Our Path Home (OPH), oversees the coordination of a homelessness response system through collaboration with partners that provides prevention, housing, shelter, and supportive services to people at-risk of and experiencing homelessness. In addition to the information provided in the Consolidated Plan, OPH publishes data dashboards and reports on its website to provide the public with detailed information on the people and households served and the performance of the homelessness response system.

CoC Housing and Shelter Terms

The following section uses specific terms to refer to housing and shelter for people experiencing homelessness, including:

- Emergency shelter: Temporary shelter for people experiencing homelessness; does not require occupants to sign leases or occupancy agreements.
- Permanent supportive housing: Permanent housing paired with supportive services to assist households experiencing chronic homelessness. HUD defines "chronically homeless" as an individual with a disability who lives in a place not meant for human habitation, a shelter, or an institutional care facility.
- Rapid rehousing: A form of permanent housing that provides short-term (up to three months) and medium-term (up to 24 months) rental subsidy and supportive services to quickly move households experiencing homelessness into permanent housing.
- Transitional housing: Temporary housing with supportive services to help people transition from homelessness to permanent housing. Transitional housing can be

provided for up to 24 months, and requires the participant to sign a lease, sublease, or occupancy agreement.

- Other permanent housing: Includes other forms of permanent housing that are not considered permanent supportive housing or rapid rehousing. Includes housing only (subsidized and unsubsidized) as well as housing with supportive services.

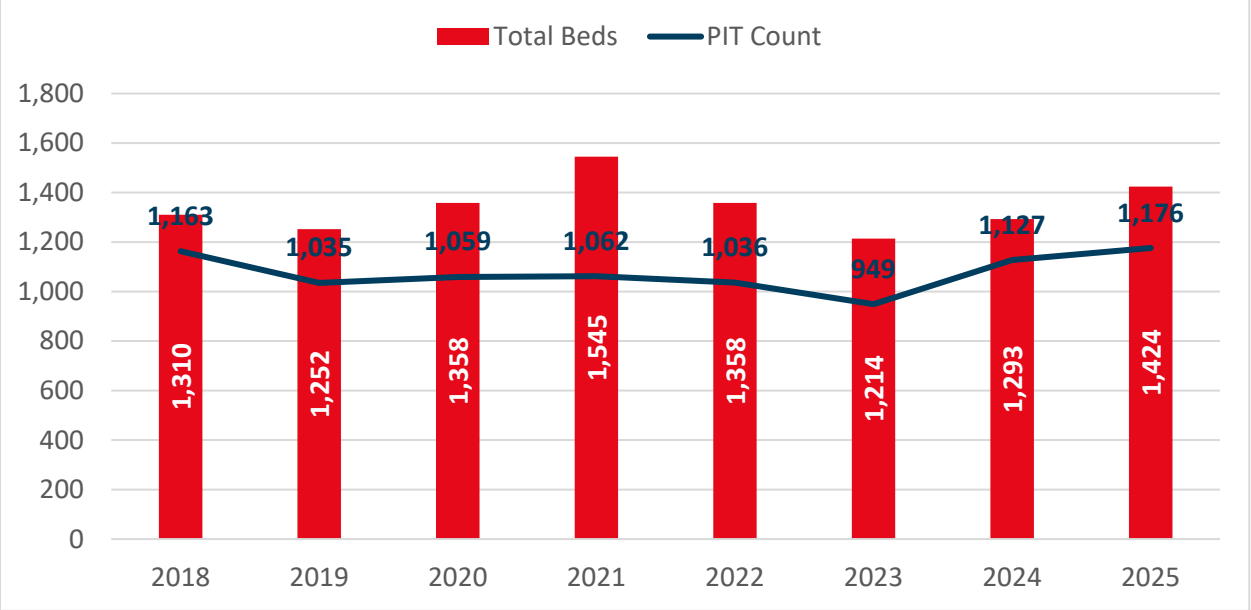
CoC-Wide Inventory

OPH's system currently has a total of 1,424 beds available to serve people experiencing homelessness in Ada County. Figure 14 depicts the total number of beds available and the number of people experiencing homelessness on the day of the PIT count for the past few years. Figure 15 disaggregates the number of beds by program type and household type, and then by program type and subpopulation served. Table 42 also provides data on the number of beds and units available to various subpopulations for specific programs.

In 2026, Interfaith Sanctuary, a shelter provider, moved to a new facility. The facility includes 112 beds for single men and women and 100 beds for households with children. The new facility reduces Interfaith Sanctuary's bed count by 50. The shelter is working with partner organizations to coordinate entry to other shelters as needed.

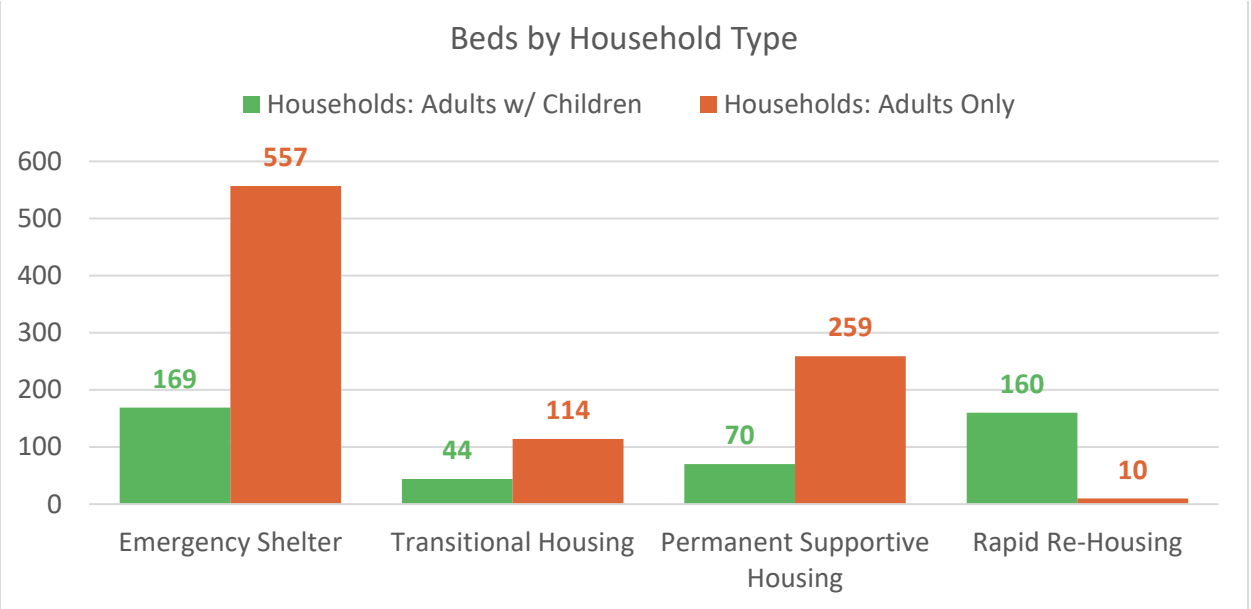
There are not enough dedicated shelter beds to support people experiencing homelessness nor enough supportive housing program spots to serve all households presumed to be eligible for rapid rehousing (RRH) and permanent supportive housing (PSH). Overall, the data indicate that most emergency shelter and transitional housing beds are designated for adult-only households and are insufficient to meet the needs of families with children that would be best served by sheltering together. Minor youth have some dedicated shelter beds, but youth and young adults (YYA) report issues with accessing emergency shelter designed for their needs. Rapid rehousing beds are designated for families (households with adults and children), leaving a significant gap in supportive housing access for adult-only households and unaccompanied youth who are not eligible for PSH. The CoC has permanent supportive housing beds for veterans and individuals with a disabling condition experiencing homelessness, and is able to serve both adult-only and families with children. YYA have less access to these PSH beds due to prioritization that takes into account the length of homelessness. Victims of domestic violence have designated beds across program types (emergency shelter and RRH).

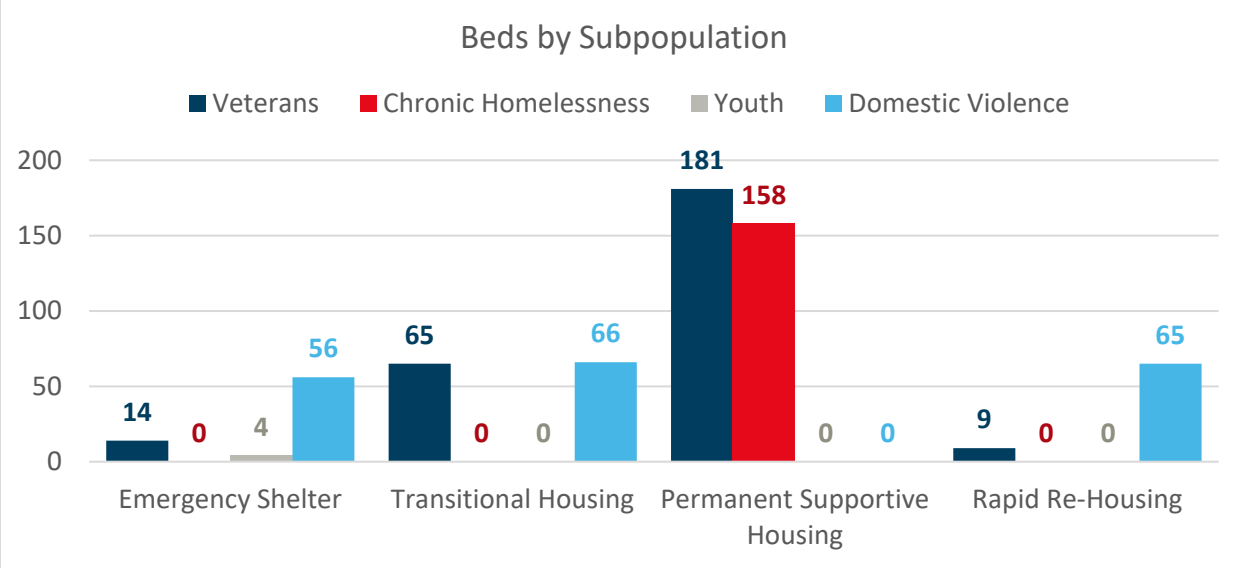
Figure 15: CoC-Wide Beds and PIT Counts



Data Source: *2025 HIC*

Figure 16: Beds by Household Type (Top) and Subpopulation (Bottom)





Data Source: *2025 HIC*

Table 42: Facilities and Housing Targeted to Homeless Households

-	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher/ Seasonal/ Overflow Beds	Current & New	Current & New Permanent Supportive Housing	Rapid Re-housing
Households with adult(s) and child(ren)	169	0	44	70	160
Households with only adults	557	20	114	259	10
Chronically homeless households	0	0	0	158	0
Veterans	14	0	65	181	9
Unaccompanied youth	4	0	0	0	0

Data Source: *2025 HIC*

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless people.

Mainstream providers are the backbone of Our Path Home, as mainstream services are the first referral whenever possible. As a result, access to mainstream services is facilitated by all partners across the system and is a core focus in Coordinated Entry (CE), which is accomplished through collaboration including client focused collaborative care meetings and direct agency to agency case conferences. Through CE housing assessments, client eligibility is determined for supportive housing programs in addition to mainstream services, including emergency shelter case managers, permanent housing and long-term care facilities, healthcare organizations, first responders, state agencies, and community partners that offer a variety of services (employment, life skills, transportation, legal support, etc.).All referrals occur to the degree that partners and CE staff can direct clients to and between a mainstream service to address immediate needs and end their homelessness.

Mainstream providers that are formal partners of Our Path Home primarily include medical health centers, mental health agencies, school districts, homeless prevention programs, and employment services. They include Idaho Department of Health and Welfare (Navigation and 211 Idaho Care Line), A Body and Mind Wellness, Access Behavioral Health, Ada County Indigent Services, BCACHA, Boise and Meridian School Districts, Catholic Charities of Idaho, Idaho Department of Labor, Create Common Good, El-Ada Community Action Partnership, Head Start, Human Supports of Idaho, Idaho Youth Ranch, Life's Kitchen, Clarvida Community Crisis Center of Southwest Idaho, Trivium, ReStore Missions, Salvation Army—Boise Corps, St Vincent de Paul, Terry Reilly Health Services, Jesse Tree, Full Circle Health, TRIO, Saint Luke's, and Saint Alphonsus.

Housing programs and service agencies in Boise City/Ada County are designed to meet the specific needs of homeless persons. This is done through the utilization of a coordinated network of homeless shelters, transitional housing, and permanent supportive housing and service providers. There are many service providers that supply services to both homeless and non-homeless low-income populations in Ada County. These include providers of primary health care, mental health, and SUD services. Additional detail may be found in the MA-35 Special Needs Facilities and Services Section of the Consolidated Plan. Narratives about services are above.

List and describe services and facilities that meet the needs of homeless people, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

***Attachment E: Housing Inventory Count Report* lists each organization that provided shelter beds and units to people experiencing homelessness in 2024 and organizes this information by program type, subpopulation, and household type.** Overall, there are organizations that provide services to various subpopulations, including people fleeing domestic violence, veterans, adults, families with children, youth and young adults, and chronically homeless individuals.

Shelter, housing, and service providers work hard to meet the daily needs of people experiencing homelessness; however, there remain ongoing challenges with the homelessness response system that are included in previous sections of MA-30.

Consultation Themes

While PIT and HMIS data provide valuable information on the nature of homelessness, the consultation process provided additional insight into the context and challenges experienced by both the homelessness response system and the people it serves. **The following key trends summarize challenges experienced by the homelessness response system**. NA-40 provides additional trends regarding people experiencing homelessness.

- Homelessness has increased over the past two years. Community partners noted that instances of homelessness have increased in the post-pandemic years, largely correlated with the rising cost of housing and the increasingly complex service needs of the population experiencing homelessness. In addition, there are individuals and households that do not access shelter for reasons including separation of families, partners, and people from their pets; impact of congregate shelter on mental health; and general fear and discomfort with the shelter system. Ensuring there is fair, easy, and adequate access to emergency shelter is increasingly critical given state legislation and federal priorities related to addressing unsheltered homelessness.
- The loss of pandemic funding is hurting the community. Pandemic response funding provided much-needed resources to the community to respond to the pandemic and scaled funding to a new level that allowed the CoC and its partners to help more people experiencing homelessness become and remain stably housed. Yet as pandemic-era resources have run out, the need for them has not. As a result, providers are unable to meet existing demand for housing assistance and public services with existing funding resources.

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(d)

Introduction

The MA-35 section describes the available housing and public services in Boise to meet the needs of special needs populations. Special needs populations include, but are not limited to, persons who have a mental illness or disability, persons who have a physical or self-care disability, persons with SUD, persons living with HIV/AIDS, and seniors. Listed below are the key findings from this section.

- Overall, there are a variety of services available to special needs populations in Boise.
- Mental and behavioral health institutions in Boise have discharge strategies to connect patients with mainstream housing and supportive service resources.

Including the elderly, frail elderly, people with disabilities (mental, physical, developmental), people with alcohol or other drug addictions, people with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify and describe their supportive housing needs.

Elderly/Frail Elderly and People with Disabilities

During the consultation process for the Consolidated Plan, numerous community partners noted that LMI seniors need assistance with a variety of services for housing, utilities, food, and transportation. One organization, El-Ada Community Action Partnership, operates an energy assistance program that assists low-income people and households with utilities. Many of El-Ada's clients are seniors and people with chronic health conditions. Another organization, Terry Reilly Health Services, coordinates with other agencies and providers to serve low-income members of the community, including seniors and people with disabilities. Living Independence Network Corporation serves people with disabilities through independent living skills training, individual and systems advocacy, information and referral, life transitions, peer support, in-home care, assistive technology, home modifications, and access to durable medical and mobility equipment.

The housing authorities, BCACHA, provide housing assistance through public housing and rental assistance vouchers to some of the most vulnerable members of the community, many of whom are seniors and people with disabilities. BCACHA administers 159 vouchers in Boise and 133 in Ada County targeted to low-income people with disabilities, and their permanent supportive housing programs utilize case management, job training, and employment assistance to help households increase income. Among people with disabilities experiencing homelessness, New Path Community Housing operates a site-based permanent supportive housing development in Boise that includes 41 units, and an additional 95 PSH units will come online in 2026 with New Path 2, which will also have project based vouchers. These projects serve community members experiencing chronic homelessness with multiple significant barriers to housing. Lastly, Idaho Legal Aid provides legal assistance and noted that of the clients served in Boise, many were people with disabilities in need of legal assistance regarding reasonable accommodation.

People with Substance Use Disorder

Over the past few years, improved coordination and collaboration between the medical community and service agencies working with LMI people has increased patient referrals for health services, including SUD treatment. Among housing programs that may serve individuals with SUD, BCACHA manages permanent supportive housing programs and Supportive Housing and Innovative Partnerships (SHIP) programs to help individuals access treatment options for physical health, mental health, and SUD. BCACHA coordinates housing assistance with Terry Reilly, a federally qualified health center. Terry Reilly assists people in need of mental health care, primary care, dental services, inpatient mental health treatment, and detoxification services. In addition, SHIP is a nonprofit organization with a goal of serving people exiting from recovery programs in need of housing and public services. SHIP serves residents who come from corrections, mental health facilities, and jails.

Victims of Domestic Violence, Sexual Assault, Stalking, or Human Trafficking

Many of Boise's victims housing and service providers assist people experiencing homelessness. Women's and Children's Alliance provides shelter, case management, counseling, and assistance with the court system to victims of domestic violence and sexual assault. Idaho Legal Aid provides limited on-site services at the agency's emergency and transitional shelters. The Idaho Anti-Trafficking Coalition provides hotline assistance, case management, court advocacy, and limited supportive services and agency referrals for victims of human and sex trafficking. In recent years, the overall inventory of beds available CoC-wide for victims has increased and includes emergency shelter, rapid rehousing, and transitional housing.

People with HIV/AIDS

Various housing, public service, and medical providers help meet the needs of people living with HIV/AIDS and their families. Full Circle Health offers full-service medical, behavioral health, and outreach services for the community and, in past years, has utilized HOPWA funding to serve people with HIV/AIDS. Currently, Full Circle Health receives Ryan White funding to offer services such as testing, counseling, medical evaluation, and treatment for HIV.

Veterans

Boise's housing and service providers offer various housing opportunities and public services targeted to veterans. One provider, El-Ada, offers intensive case management, housing search assistance, and placement services, including a Supportive Services for Veterans Families Homelessness Prevention and Rapid Rehousing program. Other organizations, such as Boise Rescue Mission—River of Life, offer daytime programming and transitional housing for veterans experiencing homelessness. The Veterans Affairs Boise Healthcare System helps connect veterans to healthcare services for physical and mental health. In addition, Valor Point is a 27-unit apartment complex for veterans exiting homelessness that offers health care, mental health counseling, and SUD treatment. The project has City HOME-assisted units, and all units have VASH Vouchers. Lastly, BCACHA administers 192 HUD-VASH vouchers, which provide housing assistance coupled with public services to veterans.

Youth and Young Adults

Several organizations provide services geared toward youth and young adults. One organization, Idaho Youth Ranch, provides emergency shelter, long-term residential care, outpatient and crisis counseling, job readiness training, and adoption services for youth and families in Boise. Life's Kitchen provides services to youth and young adults through food service and life skills training, placement in the foodservice industry, and continuing education. Over the past few years, the network of services for at-risk youth has increased. The Bridge Family and Youth Resource Center opened in 2023 and provides services and referrals to youth and families to reduce the impact on the justice system.

Describe programs for ensuring that people returning from mental and physical health institutions receive appropriate supportive housing.

All behavioral/physical health institutions have a discharge process that aims to place people into housing rather than homelessness upon discharge. If placement cannot be made, physical and behavioral hospitals and shelter partners use a referral process for medically fragile individuals to ensure they are placed in a shelter with a confirmed bed and staffing/space capacity to provide necessary medical care. This gap, which does occur often, is trying to be addressed at the state level through the Idaho Behavioral Health Council's Supportive Housing Sub-Committee, which includes the goal of providing increased access to **permanent, affordable, and quality supportive housing options to increase safety for civilly committed individuals upon community reentry.**

A major challenge with this system is that many discharged people have follow-up medical needs, particularly behavioral health needs, but do not meet the criteria for the medically fragile program because the nature of their follow-up medical care does not require additional space and on-site care delivery. Oftentimes, this population is discharged without a guarantee of a bed. Staff establish follow-up care through appointments at health clinics; however, this is not an effective system as clinics report a 70–85 percent no-show rate due to the challenges unhoused individuals face in accessing and following through on set appointments and medications. Law enforcement agencies also report repeat interactions with the same individuals in a state of deregulation, who often reenter the hospital or carceral system.

Clarvida, a local crisis center, reports that most of their clients are experiencing homelessness. They see more mental health than SUD admissions. Behavioral health issues are growing, but without the need for medical care, individuals are likely under-supported. This makes stabilization more difficult to achieve and increases the likelihood of individuals being readmitted to the systems from which they were discharged.

Another challenge is associated with discharges and evictions from long-term care facilities such as assisted living and skilled nursing facilities. Oftentimes, individuals are discharged to hospitals for immediate care needs, but there are instances of discharge directly to shelters without coordination, leading to individuals with complex medical needs, and oftentimes behavioral health needs, being unhoused.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City will continue to utilize the maximum allowed 15% of its annual CDBG allocation toward its Public Services goal to support nonprofit providers serving lower-income and vulnerable populations, such as victims of domestic violence/sexual assault and households at risk of eviction/homelessness. Clients served also include people with disabilities, veterans, seniors, etc.

The City's goal to develop and preserve affordable housing will include continued funding of its Home Improvement Program, which provides financial assistance to homeowners for urgent home repairs in order to keep them safely housed and preserve affordability. A large number of homeowners who receive this assistance are seniors and/or have a disability.

Under the same goal, whenever possible the City will prioritize multifamily rental projects with units targeted at vulnerable populations, such as seniors and people with disabilities, as well as households exiting homelessness. The City has and will continue to evaluate/pursue opportunities to develop permanent supportive housing projects with general funds or federal funds as feasible.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to people who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

For Program Year 2026, under the Public Services goal and project, activities will support organizations serving vulnerable and special needs populations. Additionally, under the Develop and Preserve Affordable Housing goal, the Homeowner Housing and Rental Housing projects will include activities that create and/or preserve affordable housing targeted at vulnerable and special needs populations as feasible.

MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

In March 2025, Boise conducted an Analysis of Impediments (AI) to gather recent information on the fair housing challenges facing Boise residents as well as outline its plan to address the identified issues. **The 2025 AI identified four barriers to affordable housing: high interest rates, high building costs, new zoning codes, and financing availability**. Of these barriers, two are related to public policies:

- Zoning and regulatory changes: The City adopted a new zoning code, effective December 1, 2023. Changes in approval bodies, design standards, and allowed uses have required significant shifts in workflows, affecting the predictability for developers. Efforts to streamline processes and provide educational resources for developers are ongoing.
- Financing availability: Based on the 2024 Housing Needs Analysis update, since 2021 the estimated cost to construct a single housing unit has increased from $230,000 to $325,000 (based on City of Boise averages through 2023), representing a 41 percent increase, which closely mirrors national construction cost increases. The annual development cost to fulfill Boise's affordable housing need for households earning less than 80% AMI is estimated at $290 million. The absence of state funding for affordable housing means that the limited federal resources to support housing development are highly competitive.

During consultation, community partners praised recent revisions to the City Code, which have facilitated affordable housing development and noted that there are additional areas where further revisions could help. For example, developers noted that electric vehicle station and landscaping requirements could be adjusted regarding affordable housing projects to facilitate development. Boise City Council approved a zoning code amendment in March 2026 to address/right-size electric vehicle station requirements.

In addition, developers noted the need for deep subsidies to offset high operations and maintenance costs for affordable housing developments. The zoning code amendment in March 2026 also updated housing incentives to provide more flexibility for developers who include affordable units and sustainable elements in projects within the Mixed-Use and Residential Zones, as well as allowing up to two accessory dwelling units or tiny homes on wheels accessory to a single-family home.

In the coming years, the City plans to continue reviewing public policies to identify areas of improvement to facilitate the development of affordable housing in Boise.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215 (f)

Introduction

The MA-45 section of the Consolidated Plan summarizes data trends related to employment and the workforce, including labor force participation, educational attainment, and workforce skills training and development efforts in Boise. Listed below are the key findings from this section.

- In 2022, the three most common sectors by worker and job were education and health care services; professional, scientific, and management services; and manufacturing.
- Community partners and community members identify the greatest economic development needs to be livable wages for workers and affordable transportation options.
- Boise continues to pursue strategic planning efforts and workforce development initiatives to expand opportunities for LMI people.

Economic Development Market Analysis

Overall, Boise is home to a robust economy noted for its healthcare systems, professional and business services, manufacturing, and growing technology sector. The Boise metro area has witnessed significant population growth, most recently due to increased domestic migration during the pandemic, as many people living in high-cost metro areas on the West coast relocated to more affordable areas under remote work policies. As more people have moved to Boise in search of affordability, the demand for homeowner and rental housing has increased. In the coming years, the City and its partners aim to pursue economic and workforce development initiatives that promote continued economic growth that includes expanding opportunities for LMI people.

Business Activity

According to 2022 ACS data, the three most common sectors by worker and job were education and health care services; professional, scientific, and management services; and manufacturing. The characteristics of the workforce provide insight into the nature of the economy and economic development needs in the region. Table 43 summarizes the number of workers and jobs in each sector in 2022.

Table 43: Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs Less Workers %
Agriculture, mining, oil & gas extraction	1,012	247	1%	0%	-1%
Arts, entertainment, accommodations	4,834	14,486	6%	8%	3%
Construction	6,614	8,279	8%	5%	-3%

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs Less Workers %
Education and health care services	20,262	38,867	23%	22%	-1%
Finance, insurance, and real estate	6,919	11,550	8%	7%	-1%
Information	2,024	2,340	2%	1%	-1%
Manufacturing	10,003	14,309	11%	8%	-3%
Other services	2,941	4,521	3%	3%	-1%
Professional, scientific, management services	13,127	33,578	15%	19%	4%
Public administration	5,418	11,749	6%	7%	1%
Retail trade	7,519	16,917	9%	10%	1%
Transportation and warehousing	3,570	5,979	4%	3%	-1%
Wholesale trade	3,075	10,490	4%	6%	3%
Total	87,318	173,312	100%	100%	0%

Data Source: *2018–2022 ACS (Workers), 2022 Longitudinal Employer-Household Dynamics (Jobs)*

Labor Force

In 2023, 3.8 percent of residents were unemployed. The unemployment rate was twice as high for residents aged 16–24 at 7.8 percent. Table 44 presents the unemployment rate in Boise in 2023.

Table 44: Labor Force

Total population in the civilian labor force	135,582
Civilian employed population 16 years and over	130,048
Unemployment rate	3.8%
Unemployment rate for ages 16–24	7.8%
Unemployment rate for ages 25–65	3.3%

Data Source: *2019–2023 ACS*

The most common sector of employment was management, business, and financial, which accounted for 49 percent of workers. Table 45 summarizes the occupations of Boise workers by sector in 2023.

Table 45: Occupations by Sector

Occupations by Sector	Number of People Median Income
Management, business, and financial	63,353
Farming, fisheries, and forestry occupations	793
Service	19,854
Sales and office	25,485
Construction, extraction, maintenance, and repair	9,039
Production, transportation, and material moving	11,504

Data Source: *2019–2023 ACS*

Travel Time

The majority of residents (84 percent) had a commute under 30 minutes. Table 46 provides information on the average commute time of Boise residents.

Table 46: Travel Time

Travel Time	Number	Percentage
< 30 Minutes	90,545	84%
30–59 Minutes	14,179	13%
60 or More Minutes	3,089	3%
Total	107,813	100%

Data Source: *2019–2023 ACS*

Education

Educational attainment provides insight into the training and job needs of residents. Increases in education level correlated with decreases in unemployment. Seven percent of labor force participants with less than a high school diploma were unemployed, compared to 2 percent of labor force participants with a Bachelor's degree. Table 47 displays the educational attainment by employment status of Boise residents in 2023.

Table 47: Educational Attainment by Employment Status (Population 25 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,023	310	2,565
High school graduate (includes equivalency)	17,787	792	5,093
Some college or Associate's degree	28,783	1,113	7,194
Bachelor's degree or higher	52,721	1,089	7,847

Data Source: *2019–2023 ACS*

Overall, 95 percent of Boise residents had a high school diploma or higher, and 47 percent of residents had a Bachelor's degree or higher. Table 48 displays educational attainment by age.

Table 48: Educational Attainment by Age

Education Level	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	407	517	551	1,413	683
9th to 12th grade, no diploma	1,557	1,159	1,166	2,092	997
High school graduate, GED, or alternative	8,302	6,471	6,448	10,789	8,334
Some college, no degree	11,140	8,696	6,107	12,554	8,349
Associate's degree	1,225	2,222	2,737	4,892	2,313
Bachelor's degree	3,243	13,737	9,965	16,274	8,487
Graduate or professional degree	185	4,334	6,382	11,177	6,947

Data Source: *2019–2023 ACS*

Higher levels of educational attainment correlated with increased median earnings. Table 49 shows the 2023 median earnings of Boise residents with varying levels of educational attainment.

Table 49: Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$31,796
High school graduate (includes equivalency)	$37,099
Some college or Associate's degree	$42,103
Bachelor's degree	$61,053
Graduate or professional degree	$82,201

Data Source: *2019–2023 ACS*

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

There are 87,318 workers in Boise and 173,312 jobs based on data from the 2022 ACS and Longitudinal Employer-Household Dynamics. Among workers, the top three sectors were 1) education and healthcare services (comprising 23 percent of workers), 2) professional, scientific, and management services (comprising 15 percent of workers), and 3) manufacturing (comprising 11 percent of workers). Among jobs, the top three sectors were 1) education and healthcare services (comprising 22 percent of jobs), 2) professional, scientific, and management services (comprising 19 percent of jobs), and 3) retail trade (comprising 10 percent of jobs).

According to City data, the top ten employers in Boise include:

1. St. Luke's Healthcare System, Healthcare, Not-for-Profit.
2. St. Alphonsus Healthcare System, Healthcare, Not-for-Profit.
3. Micron Technology, Semiconductor R&D, Private.
4. Albertson's Companies, Food/Grocery, Private.
5. Boise State University, Education/Government, Public.
6. Idaho Military Division, Government, Public.
7. HP, Inc., Computer Hardware, Private.
8. J.R. Simplot Co., Agriculture /AgTech, Private.
9. Idaho Power, Utility, Regulated Utility.
10. Clearwater Analytics, FinTech, Private.

A 2023 HUD Comprehensive Housing Market Analysis of the Boise metro area noted that the professional and business services sector added the most jobs during the year (2,900), which represents continued growth in the sector. Specifically, there were 8,400 more jobs in the sector in 2023 than there were in 2019. The sector with the second largest job growth was education and health services, which increased by 2,800 jobs in 2023. HUD's analysis notes that one of the area's largest employers, St. Alphonsus Health System, opened a 40,000 square foot health facility in 2023, which contributed to the new job count. In addition, technology companies like Micron Technology and Hewlett-Packard have

contributed to the growth in technology jobs related to cloud computing, cybersecurity, and programming.

Lastly, Longitudinal Employer-Household Dynamics data provides insight into the inflow and outflow of workers in Boise. In 2022, there were 173,312 primary jobs in Boise. Of them, 68,438 (39 percent) were held by people who lived and worked in Boise; 62,503 (36 percent) were held by people who worked in Boise but lived outside the city; and 42,371 (24 percent) were held by people who lived in Boise but worked outside the city. Among the employed people who worked in Boise but lived outside the city, 14 percent lived in Meridian, 8 percent lived in Nampa, and 4 percent lived in Caldwell. Among the employed people who lived in Boise but worked outside the city, 12 percent worked in Meridian, 5 percent worked in Nampa, and 3 percent worked in Garden City.

Describe the workforce and infrastructure needs of the business community

Boise's workforce needs jobs that pay livable wages. Numerous reports and data sources indicate that a growing number of Boise households are struggling to afford the increased cost of living. For example, United for ALICE estimates that 41,082 people (39.4 percent of the population) in Boise struggle to afford the cost of living. An Idaho 2023–2028 Statewide Economic Development Strategy noted that the lack of livable wages was a statewide concern, including for the Southwestern Region, which encompasses the Boise metro area. In addition, 2024 occupational wage data from the Bureau of Labor Statistics indicates that the top three occupations in the Boise metro area were office and administrative support (hourly average wage of $22.50), transportation and material moving (hourly average wage of $24.07), and food preparation and serving (hourly average wage of $15.48). To put hourly wages into perspective, the National Low-Income Housing Coalition estimates that the hourly wage needed to afford housing in the Boise metro area is $25.00 for a studio apartment, $29.50 for a one-bedroom unit, and $35.35 for a two-bedroom unit. Currently, the hourly average wage for the metro area's top three occupations does not provide enough to afford rental units in the area, indicating a need for higher-paying jobs.

Additionally, housing and transportation costs are unaffordable for many households, particularly those with daily commutes to work. Data from the Center for Neighborhood Technology's Housing + Transportation Index explores the impact of transportation costs on affordability by calculating the percentage of household income spent on housing and transportation. The Housing + Transportation Index for Boise is 41 percent, or in other words, the typical household in Boise spends 41 percent of its income on housing and transportation costs. Of this 41 percent, transportation costs account for 19 percent of household income and average $14,469 annually. The Index recommends spending no more than 45 percent of income on housing and transportation costs, so housing and transportation costs are nearly unaffordable for the typical Boise household. In addition, the Center for Neighborhood Technology rates Boise as having a 3.5 out of 10 in terms of its transit performance and indicates that the city is car-dependent with limited access to public transportation.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

A 2023–2028 Idaho Statewide Economic Development Strategy outlined various strategic priorities for the state, including the focus on skills development, skills re-training, and the expansion of science, technology, engineering, and mathematics careers. To achieve this, the report highlights expanding vocational and career technical courses available at Idaho's community colleges modeled after successful programs like the Clearwater Economic Development Association's "Dream It—Do It" career exploration program. This aligns with existing initiatives in the Boise area, including the College of Western Idaho's (CWI) Career and Technical Education (CTE) and Workforce Development/Adult Education programs. CWI is also adding a new Boise campus, the Micron Academic Center, which will be part of a larger mixed-use development. The report highlights the need to support workforce and economic development priorities that strengthen the state's economy and build resilience against global market shifts such as those witnessed during the pandemic. As the state's largest metro area, statewide priorities will likely impact economic growth and business opportunities in the years to come.

In 2024, Boise's technology sector received a large public investment, which supported the growth of the City's technology sector. Boise-based company, Micron received a $6.1 billion CHIPS & Science Act grant. With this grant, Micron has begun expanding their Boise campus, adding an estimated 17,000 jobs to the City. The City has worked closely with Micron and its partners to prepare for the expansion, including investments to infrastructure and workforce development.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Boise's workforce is characterized by a mix of individuals with varying levels of educational attainment. About 17 percent of Boise's population has attained a graduate degree or higher, 29 percent have a bachelor's degree, 29 percent have some college education or an associate's degree, and 19 percent have a high school diploma or equivalent. ACS data indicate that in 2023, about 18.4 percent of the population moved to Boise from another location over the past year. Of the estimated 42,987 people who moved to Boise over the year, 54.9 percent came from another community in Ada County, 28.8 percent came from out of state, 13.6 percent came from another Idaho county, and 2.7 percent came from abroad. Data on educational attainment indicate that of the 28,840 people in Boise with a graduate or professional degree aged 25 and older, 1,500 (5.2 percent) moved to Boise from out of state over the past year, and 1,471 (5.1 percent) moved to Boise from another community in Ada County within the past year. Taken together, the data suggest that job growth in highly skilled positions is likely drawing highly educated workers from out of state as well as other Idaho communities.

Information from local educational institutions also indicates that local educational opportunities and workforce development initiatives have contributed to the retention of recent graduates and skills training for local hands-on positions. Boise State University indicates that most students who enroll at the institution are Idaho residents and that post-

graduation, the majority of students (69 percent) who secure full-time employment in the United States are employed in Idaho. Other institutions like the College of Western Idaho offer programs such as CTE, Dual Credit, and Workforce Development/Adult Education geared toward providing students with training, re-training, and hands-on experience in local industries. In 2024, the College of Western Idaho's Annual Report indicates that of students enrolled in the CTE program, 94 percent were positively placed with industry partners.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Although there is not an Economic Development District in Idaho that covers the Boise metro area, organizations and agencies, including the Idaho Workforce Development Council and Idaho Department of Commerce, support initiatives and provide grant funding for various workforce development activities across the state. The state's Workforce Innovation & Opportunity Act program offers funding to support training opportunities and employment services for adults, dislocated workers, and low-income youth. Through other programs, the Idaho Workforce Development Council supports educational activities, job readiness and training, dual credit programs, externships, and apprenticeships to prepare and connect Idahoans with career opportunities across the state. In addition, as previously described, local educational institutions like the College of Western Idaho also offer programs such as CTE, Dual Credit, and Workforce Development/Adult Education geared toward providing students with training, re-training, and hands-on experience in local industries. Various local and state-led workforce training initiatives align with the overarching goals of Boise's Consolidated Plan to assist LMI residents in obtaining employment opportunities, so they too can participate in the region's continued economic growth.

In addition, the City of Boise offers grants, such as arts and history grants and small grants to neighborhood associations, as well as financial assistance to business owners through the Capital City Development Corporation to support local economic development.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy?

Boise does not participate in a Comprehensive Economic Development Strategy. However, the City of Boise developed an Economic Development Strategic Plan in 2021, which outlines several strategies to support the City's economic future.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Boise's Economic Development Strategic Plan includes the following focus areas:

- Regional leadership.
- Quality of life.
- Strategic economic growth.
- Workforce development and talent.

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The City explored 2023 ACS data on selected housing conditions to identify areas where housing problems are concentrated in Boise. ACS data captures information on five selected housing conditions:

- Units lacking complete plumbing.
- Units lacking complete kitchen facilities.
- Units with more than 1.01 people per room.
- Owner households that spend over 30 percent of their income on housing costs.
- Renter households that spend over 30 percent of their income on housing costs.

The City analyzed the number of occupied housing units with two or more selected housing conditions. Among owner units, 583 units (0.7 percent of owner-occupied units) had two or more selected housing conditions. Among renter units, 1,100 (2.7 percent of renter-occupied units) had two or more selected housing conditions. At the census tract level, there was a wide range in the percentage of owner- and renter-occupied units with two or more housing problems.

To identify areas with concentrations of housing problems, the City calculated the percentage of occupied units in each census tract with two or more housing problems and then flagged census tracts where the percentage was significantly higher than the rest of the census tracts in Boise (outliers). Specifically, owner-occupied units were flagged if the percentage was above 1.1 percent, and renter-occupied units were flagged if the percentage was above 8.9 percent. **Overall, there were 15 census tracts where the percentages of owner-occupied units with two or more housing problems were outliers and seven census tracts where the percentages of renter-occupied units with two or more housing problems were outliers.** Table 50 in the appendix lists each census tract by tenure, and Figure 16 in the appendix depicts the tracts on a map.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Boise's population is predominantly White, and there are no HUD-designated R/ECAPs in the City. The City's 2025 AI analyzed 2022 ACS data and identified census tracts by the percentage of the population that is people of color. Specifically, they identified census tracts with the largest concentration of people of color in Liberty Park, Morris Hill, and the Northern section of Borah (see Figure 2 in the appendix). These areas have concentrations ranging from 42.9 to 71.8 percent non-White. The AI also noted that areas with the largest concentration of people living in poverty were Liberty Park, Morris Hill, the Northern section of Borah, the northeast section of Vista, the southwest portion of Downtown, and part of the East End (see Figure 3 in the appendix).

To identify areas where low-income people are concentrated, the City used HUD's LMI Summary Data for FY 2024, which is derived from the 2016–2020 ACS five-year estimates.

The LMI Summary Data indicates the number and percentage of LMI people per census tract block group. For CDBG activities based on area benefit (i.e., have a national objective of Low-Mod Area, LMA), activities may qualify for CDBG assistance if the activity will benefit all the residents of a primarily residential area where at least 51 percent of the residents are LMI. The City, therefore, identified areas where the LMI percentage is 51 percent and above as areas where low-income people are concentrated. There are 55 census tract block groups where the percentage of LMI people is 51 percent or above. Among these block groups, the cumulative LMI population is 46,350, and the cumulative total population in these areas is 67,015. Table 51 in the appendix lists each block group, and Figure 17 depicts the block groups by the percentage of the LMI population.

What are the characteristics of the market in these areas/neighborhoods?

There are no R/ECAPs identified in Boise.

Are there any community assets in these areas/neighborhoods?

There are no R/ECAPs identified in Boise.

Are there other strategic opportunities in any of these areas?

There are no R/ECAPs identified in Boise.

MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

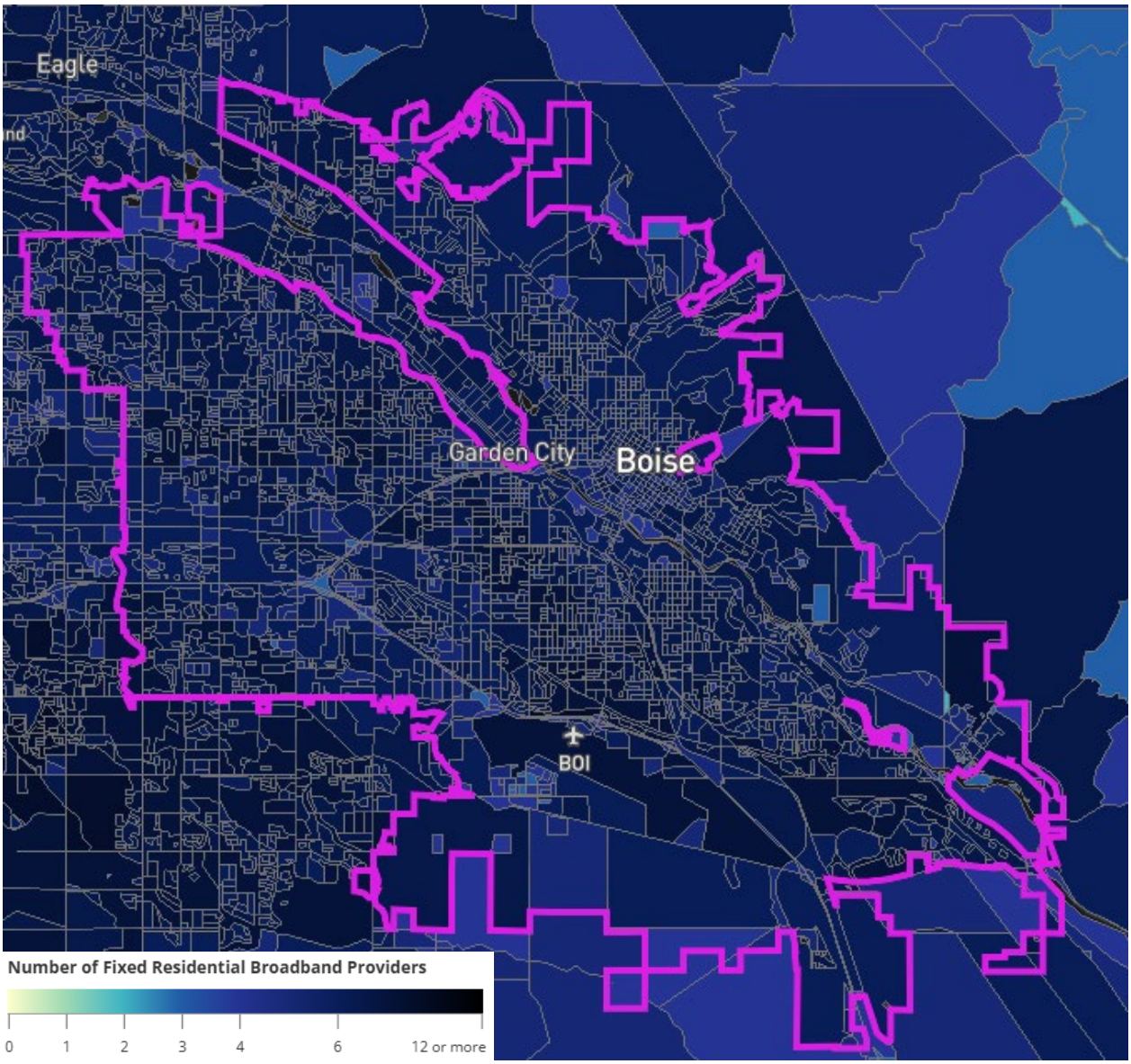
Four percent of Boise residents did not have access to the internet, according to 2023 ACS estimates. Households without internet connection are limited in their ability to utilize resources provided by government agencies, schools, and employers.

During consultation sessions, community partners generally agreed that Boise is well connected in terms of broadband. The City has installed free public Wi-Fi hot spots at several parks and public facilities (libraries, community centers, pools, etc.) to improve internet access for residents. However, several community partners identified needs relating to increasing broadband access for LMI households, as some LMI households struggle to afford internet subscriptions and mobile phone plans. Community partners noted that seniors on fixed incomes and people experiencing homelessness often benefit from services that help individuals afford internet and mobile phones. Lastly, BCACHA noted that some of its older public housing units require upgrades to accommodate improved broadband connectivity.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Data from the Federal Communications Commission suggests that there is a sufficient number of internet service providers in the Boise area. Figure 18 depicts the number of fixed broadband providers by census tract and indicates that most of the City has access to several providers. During the consultation process for the Consolidated Plan, community partners noted that the availability of internet service providers was not an issue; however, the affordability of internet subscriptions and mobile phone plans was an issue for some LMI households, particularly seniors and people experiencing homelessness.

Figure 19: Number of Fixed Broadband Providers in Boise



Data Source: *Federal Communications Commission Fixed Broadband Deployment*

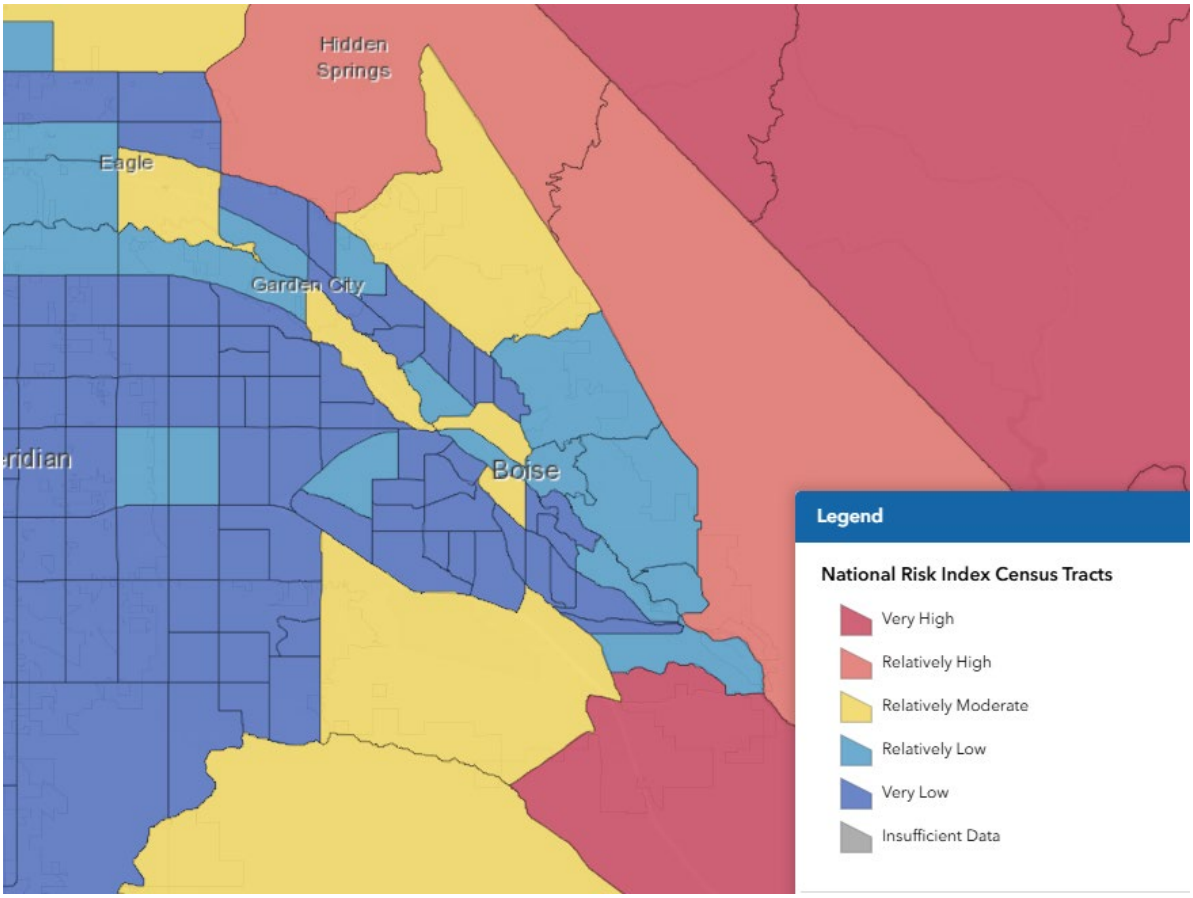
MA-65 HAZARD MITIGATION - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Boise has identified four major areas of current and future climate risk: Extreme Heat, Wildfire, Drought, and Flooding. Boise's 2024 Current and Future Climate Risks Report provides greater detail on these risks.

The City utilized data from FEMA's National Risk Index mapping tool, which depicts the census tracts most at risk for 18 natural hazards across the country. Figure 19 shows the risk index for census tracts in and around Boise using 2025 data. **The map highlights particular areas of wildfire and heat wave risk to the northeast in the wildland urban interface (WUI)**. Boise also experiences drought and flooding risk in census tracts along the Boise River. Furthermore, for the tracts at high risk for wildfires, FEMA data indicate that while there is a 2.3 percent chance of a wildfire occurring each year, the expected annual loss from wildfire damage is $1.6 million. The expected annual loss considers values for exposure, annualized frequency, and historic loss ratios for each type of natural hazard.

Figure 20: FEMA National Risk Index for Boise Census Tracts

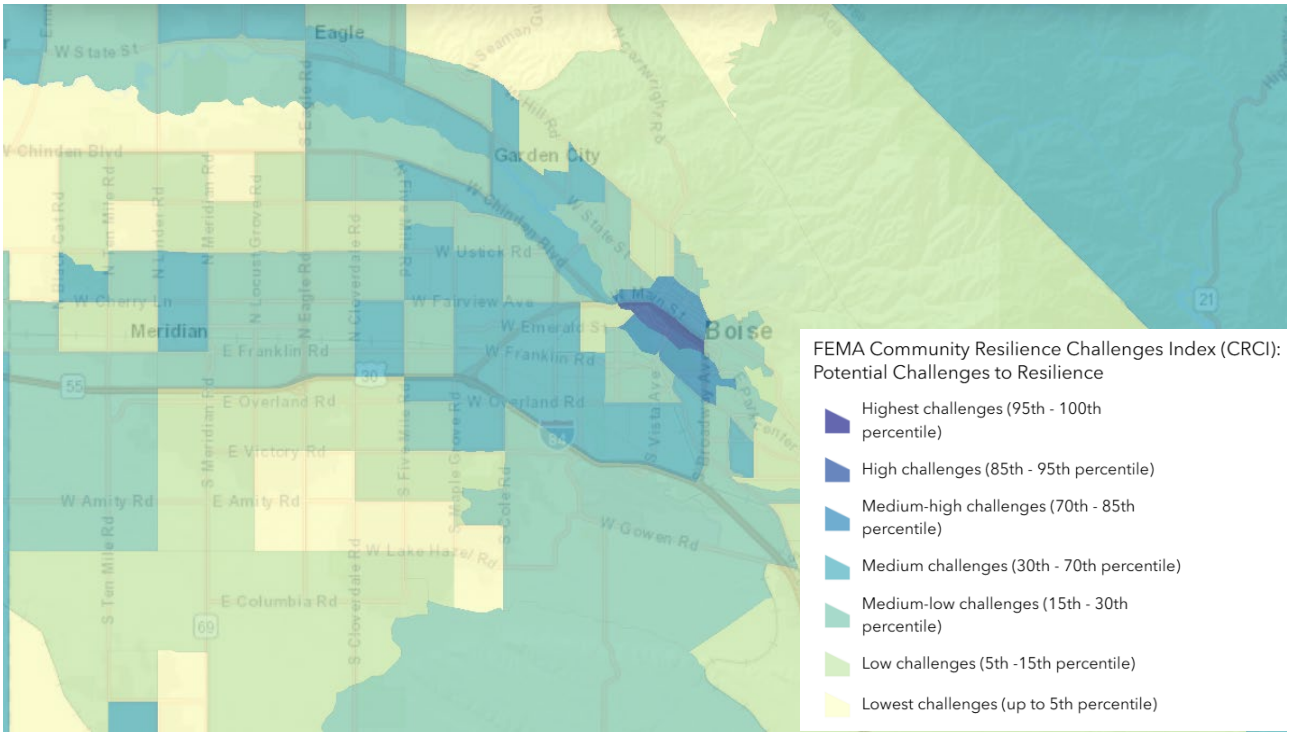


Data Source: *2025 FEMA National Risk Index*

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods**.**

FEMA's Resilience Analysis and Planning Tool includes data on 22 indicators of community resilience to identify a community's ability to prepare for and recover from natural hazards, changing conditions, and other disruptions. **The data indicates that there is some overlap between tracts in Boise that are more susceptible to hazards and the census tract block groups with LMI populations over 51%.** This is likely because FEMA community resilience data includes indicators on income characteristics as research indicates that lower-income households tend to be less prepared for and less likely to recover from disasters. It is important to note that FEMA's community resilience data includes more recent ACS data than HUD's 2016-2020 LMI Block Group data.

Figure 210: FEMA Resilience Analysis and Planning Tool



Data Source: *FEMA Resilience Analysis and Planning Tool, 2025.*

STRATEGIC PLAN

SP-05 OVERVIEW

The Strategic Plan section of the Consolidated Plan outlines Boise's goals, objectives, and specific strategies for its CDBG and HOME funding over the next five federal fiscal years.

The Strategic Plan is comprised of 12 sections:

- Geographic Priorities
- Priority Needs
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing
- Barriers to Affordable Housing
- Homelessness Strategy
- Lead-Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

The following priority needs were identified by Boise:

- Affordable housing
- Community development
- Public services

SP-10 GEOGRAPHIC PRIORITIES – 91.215 (a)(1)

The SP-10 Geographic Priorities section provides insight into how priority needs are selected and investments are allocated.

Geographic Area

There are no specific geographic priority areas established in this Consolidated Plan. All funds will be utilized in eligible areas City-wide.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

The City does not target funding or programs to specific geographies within its jurisdiction. Funds are allocated based on priority needs and goals.

SP-25 PRIORITY NEEDS - 91.215(a)(2)

Priority Needs

The SP-25 Priority Needs section of the Consolidated Plan provides greater detail on the goals outlined in the Strategic Plan.

Table 52: Priority Needs Summary

1	**Priority Need Name**	**Affordable Housing**
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic
	Geographic Areas Affected	Not targeted
	Associated Goals	G1: Develop and preserve affordable housing
	Description	Boise identified a need to develop and preserve affordable housing to meet the needs of LMI people, particularly those with specific vulnerabilities such as people experiencing homelessness, seniors, and people with a disability.
	Basis for Relative Priority	According to 2021 CHAS estimates, 57 percent of LMI households in Boise experienced a form of housing cost

		burden. From 2013 to 2023, median home values increased by 156 percent while median contract rents increased by 79 percent. Community partners noted during consultation sessions that rising rents and other expenses have created housing instability among many LMI households. Overall, Boise's 2024 Housing Needs Analysis update estimates that 15,512 new housing units and an additional 4,682 rehabilitated units will be needed by 2033 to meet the needs of LMI households.
2	**Priority Need Name**	**Community Development**
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Not targeted
	Associated Goals	G2: Support community development needs
	Description	Boise identified a need to support critical public facility and infrastructure projects that support LMI people and areas.
	Basis for Relative Priority	Community partners noted during consultation sessions and surveys that there is a high demand for public facilities and infrastructure, including pedestrian infrastructure and community facilities.
	Priority Need Name	**Public Services**

3	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Not targeted
	Associated Goals	G3: Provide public services to meet the needs of LMI people
	Description	Boise identified a need to provide public services for a broad spectrum of LMI people, including people with mental and physical health needs, victims of domestic violence, and families with children. Boise has also identified a need for homeless and homelessness prevention services.
	Basis for Relative Priority	During consultation, community partners and community members identified a need for various public services, including services for people experiencing homelessness, victims of domestic violence, and seniors. In addition, community partners noted that there are critical service needs for mental health, behavioral health support, financial management skills, transportation assistance, childcare, and food assistance in Boise.

Narrative (Optional)

SP-30 INFLUENCE OF MARKET CONDITIONS – 91.215 (b)

The SP-30 Influence of Market Conditions section of the Consolidated Plan describes the characteristics of the housing market as they relate to Boise's priority needs.

As noted throughout the Needs Assessment and Market Analysis, the Boise metro area has witnessed significant population and economic growth for years, which has increased demand for both homeowner and rental housing over time. **Coupled with increases in food, childcare, and healthcare costs, community partners note that the increased cost of living has made Boise unaffordable for many LMI people and has increased demand for housing units affordable to those earning less than 80 percent AMI**. Market conditions such as insufficient incomes to afford the cost of living, increased competition for housing due to population growth, and high interest rates pose significant challenges not only for LMI people but also for the public agencies, organizations, and groups operating programs to serve them. Table 53 describes the impacts of various market characteristics on the City's affordable housing programs.

Table 53: Influence of Market Conditions

Affordable Housing Type	Market Characteristics That Will Influence the Use of Funds Available for Each Housing Type
Tenant-Based Rental Assistance (TBRA)	The Needs Assessment and Market Analysis of the Consolidated Plan underscored that there is a continued high need for TBRA for LMI households in Boise. Since the end of pandemic-era housing assistance programs, community partners have seen an increase in evictions and more households experiencing housing instability. For households that receive rental assistance, community partners note that many struggle to locate and secure units that they can afford even with rental assistance. This indicates the need for rental assistance programs that provide deeper subsidies that factor in increased rents in the area.
TBRA for Non-Homeless Special Needs	Rental assistance for special needs populations often requires even deeper subsidies to offset rising rents. In the development of the Consolidated Plan, community partners noted that specific groups have a high need for rental assistance, including medically fragile individuals and people with disabilities, victims of domestic violence, seniors, refugees, and youth. Many of these subpopulations also have acute service needs, so wraparound services provided alongside housing are needed to help people remain stably housed.
New Unit Production	During the consultation process, multiple housing developers expressed concerns about having a sufficient "capital stack" to develop affordable housing units. Housing providers and developers explained the need for deep subsidies to offset lower rents and higher operations and maintenance costs, particularly for permanent supportive housing. In addition, community partners noted the need for more project-based vouchers and use of publicly owned land, private activity bonds, and other tools to offset acquisition and development costs.

Affordable Housing Type	Market Characteristics That Will Influence the Use of Funds Available for Each Housing Type
Rehabilitation	Data analysis and information gathered through the consultation process highlights the need for repair and rehabilitation assistance for both rental and homeowner units. In addition, community partners noted that rehabilitation and repair services are needed among LMI homeowners, particularly LMI seniors that need assistance aging in place and LMI people with disabilities that need assistance with physical accommodations. Rehabilitation activities can be influenced by the cost of materials and labor and the availability of contractors to complete projects. The City of Boise operates a Home Improvement Plan to support the rehabilitation needs of LMI homeowners.
Acquisition, including preservation	Median home values have increased 79 percent from 2013 to 2023 (not accounting for inflation), straining the availability of funds to acquire new properties for rehabilitation or resale. Acquisition activities can be influenced by the cost of land and structures, as well as rehabilitation costs. The City of Boise operates programs to preserve affordable housing, which include the potential acquisitions of existing units.

SP-35 ANTICIPATED RESOURCES - 91.215(a)(4), 91.220(c)(1,2)

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 anticipates receiving funding to administer the Continuum of Care for Ada County, and also plans on applying for a Section 108 Loan in program year 2026. The City anticipates allocating approximately $21,313,747 through these programs over its Five-Year Consolidated Plan period for program years 2026 through 2030. Amounts anticipated during the Consolidated Plan include the anticipated entitlement grants, unexpended funds from previous years, and the program income expected to be generated from the CDBG and HOME programs over the five-year period.

Community Development Block Grant Program: $7,740,575
The HOME Investment Partnership Program: $6,306,587
Continuum of Care: $456,010
Section 108 Loan: $6,810,575

Table 54: Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public-Federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	$1,362,115	$186,000	$0	$1,548,115	$6,192,460	Investments focus on rehab and/or preservation of existing units, financial assistance for homebuyers, public services, facility/neighborhood improvements, and acquisition for housing rehab/ development. Program Income includes CDBG PI and RL Funds.
HOME	Public-Federal	Acquisition, Homebuyer Assistance, Homeowner Rehab, Multifamily Rental New Construction, Multifamily Rental Rehab, New Construction for Ownership, TBRA	$ 616,465	$300,000	$1,724,262	$2,640,727	$3,665,860	Investments focus on acquisition, rehab, and/or development of multifamily rental housing and single family homeowner housing. Program Income includes PI and Recapture (HP).

CoC – McKinney Vento	Public-Federal	Administration	$91,202	$0	$0	$91,202	$364,808	Supports CoC staff salaries.
Section 108 Loan	Public-Federal	Acquisition	$6,810,575	$0	n/a	$6,810,575	$0	Funds will be used for acquisition and preservation of existing affordable housing.

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 city-owned property, and developers/subrecipients must contribute to projects and programs with other local, state, federal, and private sources. Other sources of leverage may include Low-income Housing Tax Credits, State HOME funds, Federal Housing Trust Fund (HTF), Federal Home Loan Bank Board funding grants, Public Health Services Funding (federal), Substance Abuse and Mental Health Services Administration (federal), and Medicaid, along with private foundations and donations.

The City's Preservation and Reinvestment Initiative for Community Enhancement (PRICE) funds (award of $6,773,702) are being used to augment the homeownership rehabilitation program by serving households living in manufactured homes, as well as for mobile home park infrastructure updates and installation of new manufactured homes, eviction prevention, and preserving manufactured housing communities.

City General Funds: The City allocates general funds as available to support the creation of 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 (more on the City's land trust below). The City may apply for a Section 108 Loan (in the amount of five times the prior year's CDBG allocation) for the preservation of existing affordable multifamily housing.

The City invests over $1 million annually in general funds to support the Continuum of Care and systemwide needs, such as staff, the coordinated entry system and 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 supports the development of income-restricted multifamily rental housing on land that the City owns through its housing land trust model. Through this model, the City maintains ownership of the land and utilizes a ground lease with the developer to ensure long-term affordability. The City actively seeks out opportunities to acquire available properties for development and/or preservation as funds are available. The City has also completed a housing capacity analysis of vacant and underutilized land throughout the City, including publicly owned land, and intends to work alongside landowners and other agencies to determine the feasibility of developing housing on those sites.

SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its Consolidated Plan, including private industry, non-profit organizations, and public institutions.

This section of the Consolidated Plan summarizes information gathered through multiple local and regional reports and strategic plans, as well as input from the consultation process, on the institutional delivery structure in Boise. The institutional delivery structure includes the entities that will carry out the objectives outlined in the Strategic Plan for CDBG and HOME funds. There are numerous other entities in the region—such as housing developers, service providers, and local agencies—that collaborate to meet the housing, homelessness, and community development needs through other resources and planning processes.

Table 55: Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Boise	Government agency	Affordable Housing—Ownership Affordable Housing—Renter Community Development—Economic Development Community Development—Public Services Community Development—Public Facilities Community Development—Neighborhood Improvements Homelessness Non-Homeless Special Needs Planning	Jurisdiction
Our Path Home	CoC	Homelessness	County
BCACHA	Public housing authority	Public Housing Affordable Housing—Renter	County

Assessment of Strengths and Gaps in the Institutional Delivery System

The following strengths, challenges, and gaps summarize key themes from existing local plans, studies, and reports related to Boise's institutional delivery structure. The following lists are not exhaustive but include strengths, challenges, and gaps as they relate to the Consolidated Plan.

Strengths

- City code changes are helping with affordable housing development. During the consultation sessions, community partners praised recent revisions to the city's zoning code, including the provision for increasing density in certain areas of the community. Partners mentioned that some portions of the code could use further revision as they relate to the development of affordable housing to help reduce development costs. Examples include requirements for the number of electric vehicle charging stations and landscaping requirements. Boise City Council approved a zoning code amendment to address electric vehicle station requirements on March 10, 2026.
- Partners praise the city's focus on housing and homelessness. Coordination and communication have greatly improved over prior years, especially related to Our Path Home (CoC) efforts.
- Collaboration with the medical community has improved. Overall, community partners praised the medical community for their support of service agencies serving low-income and homeless people. Increases in mental and behavioral health conditions for certain subpopulations will increase the need for support from the city's medical systems.

Challenges

- Multiple housing developers expressed concerns about having a sufficient "capital stack" to develop affordable housing units. Community partners, including housing providers and developers, explained the need for deep subsidies to offset lower rents and higher operations and maintenance costs, particularly for permanent supportive housing. In addition, community partners noted the need for more project-based vouchers and the use of publicly owned land, private activity bonds, and other tools to offset acquisition and development costs. LIHTC allocations are statewide and do not prioritize areas of the state with the highest need for affordable housing. Developers also noted the need for extended affordability periods for LIHTC-supported units.
- Reductions, uncertainty, or absence of federal and state funding limit the impact of providers. Community partners noted how program cuts and the end of pandemic-era programs have reduced their ability to meet Boise's needs. Multiple providers noted that they have had to close waitlists or let staff go because of limited funding. Others noted that providers need to limit duplication of services to more efficiently serve the community.

Identified Gaps

- Additional funding is needed. Federal, state, local, and philanthropic funding are needed so providers can meet current and projected housing, public service, transportation, and community development needs in Boise.

Discuss the availability of services targeted to homeless people and people with HIV and mainstream services.

While Boise serves people living with HIV/AIDS through existing public services, the City does not directly receive HOPWA formula or competitive funds (nor any other agency in Ada County) from HUD.

Table 56: Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X

Describe how the service delivery system including, but not limited to, the services listed above, meets the needs of homeless people (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

Mainstream providers are the backbone of Our Path Home, as mainstream services are the first referral whenever possible. As a result, access to mainstream services is facilitated by all partners across the system and is a core focus in Coordinated Entry (CE), which is accomplished through collaboration including client focused collaborative care meetings and direct agency to agency case conferences. Through CE housing assessments, client eligibility is determined for supportive housing programs in addition to mainstream services, including emergency shelter case managers, permanent housing and long-term care facilities, healthcare organizations, first responders, state agencies, and community partners that offer a variety of services (employment, life skills, transportation, legal support, etc.).All referrals occur to the degree that partners and CE staff can direct clients to and between a mainstream service to address immediate needs and end their homelessness.

Mainstream providers that are formal partners of Our Path Home primarily include medical health centers, mental health agencies, school districts, homeless prevention programs, and employment services. They include Idaho Department of Health and Welfare (Navigation and 211 Idaho Care Line), A Body and Mind Wellness, Access Behavioral Health, Ada County Indigent Services, BCACHA, Boise and Meridian School Districts, Catholic Charities of Idaho, Idaho Department of Labor, Create Common Good, El-Ada Community Action Partnership, Head Start, Human Supports of Idaho, Idaho Youth Ranch, Life's Kitchen, Clarvida Community Crisis Center of Southwest Idaho, Trivium, ReStore Missions, Salvation Army—Boise Corps, St Vincent de Paul, Terry Reilly Health Services, Jesse Tree, Full Circle Health, TRIO, Saint Luke's, and Saint Alphonsus.

Housing programs and service agencies in Boise City/Ada County are designed to meet the specific needs of homeless persons. This is done through the utilization of a coordinated network of homeless shelters, transitional housing, and permanent supportive housing and service providers. There are many service providers that supply services to both homeless and non-homeless low-income populations in Ada County. These include providers of primary health care, mental health, and SUD services. Additional detail may be found in the MA-35 Special Needs Facilities and Services Section of the Consolidated Plan. Narratives about services are above. Describe the strengths and gaps of the service delivery system for special needs population and people experiencing homelessness, including, but not limited to, the services listed above.

Boise residents benefit from an institutional structure that provides supportive services to those who need and can access them. However, ongoing pressure to obtain resources from federal and local sources makes it difficult to respond to increased demand. All the service delivery agencies in Boise report increased demand. To some extent, the ability to expand service delivery systems is dependent on greater resource availability and agency capacity. This is a challenge for local governments to respond to by simply allocating more money. State statutes and other community needs emerge, thereby forcing local governments to prioritize competing needs with limited tools to increase revenue.

Development of permanent supportive housing that addresses the needs of special needs populations and those experiencing homelessness is critical. The two fundamental barriers to addressing this need are developer capacity to pull together multiple funding sources to make the proposed plan "pencil out" and service provider capacity to address the specific client-centered supportive needs. This has been a primary focus of the City of Boise and OPH, who have been working with a larger group of partners (developers, funders, service providers, housing authorities) to develop new PSH projects. Two new projects are in different stages of development, with 95 units of PSH for disabled adults experiencing homelessness expected to come online by Fall 2026 and another 48 units for families with children experiencing homelessness to come online in 2027.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The City plans to approach this challenging situation through several strategic actions. The City will work with affordable housing developers to acquire the necessary capacity to design development proposals. This should help with successful development reviews and coordinating funding resources through the City, Capital City Development Corporation, Idaho Housing and Finance Association, and the Boise City/Ada County Housing Authority. At a minimum, the City will promote the following internal resources: Affordable Housing Impact Fee Deferral, Building Permit Fee Deferrals and Exemptions, and HOME or CDBG funds where eligible. The current federal allocations of HOME and CDBG are not adequate to address the needed demands for new, affordable housing development. Ongoing financial collaboration with Idaho Housing and Finance Association for tax credits is a key ingredient to assisting a development's move from concept to occupancy.

SP-45 GOALS SUMMARY – 91.215(a)(4)

Introduction

The SP-45 section summarizes the priorities and specific goals Boise will set for the next five funding years.

Goals Summary Information

Table 57: Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Develop and preserve affordable housing	2026	2030	Affordable Housing	City-wide	Affordable Housing	HOME: $6,306,587 CDBG: $6,318,990 Section 108 Loan: $6,810,575	Rental units constructed: 120 Rental units rehabilitated: 70 Homeowner housing added: 5 Homeowner housing rehabilitated: 100 Direct financial assistance to homebuyers: 10

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
								Other (Acquisition): 30 Buildings Demolished: 1
2	Support community development needs	2026	2030	Non-Housing Community Development	City-wide	Community Development	CDBG: $400,000	Public facility and infrastructure activities other than LMI Housing Benefit: 600
3	Provide public services to meet the needs of LMI people	2026	2030	Non-Homeless Special Needs	City-wide	Public Services	CDBG: $1,021,585	Public service activities other than LMI Housing Benefit: 1,500 Homelessness Prevention: 200

Table 58: Goal Descriptions

1	Goal Name	Develop and preserve affordable housing
	Goal Description	Increase the availability and continue preservation of affordable housing for LMI households with an emphasis on vulnerable populations as possible, such as residents with a disability or experiencing homelessness, seniors, very low income, etc. Utilize a Section 108 Loan for the purpose of acquiring, preserving, and/or rehabilitating affordable rental housing, meeting the Benefit to Low- to Moderate-Income Persons National Objective (LMI), and specifically the Low Mod Housing category (LMH). Planned activities may include acquisition and/or rehabilitation of multifamily housing. City will ensure that at least 51% of 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.
2	Goal Name	Support community development needs
	Goal Description	Invest in community development needs, including public facility and neighborhood improvements and infrastructure.
3	Goal Name	Provide public services to meet the needs of LMI people
	Goal Description	Fund public services for LMI people, such as services for victims of domestic violence, families with children, people experiencing homelessness, people at risk of eviction, etc.

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 91.315(b)(2).

During the five-year period of the Consolidated Plan (2026-2030), an estimated 200 extremely low to moderate-income households will be provided with rental assistance through public services, 120 households will benefit from the production of new affordable rental housing units, 5 households will benefit from the construction of new single family units, 10 households will benefit from homeownership assistance, 100 households will benefit from rehabilitation of existing homeowner units, 30 households will benefit from acquisition and preservation of existing affordable multifamily housing units, and 70 households will benefit from rehabilitation of rental units.

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement).

Data from BCACHA's waitlists includes 41 applicants in Boise and 49 applicants elsewhere in Ada County with identified accommodation needs related to hearing, sight, or mobility. This data highlights the ongoing demand for units that are physically modified or adaptable to meet the needs of individuals with disabilities.

Activities to Increase Resident Involvement

BCACHA actively promotes resident involvement through tenant meetings and annual Resident Advisory Board meetings. In addition, the housing authorities regularly organize activities in partnership with community organizations to encourage resident engagement and foster a strong sense of community.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation.

N/A

SP-55 BARRIERS TO AFFORDABLE HOUSING – 91.215(h)

Barriers to Affordable Housing

In March 2025, Boise conducted an Analysis of Impediments (AI) to gather recent information on the fair housing challenges facing Boise residents, as well as outline its plan to address the identified issues**. The 2025 AI identified four barriers to affordable housing: high interest rates, high building costs, new zoning codes, and financing availability.** Of these barriers, two are related to public policies:

- Zoning and regulatory changes: The City adopted a new zoning code, effective December 1, 2023. Changes in approval bodies, design standards, and allowed uses have required significant shifts in workflows, affecting the predictability for developers. Efforts to streamline processes and provide educational resources for developers are ongoing.
- Financing availability: Based on the 2024 Housing Needs Analysis update, since 2021 the estimated cost to construct a single housing unit has increased from $230,000 to $325,000 (based on City of Boise averages through 2023), representing a 41 percent increase, which closely mirrors national construction cost increases. The annual development cost to fulfill Boise's affordable housing need for households earning less than 80% AMI is estimated at $290 million. The absence of state funding for affordable housing means that the limited federal resources to support housing development are highly competitive.

In the development of the Consolidated Plan, community partners praised recent revisions to the City Code that have facilitated affordable housing development and noted that there are additional areas where further revisions could help. For example, developers noted that electric vehicle station and landscaping requirements could be adjusted regarding affordable housing projects to facilitate development. Boise City Council approved a zoning code amendment in March 2026 to address/right-size electric vehicle station and bike parking requirements.

In addition, developers noted the need for deep subsidies to offset high operations and maintenance costs for affordable housing developments. The zoning code amendment in March 2026 also updated housing incentives to provide more flexibility for developers who include affordable units and sustainable elements in projects within the Mixed-Use and Residential Zones, as well as allowing up to two accessory dwelling units or tiny homes on wheels accessory to a single-family home.

In the coming years, the City plans to continue reviewing public policies to identify areas of improvement to facilitate the development of affordable housing in Boise.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Boise's 2025 AI outlined various recommendations for the City to address identified fair housing concerns, including barriers to affordable housing. The following recommendations are to address barriers to affordable housing that are related to public policies:

- Zoning and regulatory changes:
    - Continue implementation of zoning code changes that review and amend identified policies that hinder affordable housing development.
    - Broadly share information that is being collected on the impact of the new zoning code to educate members of the public, community partners, and partners.
    - Communicate impacts at community engagement events and to fair housing-related agencies.
    - Conduct developer education that includes a summary of the changes in the zoning code, how these changes will increase units, and the impact of zoning changes noted in the AI.

SP-60 HOMELESSNESS STRATEGY – 91.215(d)

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

Our Path Home has a street outreach team that is part of the Coordinated Entry team, which focuses on those experiencing unsheltered homelessness, especially those with a severe and persistent mental illness (SPMI) and substance use disorders (SUD). The street outreach team partners closely with a larger street outreach network that includes emergency overnight shelters, day shelters, the VA, law enforcement, PSH providers, the county jail, and mobile crisis teams to ensure coordination of care and connection to services.

Our Path Home CONNECT is the partnership's CE access point. This system is tasked with assessing the individual needs of every household experiencing homelessness in Ada County and prioritizing them for housing and other services using a standardized assessment to place presumed eligible households on centralized wait lists, prioritization formula that accounts for various service need factors, and a referral process overseen by the partnership. Partner agencies meet weekly to conduct case conferencing for clients and work on the next steps necessary to move individuals out of homelessness and back into housing.

Addressing the emergency and transitional housing needs of homeless people.

Community partners noted during consultation a need for increased emergency and transitional housing, particularly with wraparound services. Our Path Home has five primary emergency shelters that serve families with children, women and children, men (including beds designated for veterans), victims of domestic violence, and unaccompanied youth (minors) by providing a safe place to stay and offering support services, including nutrition and transportation. A subset of these shelters includes transitional housing programs. Additionally, SHIP offers transitional safe and sober housing in transitional housing facilities across the City. Bed utilization is tracked through Our Path Home's Homelessness Management Information System (HMIS). The City contributes limited funding to shelter partners, particularly to an overflow program, that ensures increased access to overnight and daytime facilities during extreme seasonal weather, public health incidents, and in the event of a disaster. The City used a mix of funding during and after the pandemic to ensure an appropriate level of response was accounted for to enhance the night-by-night crisis response managed by the emergency shelters. The City's contributions to shelter are minimal, as their local funding is primarily focused on the solutions to homelessness: housing and support services.

As the City grows, managing and maintaining this balance will become even more critical to ensure that emergency access to permanent housing is available to individuals experiencing homelessness and is implemented to serve the most vulnerable first through an effective, fast standardized assessment and prioritization process with Coordinated Entry (CE). In the last five years, the City has invested heavily in two site-based permanent supportive housing projects to meet the needs of people experiencing homelessness and is continuing to move forward on development goals set in OPH's Supportive Housing Action Plan to bring 250 new PSH units to the market. Additionally, OPH partners offer

scattered-site rapid rehousing and permanent supportive housing programs to move individuals and families out of homelessness and into permanent housing with wraparound support services, primarily through federal funding supplemented by some local and private funding. Both programs have seen a growth in federal funding, alongside $3.2 million in private funding that was raised through OPH's Campaign to End Family Homelessness, which used more than 50% of the funding on rehousing programs for families experiencing homelessness. OPH also applied for and was selected as a Youth Homelessness Demonstration Program (YHDP) community in HUD's FY23 Competition The $3.2 million in additional funding will begin supporting two community partners to bring 45 new rapid rehousing program spots online for youth and young adults, including unaccompanied youth and parenting youth.

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.

As mentioned previously, Our Path Home offers supportive housing to adult-only households and families with children and prioritizes those households with the longest tenure of homelessness and the highest severity of service need. Two recent projects (completed in 2018 and 2020, respectively) are site-based, permanent supportive housing projects that serve those experiencing chronic homelessness. Tenants enter one-year, renewable leases, and both locations offer on-site support services. Two additional projects are expected to be completed in 2026 and 2027, also with one-year renewable leases, and tenants will be supported with rental assistance and on-site support services. The support services are to be funded in part by the City's HOME-ARP (American Rescue Plan) allocation and by the new Supportive Housing Investment Fund (SHIF) established by the Idaho Community Foundation (ICF), which pools public and private funding to sustain services at single-site PSH developments. The City contributed $7.5 million in seed funding and supported ICF with additional fundraising to secure another $5 million in commitments to date. The City and ICF also partnered to further leverage the SHIF by applying for a recurring SIPPRA award from the Department of Treasury, which will allow the community to evaluate the results at both projects for their impact on reductions in local, state, and federal outlays. If the program demonstrates statistically impactful savings, outcome payments will be issued back to the community to further sustain the SHIF.

Our Path Home's other efforts to re-house people experiencing homelessness and keep people in permanent housing include scaling permanent housing programs by securing additional funding, investing in eviction prevention, launching a dedicated units program, and engaging in diversion and problem-solving techniques at all side doors to the homeless services system. OPH has recently secured additional funding to provide rapid rehousing to youth and young adults through the Youth Homelessness Demonstration Program (YHDP) and an increased sum for the rapid rehousing program serving households fleeing domestic violence, and is supporting new PSH projects to come online and accept referrals for prioritized households. Our Path Home also employs

housing support specialists whose focus is to locate and facilitate move-ins for vulnerable households who cannot navigate the system on their own.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

OPH has a PREVENT committee that meets with all partners in the county working on housing loss prevention strategies, including eviction prevention programs, legal services, school districts, IDHW navigation program, and various small dollar funders that work to keep people housed. The City typically provides funding annually to prevention providers, and OPH has been providing private funding through the Campaign to End Family Homelessness, which will have invested all of the funds raised by the end of 2026. OPH also supports the allocation of Emergency Services Grant (ESG) funding toward prevention, which is managed by the Idaho Housing and Finance Association (IHFA), the only statewide recipient.

OPH also leads the previously mentioned Idaho Behavioral Health Council's Supportive Housing Sub-Committee, which in addition to addressing exits from mental health hospitals, is looking to do similar work for individuals involved in the justice system. The goal is to ensure the state provides permanent, affordable, and quality supportive housing options to increase safety for justice-involved individuals upon community reentry. Partners include Idaho Department of Corrections, Geo Reentry, Ada County Jail, and other entities focused on decreasing exits from prison and jail to homelessness.

SP-65 LEAD BASED PAINT HAZARDS – 91.215(i)

Actions to address lead-based paint hazards and increase access to housing without lead-based paint hazards.

The City adheres to requirements that all buildings constructed prior to January 1, 1978 have a lead hazard assessment when federal funds will be used to purchase or rehabilitate the property. **The City follows the U.S. Department of Housing and Urban Development's (HUD) Lead Safe Housing Rule (LSHR) and U.S. Environmental Protection Agency (EPA) regulations, which require that any federally funded organization performing an action that causes disruption of lead use only EPA-certified workers**. Procedures must be followed to minimize the spread of lead. Lead hazards in public housing units have been stabilized or removed in previous years during rehabilitations of these units. All properties must be cleared of lead hazards before funding is provided by the City. All applicants acquiring housing built prior to 1978 receive the EPA booklet at application.

How are the actions listed above related to the extent of lead poisoning and hazards?

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 Lead Safe Housing Rule and the EPA's Lead Renovation, Repair and Painting Program (RRP).

How are the actions listed above integrated into housing policies and procedures?

All CDBG and HOME sub-grantees are required to follow the LSHR and RRP requirements pertaining to the activity they are undertaking. 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 the "Protect Your Family From Lead in Your Home" pamphlet. Verification of this notification must be maintained in client files.

SP-70 ANTI-POVERTY STRATEGY – 91.215(j)

Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty-level families.

The City of Boise is devoted to reducing poverty by every means possible. The Five-Year Consolidated Plan and associated programs under the authority of the City and its partners aim to foster community for all through economic access, housing security, educational opportunities, and social service access.

Funding at the local and federal levels is intended to be temporary in nature and improve people's circumstances and opportunity in life. The funds do this by addressing numerous areas, including employment and affordable housing. The objectives of local and federal funding are self-sufficiency and long-term sustainability through short-term investments. Job training, educational endeavors, training and small business assistance, and cultural programs are examples of employment advancements. The City invests in housing advocacy, homelessness prevention, affordable rental preservation, rental development, rehabilitation, and homeownership assistance to address affordable housing. The City also invests funds in transportation facilities and services; quality of life elements like park, trail, and open space preservation and access; broadband and fiber infrastructure for internet access; libraries and school programs; and much more. This is done through the utilization of various funds, including and beyond CDBG and HOME.

How are the jurisdiction's poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

The City makes a conscious effort to coordinate the Five-Year Consolidated Plan with other City plans such as Blueprint Boise (comprehensive plan), economic strategies, and other community plans. Our Path Home staff, as City employees, work with other public agency staff and stakeholder groups to align CoC activities with the Consolidated Plan, particularly with regard to those strategies meant to combat homelessness. The social service safety net is well coordinated in Boise by having human services providers and housing agencies participate in community planning efforts. By planning and coordinating the services and resources, providers are able to direct these supports toward priority needs using the strategies and actions identified in HUD's required Five-Year Consolidated Plan.

This ensures that scarce resources are implemented in such a way as to best serve those who have the greatest need, including those areas with the greatest concentrations of poverty. In addition to the Plan programs, several other public, private, and partnership initiatives have been designed to assist in the reduction of poverty rates. These programs include Boise City/Ada County Housing Authority's Family Self-Sufficiency, Head Start, Welfare to Work, and the CoC. These previously mentioned services, along with the City's support and participation, will provide households living in poverty an opportunity to obtain needed services, support, and more self-sufficiency.

SP-80 MONITORING - 91.230

The SP-80 Monitoring section describes the standards and procedures the City will use to monitor its housing and community development projects.

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City's Housing and Community Development Division (HCD) compliance staff monitor its entitlement programs through a variety of methods dictated by the complexity of the activity/project, funding source regulations, performance, agency capacity, and available resources.

The City has a well-established procurement and contracting process that ensures subgrantees meet the applicable project requirements. Developers are provided with the City's Procurement and Labor Standards Policies and Procedures, and the City provides contract clauses that highlight requirements like the solicitation of Minority-/Women-/and Veteran-Owned Business Enterprises.

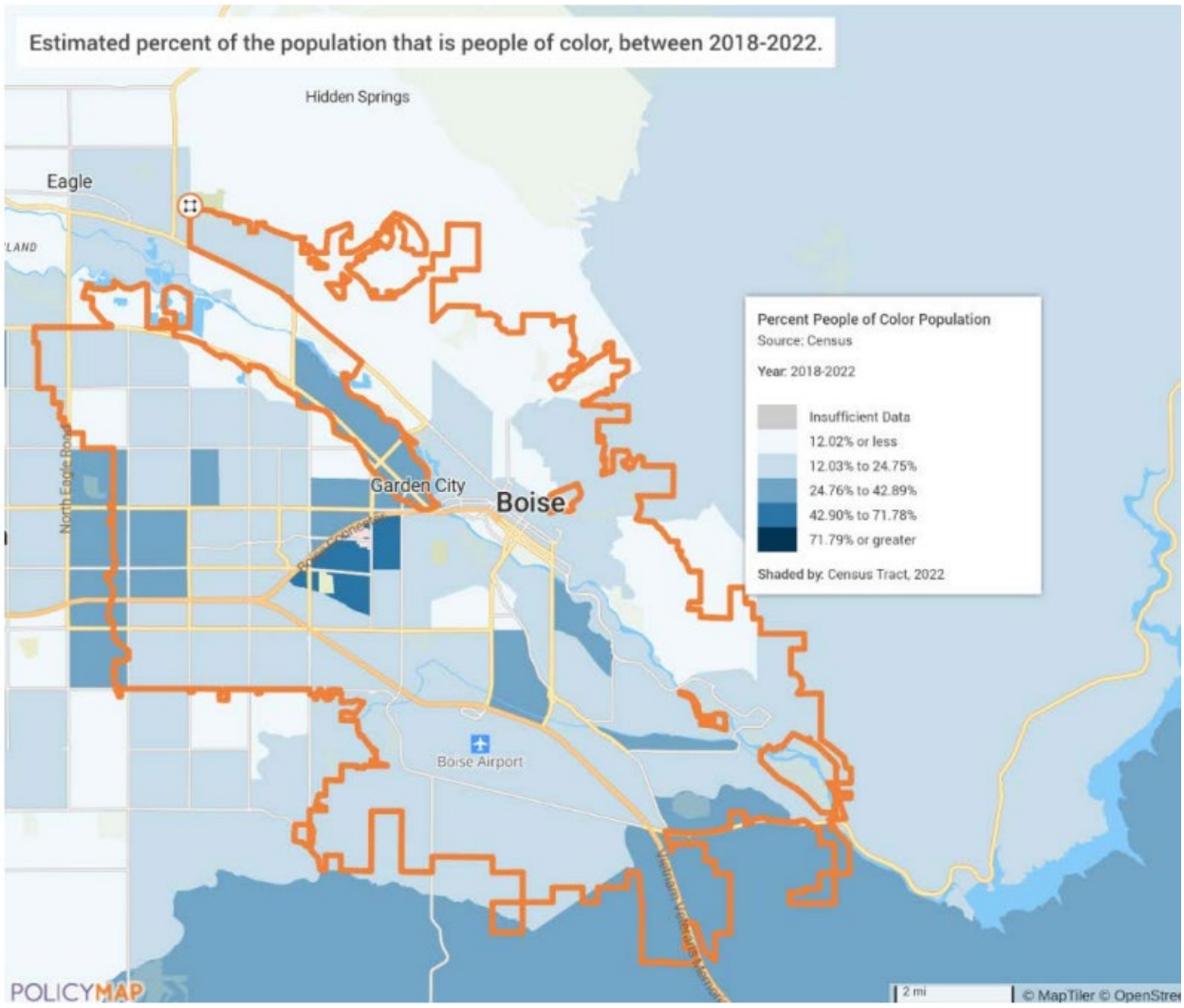
An annual Risk Assessment of each federal project is performed at the beginning of every program year. The Risk Assessment captures the likelihood of risk from an objective standpoint, including recent monitoring actions and prior onsite visits. Whether a subrecipient will have an onsite or desk monitoring is based on the level of risk and the amount of time since the last onsite visit. Each subrecipient/project is monitored to ensure files contain the necessary documentation to validate the use of funds on eligible costs/beneficiaries, performance outcomes were met per the written agreement, and applicable ongoing requirements around affordability, property standards, tenant selection, etc.

The City reviews documentation to ensure subrecipients/developers meet applicable cross-cutting requirements contained in HOME and CDBG regulations, including Section 3, National Environmental Protection Agency (NEPA) requirements, procurement, Davis-Bacon, and Fair Housing Marketing and Outreach. The City also coordinates with other funding entities on projects with multiple subsidy sources, such as the Idaho Housing and Finance Association.

APPENDIX

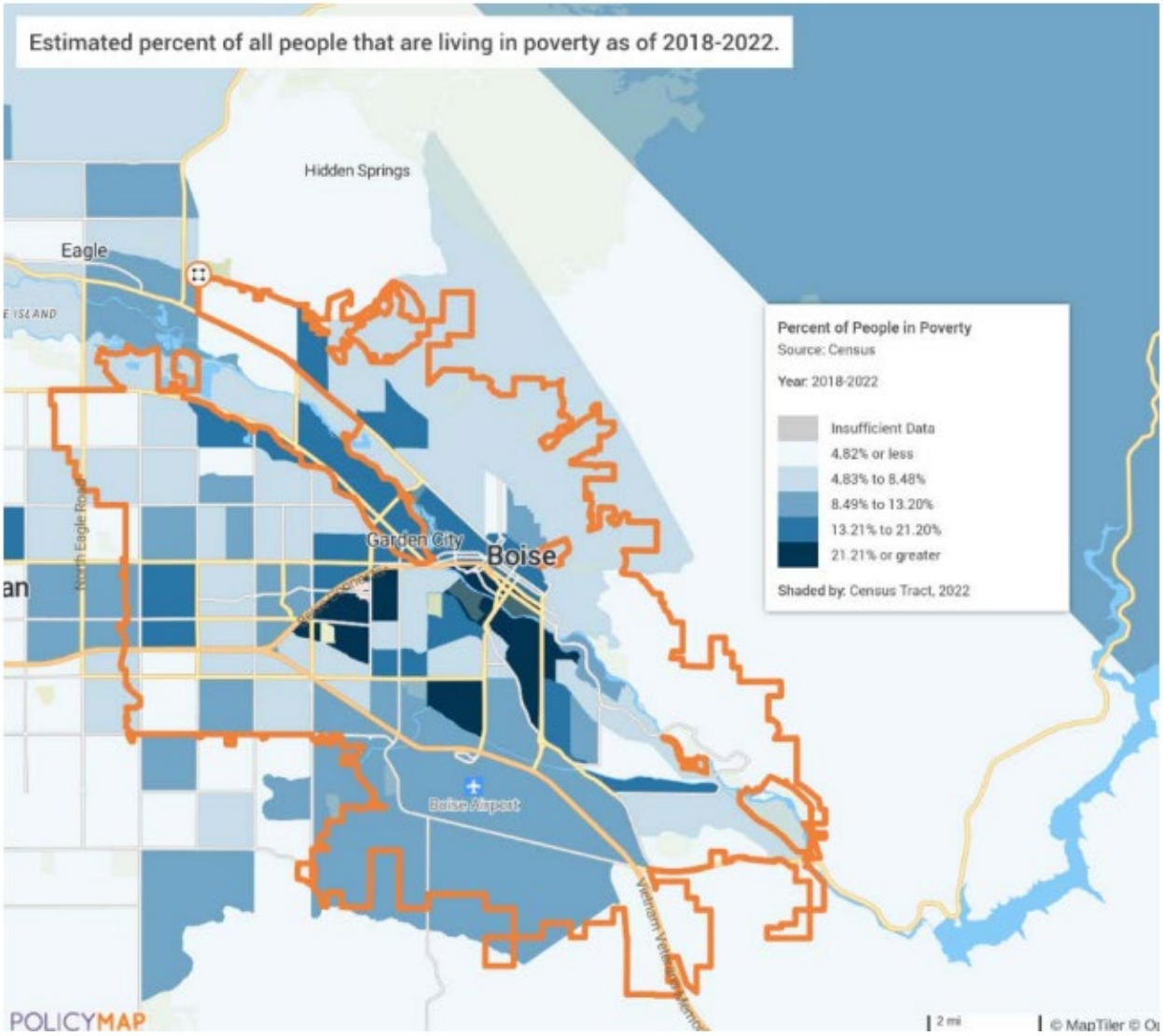
NEEDS ASSESSMENT

Figure 2: Census Tracts by the Percentage of the Population That Are People of Color



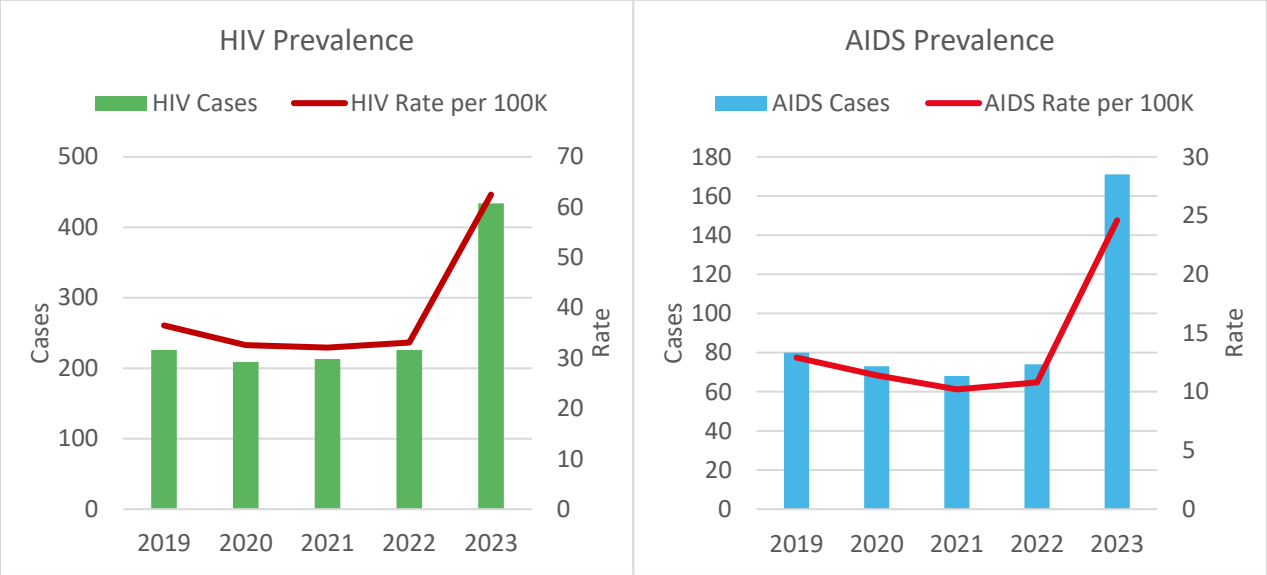
Data Source: *2025 Boise Analysis of Impediments*

Figure 3: Census Tracts by the Percentage of the Population Living Below the Federal Poverty Line



Data Source: *2025 Boise Analysis of Impediments*

Figure 5: Prevalence of HIV/AIDS in the Boise Metro Area



Data Source: *CDC, 2019-2023*

MARKET ANALYSIS

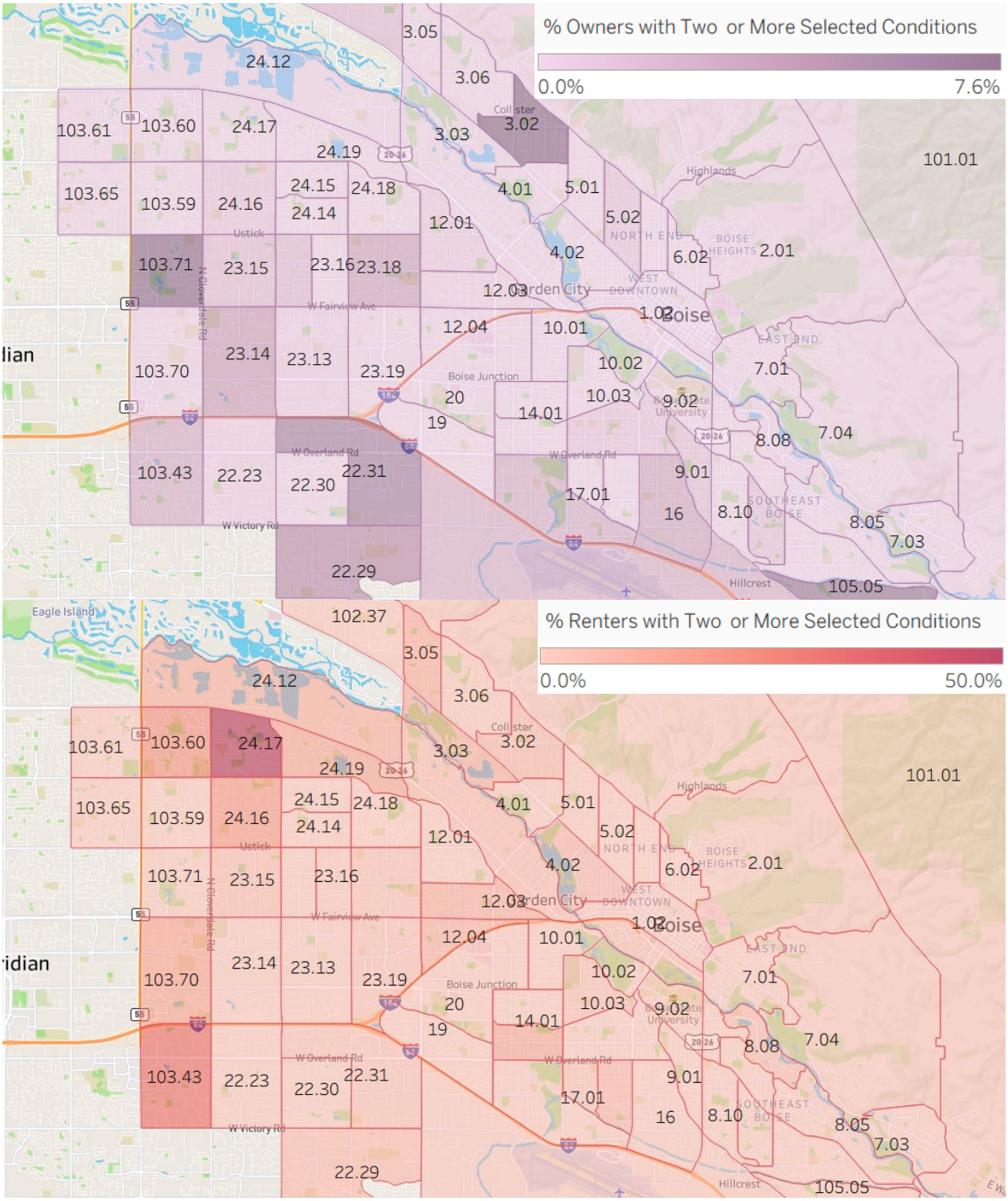
Table 50: Census Tracts with a Concentration of Occupied Housing Units with Two or More Selected Conditions

Owner Occupied Units			
Census Tract	**# Units with 2 or More Selected Conditions**	**# Total Occupied Units in Tract**	**% of Total Occupied Units in Tract**
Census Tract 3.02	66	864	7.6%
Census Tract 9.01	5	407	1.2%
Census Tract 16	36	1,314	2.7%
Census Tract 18	30	1,319	2.3%
Census Tract 21	16	769	2.1%
Census Tract 22.29	50	1,049	4.8%
Census Tract 22.31	39	688	5.7%
Census Tract 23.14	56	1,721	3.3%
Census Tract 23.15	25	1,813	1.4%
Census Tract 23.17	13	832	1.6%
Census Tract 23.18	42	1,361	3.1%

Census Tract 102.37	24	1,567	1.5%
Census Tract 103.43	30	1,228	2.4%
Census Tract 103.71	48	634	7.6%
Census Tract 105.05	38	579	6.6%
Renter-Occupied Units			
Census Tract	**# Units with 2 or More Selected Conditions**	**# Total Occupied Units in Tract**	**% of Total Occupied Units in Tract**
Census Tract 14.02	96	930	10.3%
Census Tract 24.16	45	287	15.7%
Census Tract 24.17	74	148	50.0%
Census Tract 24.19	34	305	11.1%
Census Tract 103.43	40	139	28.8%
Census Tract 103.60	51	278	18.3%
Census Tract 103.70	64	530	12.1%

Data Source: *2019-2023 ACS*

Figure 16: Census Tracts with a Concentration of Occupied Housing Units with Two or More Selected Conditions (Owners Top, Renters Bottom)



***Data Source**: 2019-2023 ACS*

Table 51: Census Tract Block Groups in Boise Where the % LMI is At or Above 51%

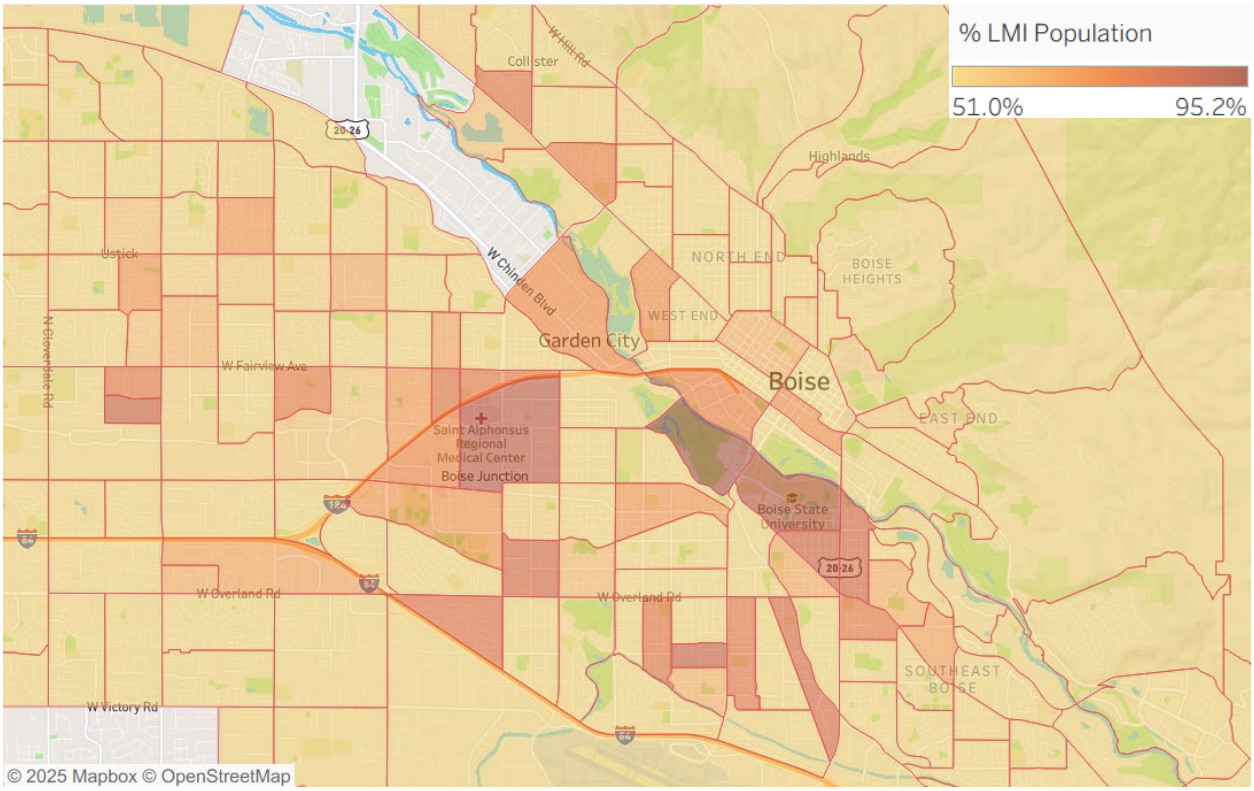
Census Tract Block Group	# LMI People	# Total Population	% LMI
Block Group 1, Census Tract 1.02	830	1,375	60.4%
Block Group 1, Census Tract 10.02	2,065	2,170	95.2%
Block Group 1, Census Tract 10.03	1,290	1,910	67.5%
Block Group 1, Census Tract 12.04	900	1,350	66.7%
Block Group 1, Census Tract 14.02	640	1,095	58.4%
Block Group 1, Census Tract 16	1,155	1,480	78.0%
Block Group 1, Census Tract 17.02	1,280	2,130	60.1%
Block Group 1, Census Tract 19	1,435	1,785	80.4%
Block Group 1, Census Tract 20	1,270	1,405	90.4%
Block Group 1, Census Tract 22.31	675	1,060	63.7%
Block Group 1, Census Tract 23.14	925	1,190	77.7%
Block Group 1, Census Tract 23.16	375	690	54.3%
Block Group 1, Census Tract 23.17	1,510	2,530	59.7%
Block Group 1, Census Tract 23.18	520	990	52.5%
Block Group 1, Census Tract 23.19	1,265	1,675	75.5%
Block Group 1, Census Tract 24.16	850	1,495	56.9%
Block Group 1, Census Tract 3.02	815	1,040	78.4%
Block Group 1, Census Tract 3.03	640	1,140	56.1%
Block Group 1, Census Tract 6.02	320	600	53.3%

Census Tract Block Group	# LMI People	# Total Population	% LMI
Block Group 1, Census Tract 8.06	1,305	1,560	83.7%
Block Group 1, Census Tract 8.07	765	1,185	64.6%
Block Group 1, Census Tract 9.01	585	940	62.2%
Block Group 1, Census Tract 9.02	1,130	1,325	85.3%
Block Group 2, Census Tract 1.01	710	965	73.6%
Block Group 2, Census Tract 12.03	435	680	64.0%
Block Group 2, Census Tract 12.04	1,210	1,525	79.3%
Block Group 2, Census Tract 14.01	620	1,175	52.8%
Block Group 2, Census Tract 14.02	1,950	2,345	83.2%
Block Group 2, Census Tract 17.01	1,210	1,535	78.8%
Block Group 2, Census Tract 17.02	890	1,020	87.3%
Block Group 2, Census Tract 20	1,245	1,725	72.2%
Block Group 2, Census Tract 22.31	190	310	61.3%
Block Group 2, Census Tract 23.14	605	705	85.8%
Block Group 2, Census Tract 23.17	360	680	52.9%
Block Group 2, Census Tract 23.18	775	1,255	61.8%
Block Group 2, Census Tract 24.14	910	1,340	67.9%
Block Group 2, Census Tract 24.15	740	1,430	51.7%
Block Group 2, Census Tract 4.01	990	1,335	74.2%
Block Group 2, Census Tract 4.02	940	1,330	70.7%

Census Tract Block Group	# LMI People	# Total Population	% LMI
Block Group 2, Census Tract 5.01	355	680	52.2%
Block Group 2, Census Tract 8.07	570	935	61.0%
Block Group 2, Census Tract 8.10	495	645	76.7%
Block Group 2, Census Tract 9.02	1,470	1,595	92.2%
Block Group 3, Census Tract 11	1,055	1,475	71.5%
Block Group 3, Census Tract 12.04	240	310	77.4%
Block Group 3, Census Tract 20	980	1,440	68.1%
Block Group 3, Census Tract 23.13	665	1,265	52.6%
Block Group 3, Census Tract 23.15	360	635	56.7%
Block Group 3, Census Tract 23.18	465	900	51.7%
Block Group 3, Census Tract 23.19	565	1,025	55.1%
Block Group 3, Census Tract 3.06	755	1,420	53.2%
Block Group 3, Census Tract 7.01	690	1,275	54.1%
Block Group 4, Census Tract 1.02	475	685	69.3%
Block Group 4, Census Tract 16	200	245	81.6%
Block Group 4, Census Tract 23.15	685	1,010	67.8%

Data Source: *2019-2023 ACS*

Figure 17: Census Tract Block Groups in Boise by % LMI Population



Data Source: *2019-2023 ACS*

ATTACHMENTS

ATTACHMENT A: PUBLIC COMMENTS RECEIVED

ATTACHMENT B: BSU EXECUTIVE SUMMARY

ATTACHMENT C: COMMUNITY SURVEY

ATTACHMENT D: PARTNER SURVEY

ATTACHMENT E: HOUSING INVENTORY COUNT REPORT

ATTACHMENT A: PUBLIC COMMENTS RECEIVED

Entity Name	Comment	Accepted	Not Accepted
Bill Richmond, Boise resident	**Prioritize actual neighborhood data over subjective claims:** The City must move away from anecdotal or unsubstantiated claims of "community support." Instead, it should mandate a greater effort to gather actual neighborhood data and quantifiable opinion surveys before projects are finalized and moved forward within the official approval processes.		The City's broader zoning and planning requirements/processes for housing projects and public input are beyond the scope of this plan.
	Scientifically valid resident surveys: We the public need objective, scientifically valid surveys and analysis of the residents, tenants, businesses and neighbor's affected by projects funded through CDBG and HOME grants. This data should drive the narrative, rather than developer-led interpretations and their subsequent opinion persuasion media campaigns.	The City gathered and analyzed input and data from a broad array of sources to inform the goals, project types, and funding allocations in this plan. All outreach methods and data sources are identified throughout this plan. The City will continue to enhance and improve this process.	The City's broader zoning and planning requirements/processes for housing projects and public input are beyond the scope of this plan.
	Independent third-party feedback: The City should involve neutral third parties to facilitate neighborhood feedback. Allowing developers to lead the public conversation with advanced PR and "opinion persuasion" techniques often creates confrontational discord rather than collaboration.		The City's broader zoning and planning requirements/processes for housing projects and public input are beyond the scope of this plan.

	True neighborhood representation: The City must acknowledge that many Boise neighborhood associations are loosely organized and their boards often do not represent a neighborhood-wide majority consensus. Developers & their proxies need to be restrained from their unbridled preemptive efforts to engage in targeted strategic “getting ahead” of neighborhood legitimate concerns in their efforts to sway public opinion. Public policy should not rely on these boards as a proxy for the entire community.		The City's broader zoning and planning requirements/processes for housing projects and public input are beyond the scope of this plan.
	Transparency Over "Spin”: Public information campaigns should prioritize objective facts and full transparency prior to the rollout of developer proposals. We need fewer "how we do it good" promotional pieces and more rigorous, transparent disclosures that allow citizens to form their own conclusions.		The City's broader zoning and planning requirements/processes for housing projects and public input are beyond the scope of this plan.
	Early Intervention: To avoid the current friction between stakeholders, meaningful transparency must happen well before a project is essentially "locked in." This ensures Boise citizen concerns are the foundation of a project, not an afterthought in a PR strategy.		The City's broader zoning and planning requirements/processes for housing projects and public input are beyond the scope of this plan.

ATTACHMENT B: BSU EXECUTIVE SUMMARY



HOUSING OPPORTUNITIES FOR ALL: COMMUNITY PERSPECTIVES ON AFFORDABILITY AND ACCESS IN BOISE, ID

FALL 2025

BOISE STATE UNIVERSITY

CITY OF BOISE

HOUSING OPPORTUNITIES FOR ALL: COMMUNITY PERSPECTIVES ON AFFORDABILITY AND ACCESS IN BOISE, ID

EXECUTIVE SUMMARY

This report presents the findings of the Fall 2025 “Housing Opportunities for All” Vertically Integrated Project, a collaborative effort between Boise State University and the City of Boise to assess the current state of housing security and affordability. The project utilized a mixed-methods approach to capture a comprehensive picture of the local housing landscape, combining a widely distributed community survey with targeted focus groups. While the survey generated a robust dataset from residents across all major zip codes, the demographic profile skewed toward homeowners and those in the urban core, prompting the research team to supplement quantitative data with qualitative sessions aimed at underrepresented voices, including seniors, individuals with fixed incomes, and those experiencing homelessness.

The central finding of this research is that housing affordability has become a pervasive financial stressor that transcends income brackets, affecting a majority of respondents rather than just those in the lowest economic tiers. The data revealed a distinct dichotomy in how this strain is experienced: renters report that high costs prevent them from saving for future homeownership, while existing homeowners struggle primarily with rising property taxes and utility costs. Consequently, many residents are forced to make critical trade-offs, frequently sacrificing medical care, debt payments, and transportation needs to maintain their housing. To fully address these challenges, the findings suggest there is a significant opportunity to increase the visibility of support services.

Complementing the quantitative data, the qualitative research reveals that housing insecurity is often compounded by systemic barriers that make existing resources difficult to utilize. Participants across various focus groups indicated that administrative complexities, technological requirements, and restrictive eligibility criteria create a disconnect between the available safety nets and the daily realities of vulnerable populations. These findings illustrate that addressing the local housing issues requires a holistic strategy that looks beyond inventory and cost to also examine the efficiency of support systems.



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OVERVIEW OF SURVEY PARTICIPATION

Two surveys were administered as part of this project. One to community residents, available in both English and Spanish. The other is to the city's community partners. Both were open for a duration of a little over eight weeks.

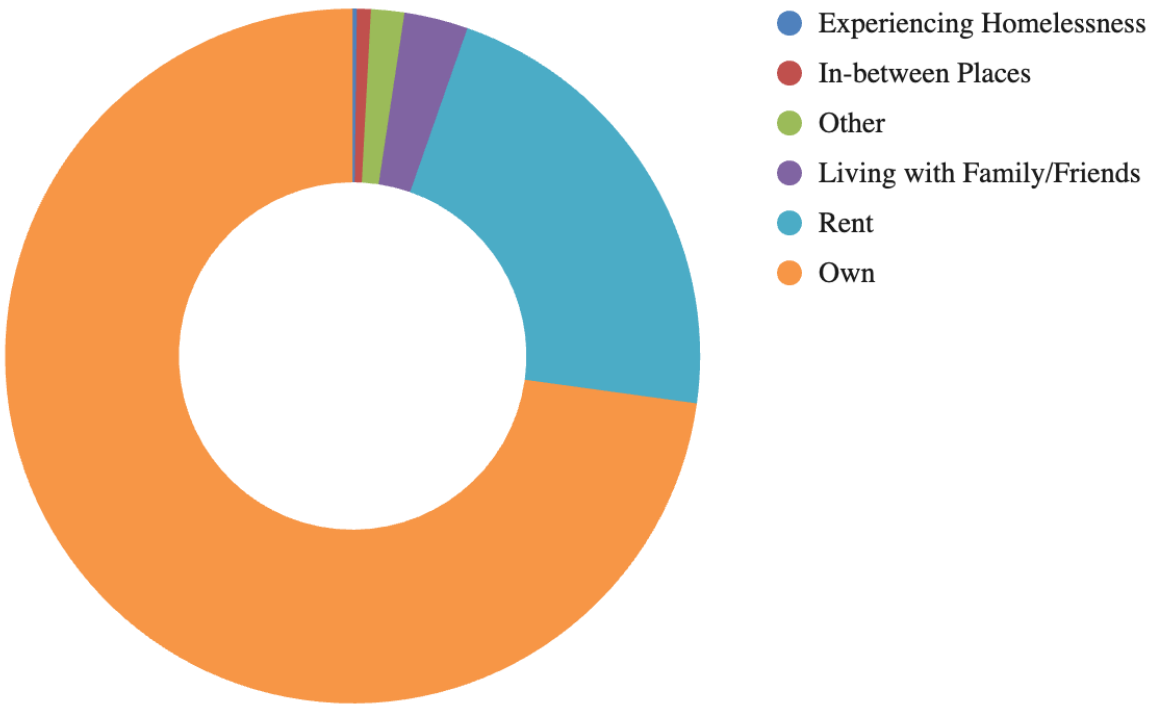
The Community Survey generated significant engagement, with 2,100 respondents initially logging into the platform. To ensure data consistency and integrity, we maintained the data cleaning protocols established in previous years, applying a cutoff point for responses falling below 33% completion. This quality control measure resulted in the elimination of 540 incomplete records, yielding a robust final dataset of 1,560 responses for analysis. This figure represents a substantial increase in participation compared to the previous semester, which yielded 572 completed resident surveys.

Partner Survey participation in the Partner Survey recorded 51 initial logins. Adhering to the specific cleaning thresholds used in past years for this group, we excluded responses with less than 19% completion. This process eliminated 19 incomplete entries, resulting in a final total of 32 partner responses retained for analysis. Please note that the detailed statistical analysis and findings from this dataset are not included within the scope of this preliminary report.

DEMOGRAPHICS

Regarding representativeness, the respondent pool indicates a divergence from the overall city population, particularly regarding housing tenure. According to the City of Boise 2024 District Almanac, the city’s housing stock is 62% owner-occupied units and 38% renter-occupied units. In contrast, our final dataset consists of 72.8% homeowners (1,128 respondents) and 21.8% renters (338 respondents). Additionally, 5.4% of respondents (83 individuals) identified as experiencing homelessness, living with family/friends, or in other transitional housing situations (See Figure 1).

Figure 1: Current Housing Situation



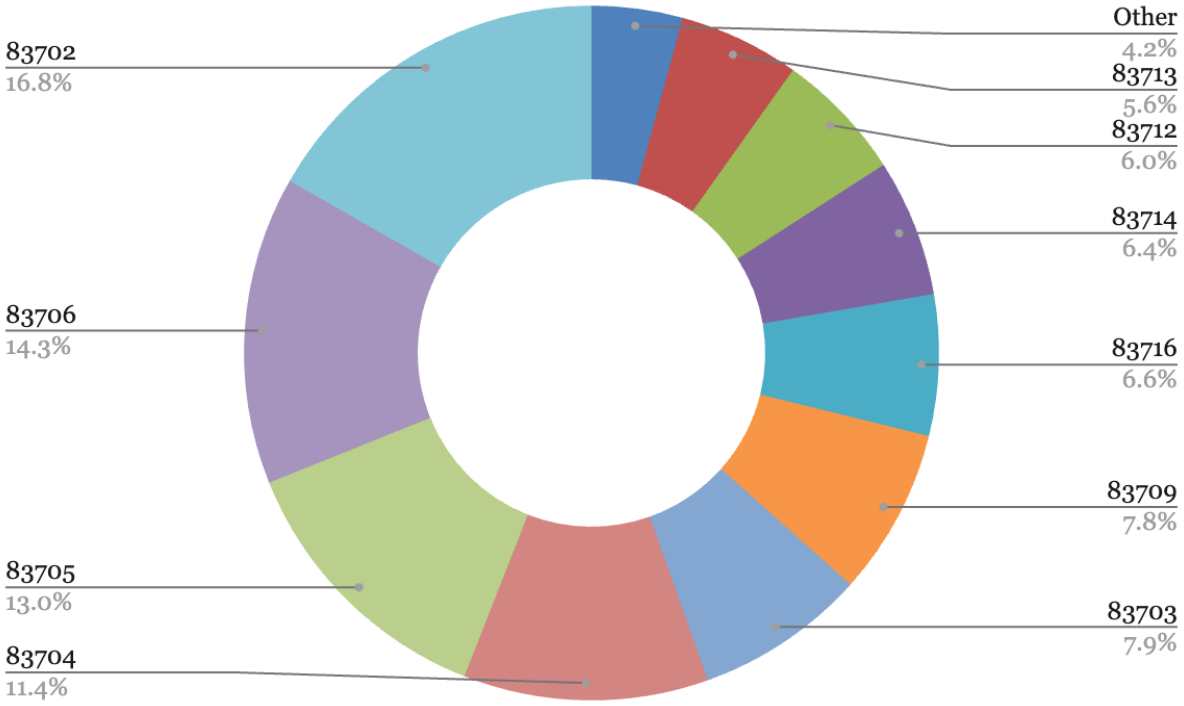
When analyzed against past surveys, this year's data indicates a modest improvement in reaching underserved populations. Specifically, the previous semester's survey reported a homeowner rate of 76.5%, suggesting that our current distribution strategies have successfully begun to narrow the representation gap, shifting the sample closer to the city's actual demographic profile, though homeowners remain over-represented.

GEOGRAPHIC DISTRIBUTION

To assess the spatial representativeness of our sample, we compared the geographic distribution of our 1,560 survey respondents (See Figure 2) against official population baselines, utilizing data from the U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates. This cross-reference allows us to identify which neighborhoods were over- or under-represented relative to their actual share of the city's total population. By establishing this external census baseline, we can determine if the survey data

accurately reflects the density of Boise's diverse neighborhoods or if it skews toward specific districts.

Figure 2: Geographic Distribution by Zip Code



Residents in core urban neighborhoods—specifically 83702 (North End/Downtown) and 83712 (East End)—participated at rates double their actual population share. Notably, 83702 accounts for approximately 8.3% of the city's population, yet comprises 16.8% of total responses, indicating a substantial skew toward downtown residents.

In contrast, engagement lagged in the city's populous western and southern districts. The most significant gap appeared in Southwest Boise (83709), which houses roughly 20% of residents but yielded only 7.8% of the survey data. Similarly, the West Boise (83713) and West Bench (83704) zip codes were under-represented by approximately 3-5% each.

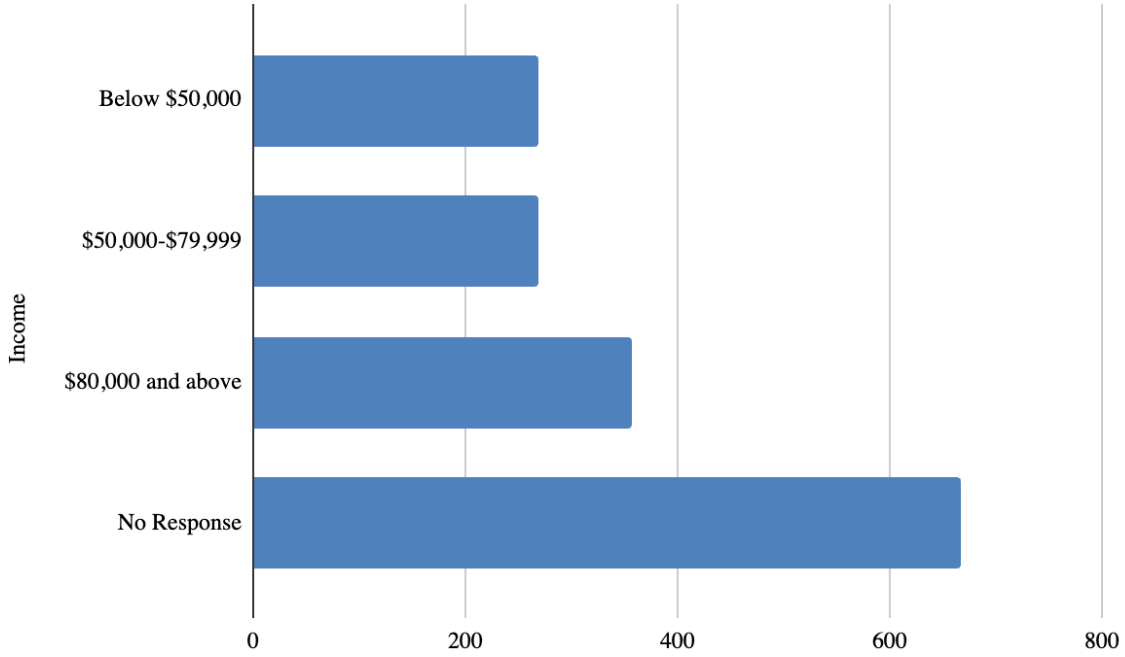
While the community survey achieved a robust sample size with responses from every major zip code in Boise, the data is demographically tilted. This imbalance suggests that our data offers a robust look at the urban

core but may not fully capture the housing realities in the city's most populous suburban districts, specifically in the Southwest and West.

INCOME

Of the 1,560 respondents, 893 reported their income (see Figure 3).

Figure 3: Income Categories of Respondents



People with higher incomes were more likely to be homeowners, while those with lower incomes were more likely to be renters or experiencing housing insecurity (see Figure 4).

Figure 4: Income Categories of Respondents

	Income			
Housing Situation	Below $50,000	$50,000 - $79,999	$80,000 and above	No Response
Experiencing Homelessness	1			2
In-between Places	4	1		5
Living with Family/Friends	17	9	6	14
Other (please specify)	8	2	6	8
Own	128	175	296	529
Rent	110	81	48	100

CHALLENGES WITH HOUSING

BARRIERS TO SECURING HOUSING

When looking at our survey results, we were able to find barriers to the participants' housing opportunities. Among responses, two common challenges include their current housing and securing future housing. When participants were asked if they had wanted to move or change housing location, 55% said "No" while 45% said "Yes". Through the respondents who responded "Yes", 11.2% indicated that the location of housing available created a barrier. Traffic has grown significantly in the area, making it a possible consideration for those looking to change homes. Additionally, 15.09% of participants identified the cost of available housing as a barrier, noting that prices have become too high. When participants were asked,

“Does the cost of your housing place a financial strain on you/your family today?” 48.2% of participants responded “No”. This left 31.34% to respond with “Yes, a little” and 20.38% to respond with “Yes, a lot”. This shows that the majority, being 51.72% of participants, do have a financial strain due to the cost. There were responses within the open-ended questions expressing concern regarding fewer starter homes within the city. One explanation could be that many people are moving to Boise from out of state, and there has been an increase in middle class housing, leaving an unequal amount of starter homes for people who are already living in Boise.

Participants were asked if there were items that they had to forgo in the last 12 months in order to afford their housing. When asked if they had to forgo payments on debts and loans, 13.03% said “Yes”. Additionally, some participants (9.2%) reported having to go without medications or necessary medical care. Participants also shared having to go without transportation needs within the past 12 months (8.5%). Additionally, the survey aimed to ask participants what services they have utilized. The most frequently utilized service was food pantries, accessed by 7.61% of participants. Senior programs were also commonly used, with 5.7% of respondents reporting participation. Furthermore, 3.86% of participants indicated that they had utilized SNAP benefits. Together, these results indicate that many participants are experiencing financial hardship, leading them to forgo essential needs while relying on community support services to make ends meet. Considering over 50% of respondents reported feeling at least some financial strain from housing costs, it can be concluded that housing costs are a key financial hurdle for much of the population, frequently resulting in impactful sacrifices.

Renters and Home Owners

In Boise, renters and home owners are both facing challenges. They are experiencing different, but distinct housing challenges. Renters in the survey expressed that the rising cost of rent has placed a strain on their finances, making it difficult to save money. Overall, 17.67% of participants reported

struggling to afford their monthly rent. One participant emphasized the need for more opportunities to build savings, along with greater access to budgeting and financial planning resources. Furthermore, 10.99% of participants reported that high rent costs limit their ability to move to different housing. For many renters, their income is just enough to cover rent and basic needs, leaving little or nothing left for savings. As a result, 10.46% of participants reported being unable to save for a down payment on a home.

Home owners, on the other hand, are feeling the pressure in different areas. It was reported through the survey that 11.58% of home owners feel high utility costs do pose a challenge for them. There were also expressions of rising property taxes being an issue. It seems that taxes and utilities are continuously increasing in price, which increases the financial stress of homeowners. Along with those expenses, 12.39% of homeowners who responded to the survey reported that home repairs also create a challenge to keeping their current housing.

Inspection of income ranges and their relationship to housing is shown in the table above. This correlation affirms that lower income families have larger financial strain. Upon reporting income and answering the question "Does the cost of housing place a financial strain on you/your family today?" respondents gave the following valuable statistics. Those who reported earning over $80,000 annually had the fewest reports of significant financial strain due to housing. Of those making $50,000 to $80,000 annually, there was a significantly higher percentage of individuals reporting financial hardship. Finally, of those making below $50,000 annually, over 70% reported financial hardship due to housing. While all of this data is as expected, the presence of housing related financial strain for those making $80,000 clearly indicates that housing costs have become an issue for Boise's general population. It is not a problem that is isolated to low income individuals.

Further analysis of resident income and housing related financial strain elaborates on the expected correlation between income and housing

struggles. The City of Boise identifies the city's Annual Median Income (AMI) for a family of four as $108,800 and 80% AMI as $85,600. With a median income of $70,940, it is apparent that our survey participants are not an exact representation of the larger community. Despite this, the results give a clear image of financial strain in relation to income (see Figure 5).

Figure 5: Income and Financial Strain of Housing

Does the cost of your housing place a financial strain on you/your family today?	No Response	Below $50k	$50k - >$80k	$80k & Above	Total
Left Blank	17	1	1		19
No	352	76	102	214	744
Yes, a little	201	85	100	97	483
Yes, a lot	97	107	65	45	314
Total	667	269	268	356	1560

When asked, "Does the cost of housing place a financial strain on you/your family today?" participants who identified financial strain as "Yes, a lot" were more likely to have a household income below $50,000 than be in a higher income bracket. Those who did not experience financial strain were more likely to have a household income above $80,000. When looking at the average household income of respondents, rather than bracketed incomes, responses indicate that housing likely becomes a financial burden at approximately 60% Boise AMI, which the city identifies as $64,200.

Income allocation's relationship to housing strain was analyzed through the question "Do you spend 30% of your income on housing?" To identify possible correlations, these responses were compared with responses to "Does the cost of housing place a financial strain on you/your family today?". Most significantly, this comparison revealed 88% of respondents who spend

30% or more on housing identify housing with some level of financial strain (see Figure 6).

Figure 6: Housing Cost and Financial Strain

Does the cost of your housing place a financial strain on you/your family today?	Do you pay more than 30% of your income for housing costs (including housing-related expenses such as utilities, etc.)?		
	No	Unsure	Yes
	2		
No	614	48	81
Yes, a little	131	43	307
Yes, a lot	13	14	287
Grand Total	760	105	675

Responses from various open ended questions elaborated on the connection between income and housing. Many participants desire to buy a home but feel unable to afford it. One woman stated that "the market feels impossible as a single mom". Another participant stated that even with "advanced degrees and use of [his] degree for his career, [he] will likely never be able to afford a home in [his] area". These apprehensions are shared by those in the rental market. One "single parent with three children [who makes] $82,000 a year [struggles] to find an affordable rental and [makes] too much for any assistance." This individual states he "can't afford to live". Other individuals emphasized how rent is "too high for young adults to afford on their own". Ultimately, the common message can be described as "lower the rent, please! Build affordable homes".

From a statistical perspective, the previously stated opinions were analyzed by the question, "If you have wanted to move or change your housing circumstances in the last 12 months, have you faced the following barriers to securing housing?" From this question, 14.29% of participants reported that they were unable to find a home they could purchase at an

affordable price. Furthermore, 11.85% of respondents reported unaffordable rent as a housing barrier. Finally, 10.98% of respondents stated that lack of available housing in their preferred location was a top concern.

For a more comprehensive analysis of housing barriers, it is important to note the differing experiences of owners vs renters. From the response to the question “Does the cost of housing place a financial strain on you/your family today?” only 10% of homeowners stated they found housing a huge financial burden. This is comparable to 45% of renters stating they experienced a huge financial burden in housing. Despite these largely variant responses, it is interesting to note that the response “Yes, a little” financial strain was selected by 30% of renters and 30% of owners.

Some people are aware that services exist for aid in housing, such as A Home for Everyone, where the City of Boise helps to find housing for people, and The Terraces of Boise, which helps with senior housing, but unfortunately, it may be unclear as to what those services are or where to find them. A question in the survey asked if, in the last 12 months if housing resources had not been used, what was the reason? Responses showed 18.56% of participants were not aware of the services that can be provided. Bringing more attention to these services and how they can help could potentially change a person’s living situation for the better. For the people who are aware of services, 5.1% have applied, but do not qualify, while 3.02% who are in need have not applied. The lack of awareness of available services and the lack of applications of those in need indicate that more can be done to build awareness for those in need.

Together, these findings highlight the need for clearer communication, outreach, and more inclusive program structures. To better address these challenges, awareness through community centers, healthcare providers, and local government channels could help residents to understand what services are available and how to access them. Simplifying eligibility requirements while improving transparency around them could also help to reduce

confusion and frustration for applicants. Additionally, partnerships between service providers, local nonprofits, and city agencies could streamline the referral process, making sure people in need are connected to the right resources more efficiently. Collectively, these efforts could make affordable housing more accessible.

QUALITATIVE SURVEY RESPONSES

When examining the open ended questions in regards to housing programs, many participants expressed concern for housing for the elderly, rising property taxes, restrictive zoning codes, competition from out-of-state buyers, inefficiencies within housing agencies, and issues with property management companies. A specific issue for the elderly, which came up multiple times, was how they are living off of their social security income and how the pricing for their units are going up, creating concern for not being able to afford to live with their social security income. It was also mentioned that the Ada County Section 8 program was not as helpful as it seemed to be.

The recent changes to the zoning codes are a common theme mentioned in the open ended comments. Responses of the survey participants revealed significant and varying viewpoints. One group of participants rejects the zoning code and desires a reduction in housing density. This group prefers the construction of small, modest family homes to promote home ownership for the working class, to maintain the “rock-solid, family-friendly city” Boise has been. Other respondents desire a streamlining of zoning to reduce barriers to building affordable housing. The second group affirms the zoning codes, stating things like, “I love the housing density enabled by updating the zoning rules”. In fact, some people reject the zoning code only because it does not provide enough housing density.

Participants were able to suggest ideas to help decrease housing issues. Being able to read a resident's suggestions can give a different perspective on what is going on in the community. It was noted that a home sharing program through NeighborWorks could be beneficial. Another idea was to lower land

taxes for landlords so they can lower prices for residents. This idea adds emphasis on wages matching housing pricing. Through the survey, it was expressed multiple times that wages should match housing prices to help make it more affordable. With a growing community, awareness was brought to the infrastructure. The number of new homes and apartments that are being built does not match the number of sidewalks and parking spaces. This can pose a potential safety risk. By adding more parking spaces and sidewalks, it can reduce the amount of congestion for vehicles and increase the safety of pedestrians.

In the open ended responses, a suggestion that was made multiple times was to limit the amount of out of state property ownership and large company managed rental homes. It was shown that there is a preference for homes to remain accessible to the local residents. One participant had stated, “We need residents owning these houses, not companies.” This participant had expressed that they wanted to sell their house to an actual family in need, not a company that is going to rent out their home. Another participant mentioned that affordability should still maintain quality. Lower priced housing can have low quality plumbing systems, etc., making it more expensive in the long run.

FOCUS GROUPS

OVERVIEW OF FOCUS GROUP PROCESS

The Housing Opportunities for All VIP team conducted a series of engagement activities to support the deployment of the City of Boise’s annual housing survey. The goal was to increase survey participation among underrepresented populations and gather qualitative insights into housing insecurity. Our team coordinated these efforts in partnership with the City of Boise, attending public events and facilitating targeted listening sessions. We held targeted focus groups with a lived experience group and with residents at Samaritan Village, Good Samaritan Home, and Interfaith Sanctuary.

To ensure a comprehensive understanding of housing challenges, these focus group sessions were designed to be welcoming and informal. Team members brought coffee and donuts to invite guests in and foster a relaxed atmosphere for conversation. Each group met for approximately one hour, guided by a set of ten general questions exploring the theme of housing in Boise. The facilitation structure involved two team members: one person led the dialogue to maintain engagement, while another served as a dedicated note-taker to capture detailed resident feedback. Our city partners were fantastic in helping coordinate these logistics and connecting us with the community. Below is a detailed account of each experience and the narratives shared by community members.

Samaritan Village (9/29/2025)

The team facilitated a focus group with ten residents at Samaritan Village, a housing community for seniors and individuals with disabilities. While residents appreciated the physical quality of their housing, the discussion revealed a precarious stability underpinned by two major anxieties: the erosion of purchasing power and the digital divide.

Regarding the erosion of purchasing power, residents described a shrinking landscape of accessibility. As essential services such as banks, post offices, and affordable grocery stores relocate further away from their neighborhood, residents are forced to rely on transportation options they often cannot afford. This geographic shift effectively raises their cost of living, limiting their ability to access basic goods. Simultaneously, the digital divide has created a new barrier to essential services. As support programs increasingly migrate online, older residents reported feeling isolated and overwhelmed, stating that "tech is getting ahead of people." They described struggling to navigate complex web forms and explicitly requested a "part-time social worker" to bridge this gap, noting that without human assistance, they are effectively locked out of the resources to which they are entitled.

Good Samaritan Home (10/22/2025)

We met with seven residents at Good Samaritan Home. While many expressed gratitude for the "sweet little rooms" and independence compared to traditional shelters, they highlighted significant barriers to long-term well-being. Residents' costs are rising even within supportive housing; one long-term resident noted that his rent has doubled from $325 to $650 over six years, representing a massive increase for someone on a fixed income. Additionally, "proving rental history" remains a hurdle for those attempting to move back into the private market after homelessness.

The communal environment also presents challenges to emotional and physical health. Residents described the pain of being unable to host family members, such as grandchildren, because the setting is "not suitable." Food insecurity also persists, as residents reported that some provided food options were "not healthy," and weekend staff shortages led to community fridges being raided, leaving others without meals.

Lived Experience Group at City Hall (10/10/2025)

This session with four individuals who are currently or formerly unhoused provided visceral accounts of the crisis, challenging stereotypes and revealing the fragility of stability. One participant described a trajectory of "culture shock," transitioning from a "soccer mom" to living in a shelter following a medical emergency and relationship breakdown. She described the "heartbreak" of realizing how easily one can slip through the cracks.

The group also detailed the criminalization of existence in the city. They cited a lack of public day spaces and restrooms, forcing them to structure routes around town to find friendly businesses because major retailers often keep bathrooms locked. The shelter system itself was described as a place of vigilance rather than rest. Participants reported widespread theft of belongings and medication, and the degradation of being "kicked out in the morning" regardless of health or weather. Consequently, the dilemma of where to exist during the day emerged as a dominant theme. Although

participants acknowledged that designated day spaces provide safety, they expressed a strong reluctance to utilize them, often preferring to leave rather than remain in those environments. However, this choice forces them into public spaces where they are frequently penalized for loitering, creating a binding cycle where they are effectively criminalized for simply existing outside of the shelter system.

Interfaith Sanctuary Guests (10/24/2025)

The team facilitated a focus group with 15 guests from Interfaith Sanctuary. Participants expressed a desire for simple, dignified living arrangements, with one resident noting that a "boarding house model" with a private room and bathroom would be sufficient to meet their needs for privacy and stability. However, the group identified systemic barriers to accessing such housing, including the cumulative cost of rental application fees and a perceived lack of transparency in housing waitlists, where single adults often feel "pushed down the list". For those who do secure vouchers, regulations can feel restrictive; one resident with a disability described his placement as feeling like an "old folks home" where strict noise complaints prevented him from using his own television.

Employment and mobility were also cited as major challenges. A tradesman noted that the lack of secure storage for tools makes it difficult to maintain employment, while others highlighted that public transportation does not run late enough or on weekends to support many work schedules. Legal history remains a "huge barrier," as participants explained how felonies disqualify them from both housing and the jobs necessary to afford it. Despite these hardships, the group praised the sense of community at Interfaith for connecting people who "wouldn't ordinarily be friends," while expressing a desire to be seen by the broader public not as applicants on paper, but as "people too, just like you".

LIMITATIONS OF THE ENGAGEMENT PROCESS

It is important to contextualize these findings by acknowledging the limitations of the engagement process. The themes identified are heavily informed by outreach to specific, vulnerable populations. This includes residents of a Good Samaritan Home, seniors and disabled residents at Samaritan Village, and individuals who were "currently unhoused" or "recently housed, after experiencing homelessness".

Because this strategy purposefully targeted those in precarious housing situations or on fixed incomes, the feedback is naturally weighted toward the system's failures. For instance, while the data includes numerous reports of the inability to use housing vouchers, this process did not capture the perspectives of individuals who may have successfully and easily used vouchers to secure housing. Therefore, these themes effectively highlight the significant barriers faced by at-risk populations rather than representing a comprehensive overview of the entire housing system.

COMMUNITY ENGAGEMENT

ENGAGEMENT SUCCESS

This success of this year's survey is likely due to the large variety of community engagement efforts utilized. These efforts included posted flyers, direct engagement, focus groups, news outlets, newsletters, and social media. The survey responses to the question "How did you hear about this survey?" clearly shows outreach success through online news outlets, and the City of Boise newsletter "In the Know." Together these methods accounted for about 45% of responses. Similarly, social media showed significant success as an outreach tool with about 25% of participants responding accordingly. Finally, email outreach was notably successful. This is likely because the "In the Know" newsletter was distributed with email. Ultimately, about 10% of participants stated they responded to the survey due to an email.

FLYERS AND DIRECT ENGAGEMENT

While the online techniques previously listed showed the most prominent success, the use of posters is a notable method to discuss. The Boise State team worked to post flyers throughout the Boise community area. These areas included many locations throughout the Boise State campus, city community areas, and community assistance locations (see Appendix A). While a significant amount of time within the small Boise State team was spent posting flyers only 1.6% of participants reported flyers as the way they heard about the survey.

The direct community engagement used throughout this project was an outstanding way to directly inform the community about the City's survey and intent to improve housing. The Boise State team participated in several community events and advertised at several locations. These included the Boise Pride Festival (September 7th), the All Abilities Welcome Public Safety Professionals Meet and Greet (September 6th), the Good Samaritan Home (September 29th and October 22nd), the Franklin Apartments (September 27th), Open Streets (September 28th), First Thursdays (October 2nd), and Whitney Elementary (October 15th). Community interactions allowed the team to encourage community members to participate in the survey. Furthermore, these events provided the potential to engage in conversations surrounding housing and understand community perspectives. In particular, the discussions engaged in at the Franklin Apartments gave several examples of individuals who have successfully benefited from Boise's housing support. Furthermore, conversations at First Thursday emphasized the diverse situations of Boise residents. Some individuals at this event were experiencing homelessness at the time due to adverse circumstances, others were new residents struggling in the housing market, and some individuals had been living in Boise for a significant amount of time and did not find housing cost as a problem. These perspectives proved helpful upon analyzing the data, and

provided valuable feedback surrounding the target audience and effective engagement methods.

LESSONS LEARNED

PARTNER PROCESS

By working with the City, we were able to thoroughly plan out each step of this project. We greatly appreciated the emails that had been sent back because the information was always helpful. The help received from those emails were well structured and had clear instructions on what to do. The communication allowed us to plan which days to hold events and where to hold them. Being able to have these events planned with structure allowed the team to be prepared with what supplies were needed and how long our stay was going to be.

FOCUS GROUP LESSONS

When preparing for the focus groups, it was important to know what populations were going to be addressed so that the approach to them was appropriate. Because of the preparation of the focus groups, great participation was received from participants. It was found helpful to have an activity or food out for the focus groups to help stimulate their brain while speaking. Having food for everyone to eat together and enjoy created a warm environment that allowed people to open up more and to not feel like they were only being interviewed. Having a warm environment gives space for people to be authentic. Bringing these activities to the people helped to gather them, rather than making participants go out of their way.

With how well the focus groups went, there were some things that could have been better. Having a variety of populations for focus groups could help to gather more diverse information. Targeted outreach to public housing populations would have provided valuable insights into their perspectives on housing. Another population that would have been

informative to engage is voucher holders, as they play a significant role in housing assistance programs.

ENGAGEMENT LESSONS

During the engagement process, we found that email outreach was the most effective method for survey participation. Engagement events also played an important role in expanding the survey's reach, as in person interaction made it easy to speak with participants and have them scan the survey flyer. Beyond survey responses, these face to face conversations provide valuable insights into housing experiences and demographics that were underrepresented in the survey data. Notably, men between the ages of 20 and 30 actively engaged in discussions about their desire to become homeowners, though they did not participate in the survey itself.

We observed that the methods used to distribute flyers could have been more effective. At times, encouraging survey participation was challenging due to limited or unreliable internet access, which caused frustration for some participants. Seniors, in particular, often experience difficulty using online tools. Although the flyer was displayed on bus screens, it was shown only briefly and did not clearly communicate its purpose before transitioning to the next screen. Simplifying the flyer by limiting the amount of information and placing additional details within the survey itself may help attract more participants.

Managing expectations around engagement outcomes may also be beneficial. For example, at the Open Streets event, the team spoke with close to 200 individuals, yet only seven survey responses were received from that event. Another limitation we had was the small size of our engagement team. While the team worked effectively together, having additional team members could have made outreach and survey collection more efficient. Despite these challenges, the engagement process provided valuable insights into how various outreach methods resonate with the community and highlighted

opportunities for improvement in future efforts. Overall, the conversations and participation gathered through this process strengthened our understanding of housing experiences and will help inform more effective and inclusive engagement strategies moving forward.

APPENDIX A: FLYER LOCATIONS

COMMUNITY AREAS

1. Green Acres
2. Kuna Laundromat
3. Kuna Community Center
4. Kuna Library
5. Blue Collar Coffee
6. St Paul's Catholic Center
7. Fort Boise Senior Center and Community Center
8. Boise Library
9. Kuna Town Hall
10. Meridian Technical Library
11. Kuna Park
12. Boise Downtown YMCA (Break Room)
13. Old Speak Book Bar (Break Room)
14. Clarifye Eye
15. Haus Laundry
16. Blue Cow Frozen Yogurt
17. Whittier Elementary

COMMUNITY ASSISTANCE LOCATIONS

1. Genesis Non-Profit Clinic
2. CATCH
3. Jesse Tree
4. City of Light

BOISE STATE UNIVERSITY

1. Student Union Building
2. Quad Study Area
3. Albertson's Library
4. ERB 1st Floor Lounge
5. Science Building
6. ILC Elevator
7. Veterans Center

ONLINE

1. IPI e-blast

This report was prepared by the Fall 2025 Housing Opportunities for All Vertically Integrated Project class in the School of Public Service at Boise State University in partnership with the City of Boise, Idaho.

boisestate.edu/vip/housing-for-all

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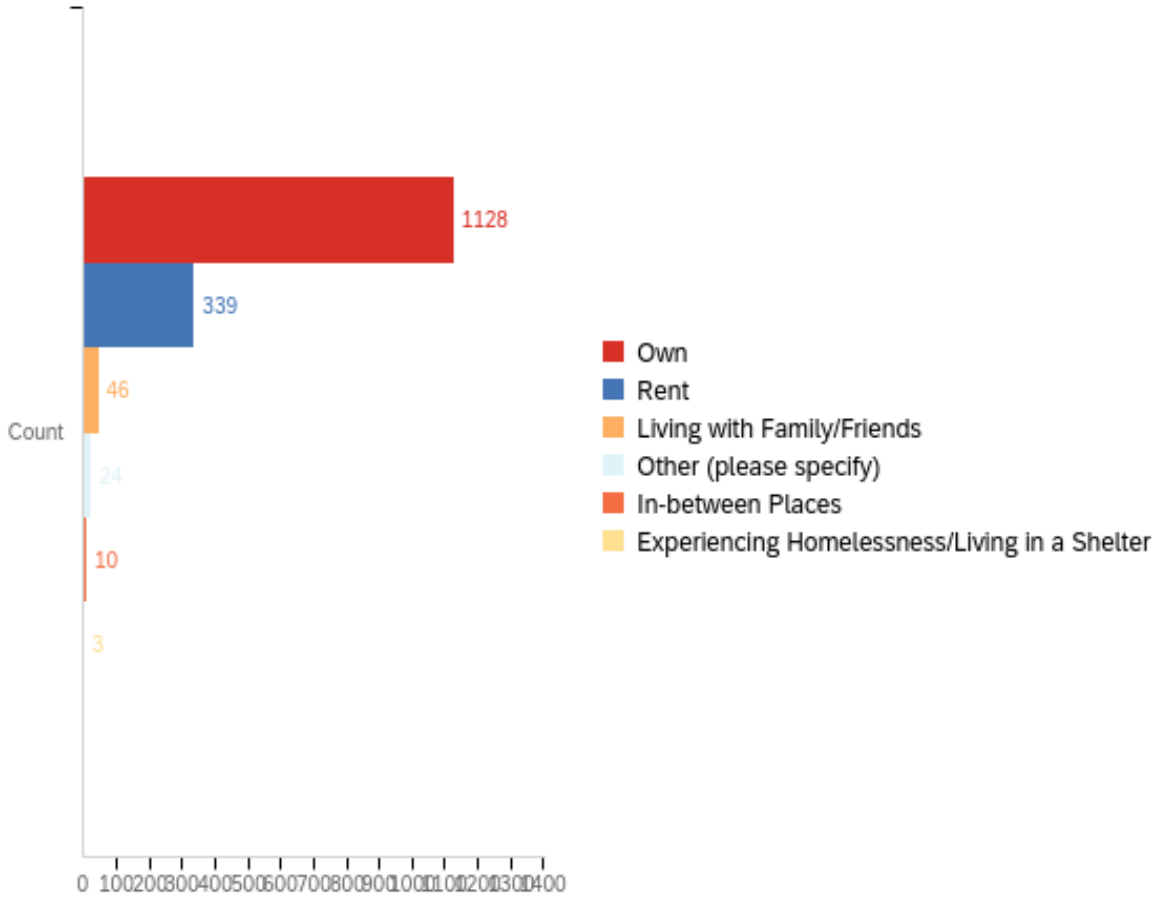
BOISE STATE UNIVERSITY

ATTACHMENT C: COMMUNITY SURVEY

COMMUNITY SURVEY
CONSOLIDATED PLAN 2026-2030

Q3 - What best describes your current housing situation?



#	Answer	%	Count
2	Own	72.77%	1128
1	Rent	21.87%	339
4	Living with Family/Friends	2.97%	46
6	Other (please specify)	1.55%	24
3	In-between Places	0.65%	10
5	Experiencing Homelessness/Living in a Shelter	0.19%	3
	Total	100%	1550

1_6_TEXT - Other (please specify)

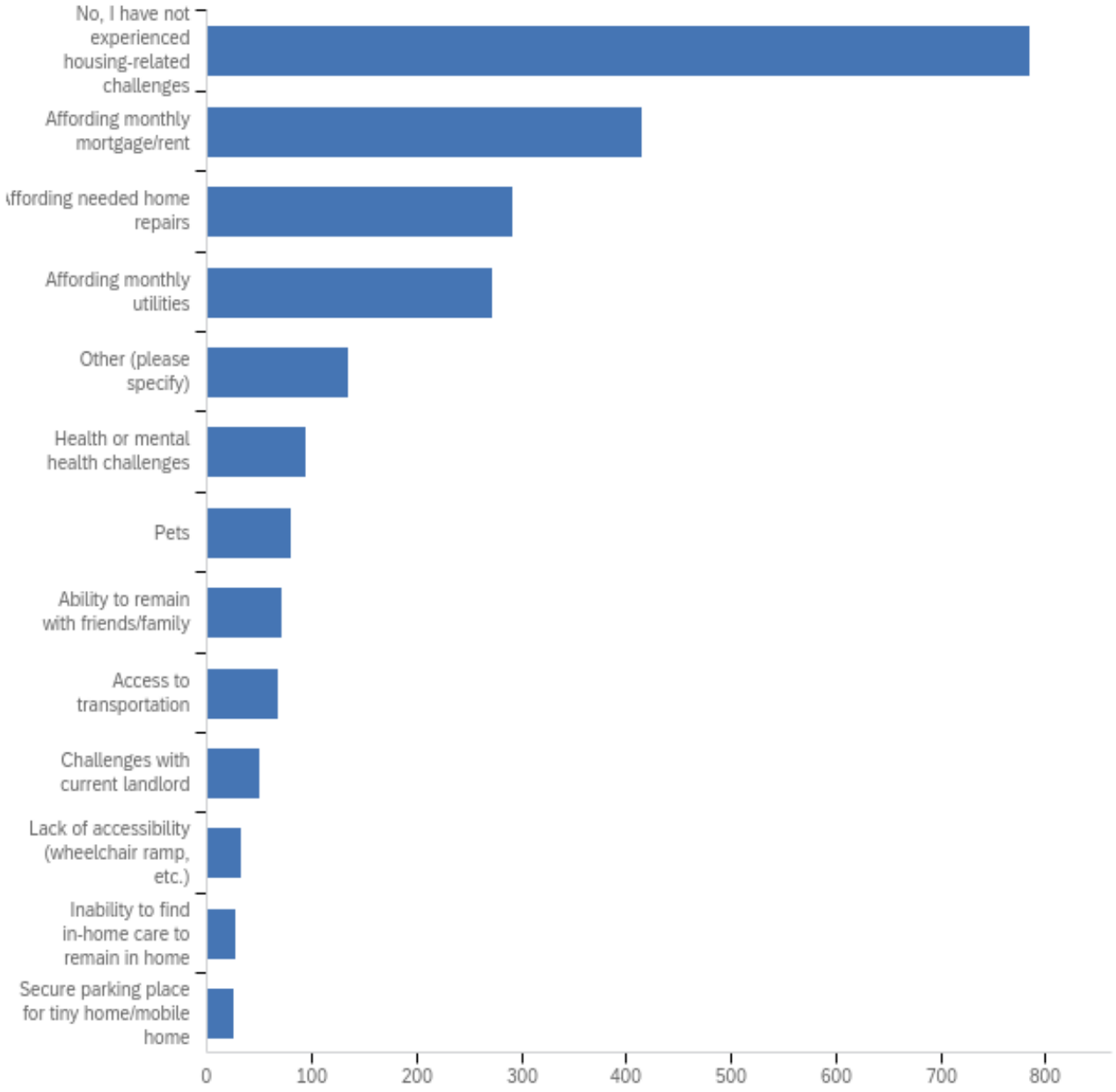
Other (please specify) - Text
Manage a sober living
Senior living community
Living in a retirement community. Terraces
I owned my trailer and pay lot rent
We own a manufactured home on leased land $900 mo
Homeless, living in my car, disabled, turning 70 tomorrow
Own but pay space rent in a mobile home park
Renting from family estate
Own manufactured home, rent lot
Rent w family member due to extreme costs
I have been looking for places to rent for 2 months now. No one has a ground floor unit that is ADA approved. I found one that is completely wheelchair accessible, roll-in shower, lowered counter tops, widened doorways with level handles and light switches on the ground floor. It had ramps on both sides of the building and had a washer/dryer inside the unit for added safety. It was fee exceeding my section 8 housing voucher. There's thousands of people that have physical disabilities and no place for individuals to go in Boise because builders don't have a clue what is accessible and what is not. Developer's need to be educated before they build more housing units. The city just finished a beautiful building called Wilson Station, the only availableaccessible unit was on the 5th floor. The kitchen counters and bathroom sinks, could not be rolled up to if you were in a wheelchair. The bath tub had several bars installed but not a roll in shower. The kitchen cabinets were way too high. Being in a wheelchair is enough of a challenge but not having a washer/dryer in the unit is crazy. You are vulnerable to crime and holding laundry to roll to a community laundry facility in the building should be considered.
Retirement Community
Own a mobile home, rent the space
Living with and helping a sick family member.
Own my home but rent the lot space
We own our house but, we also have several rental properties
Renting from family
Living with partner, they own the house
The bank owns the house, the city penalizes me with taxes. No one ever "owns" their home..
Own mobile home, rent space in a park

Own hm, rent land

own manufactured home, pay land rent

Own trailer. Rent space

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	33.43%	785
1	Affording monthly mortgage/rent	17.67%	415
2	Affording needed home repairs	12.39%	291
14	Affording monthly utilities	11.58%	272

8	Other (please specify)	5.75%	135
7	Health or mental health challenges	4.00%	94
6	Pets	3.45%	81
11	Ability to remain with friends/family	3.02%	71
12	Access to transportation	2.90%	68
13	Challenges with current landlord	2.13%	50
3	Lack of accessibility (wheelchair ramp, etc.)	1.41%	33
4	Inability to find in-home care to remain in home	1.15%	27
5	Secure parking place for tiny home/mobile home	1.11%	26
	Total	100%	2348

2_8_TEXT - Other (please specify)

Other (please specify) - Text
Affording property taxes and home insurance
Increase in property tax from greatly increased accessed value as well as city wanting to increase it even more
chemically sensitive
affording property taxes
Ever increasing property taxes
My home feels like it is on an island surrounded by highways with occasional attached sidewalks with more curb cuts than not. I can’t walk my kids safely to the school three blocks away or the grocery store a couple blocks farther. So life happens in the time left between car trips.
Depending on our health, we are concerned about finding assisted living at a price we can afford indefinately.
Increasing HOA fees
Laundry access
Affording property taxes
Increase to property taxes
Property taxes
Property taxes
Taxes
New development making the neighborhood more dangerous; housing market making it difficult to move.

Able to afford food
Government's inflation policy
affording tax increases
Constant property tax hikes! Stop raising our property taxes for stupid things like bike trials and pools.
Need for bath tub and air conditioning as well as power included with the rent
I’m N homeless in a car
Rising property tax after retirement.
high property taxes
Loss of home value
The threat of low income housing being built as a cover up for a future 6 story apartment complex with a view that will turn high end in 10 years. To many apartments, not enough parking and lack of public transportation and infrastructure to hanfdale the growth of City negligence
Affording property taxes and homeowners insurance
Property taxes
Afford taxes.
property taxes
Property taxes
mthly fees for condo
High property tax rates
These concerns assume rent will continue to rise and I will retire in 3 years. I will only have social security and a very modest savings.
Parking
Lack of transit oriented development
Property taxes have gone up to make housing unaffordable.
property taxes
Constantly rising property taxes
Lack of police protecting tenants from the thugs and HUD not taken care of problems with the management companies./landlords
Too high taxes used for social activities that should be up to individuals/sssociayions to provide.
Property Taxes
Property taxes
In filling
High Property Taxes

Affording raising taxes

aging in place issues and cannot afford to move to a new home with more accessibility

Work

PROPERTY TAXES & INSURANCE

Rising taxes

Property Tax Increases

Taxes are too high

Property tax

property taxes and city of Boise utility costs for garbage & recycling collection

Property taxes

Affording property tax

High taxes

Down sizing and finding a single level

Taxes continue to raise

Cost of housing and lack of down payment. I may not be able to buy into this market?

Affording increasing property taxes

Neighborhood not kept up as it formerly was.

Trump / MAGA

Affording my sewer and trash bill.

My family is growing and I can't afford anything larger

Property taxes

Increase to property taxes on fixed income

Intrusive zoning laws impact quality of life/neighborhoods

Rising property taxes

Parking in general. Boise is not transportation friendly

The city council taising property taxes to give schools more money while placing less clients.

property taxes rising so fast, it makes it hard to afford the increases.

Property taxes

New furnace

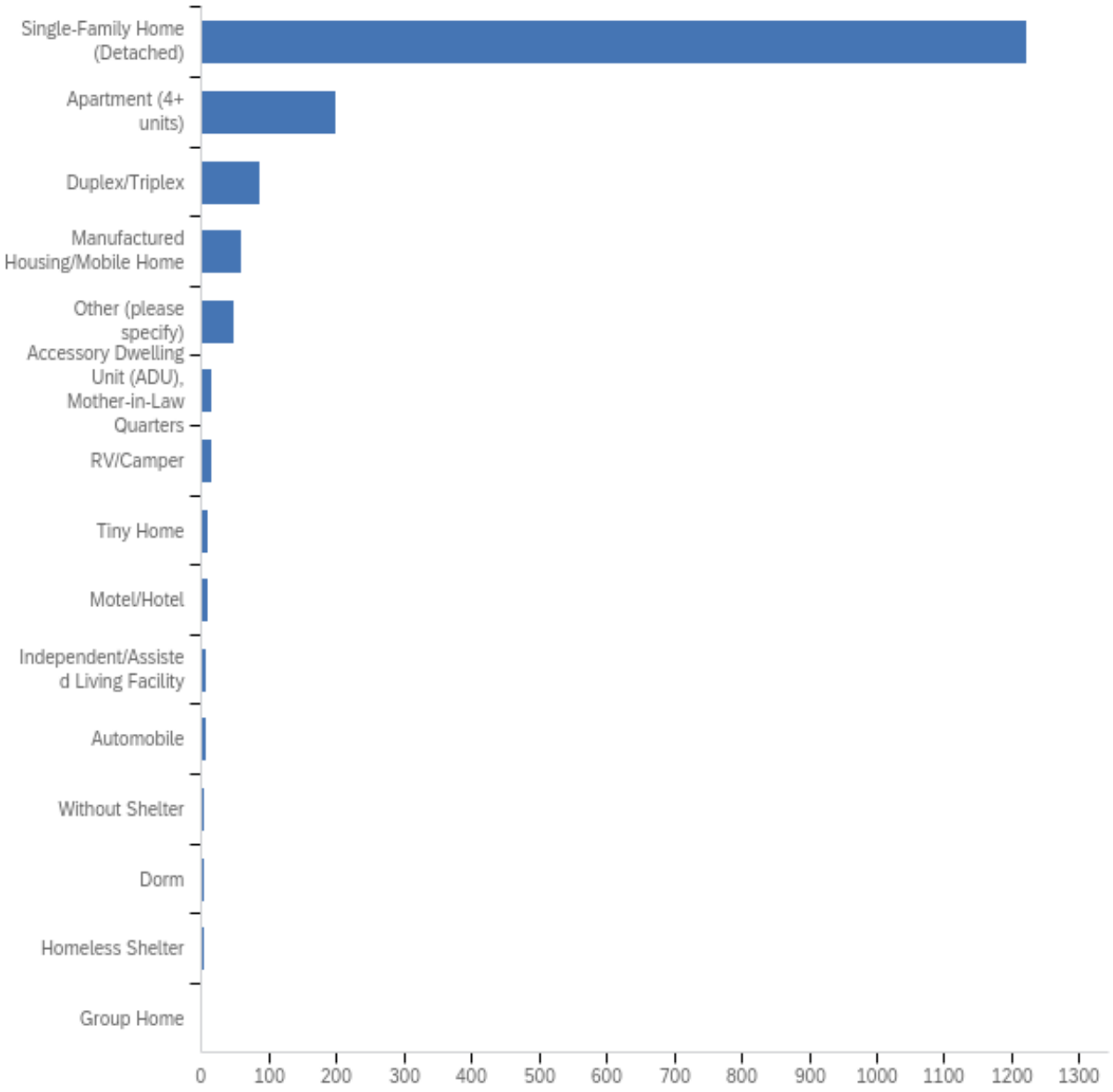
no rolled curbs or curb cuts

Rising costs overall, single parent-lack of resources and support, especially for homeowners
Job changes, difficulty finding work that pays a living wage
Property taxes
Increasing property taxes, levy's, bonds
ACHD and City failed to route traffic away from our small street
property tax rates
Property tax increases may price me out of my home
We had to do a reverse mortgage in order to have money to pay taxes
On stree parking is getting tough. Too many cars on the roads now
We live at Hester and Vail. There is no playground close enough by for our kids to meet other neighborhood kids. I would love to see a playground closer to whitewater park blvd. Like in the large lot on Moore St at 3111 Moore St. we need our own neighborhood playground for the children to meet and play at.
Property taxes
Taxes
Becoming a burden because I cannot afford to live in Idaho anymore
Property Taxes
Property taxes are too high contributes to higher rental costs
Property taxes
High property taxes
Increasing high taxes for nonessential services
If the economy continues to slide, we could be in trouble.
Ever increasing property taxes
If my husband looses his job- or becomes unwell
my renters do experience late payments on Idaho Power & Intermt. Gas. Several are struggling with mental health/money problems
Unfriendly neighbors
Rent increases
need a bigger space when girlfriend wants to move in
Our property taxes are pressing us out of our home
high taxes
Soaring property taxes
Neighborhood becoming too dense

Property taxes i Boise are too high
Adequate parking
Small house in some areas by good schools
Lack or senior housing without waiting years to get in.
My neighbors are jerks, but staying until kids graduate.
unable to add additional housing on property for family members
Fear of losing my job, then losing my home.
Too many MAGA idiots moving here
rising property taxes
property taxes for senior owners
Traffic volume and safe pedestrian access to school
Boise school district raising taxes, parents can do Pre-K and breakfast we need to be responsible for our own children not the govt.
City taxes
Property taxes are a major burden
Property taxes
high taxes
Property tax increases
increasing property tax assessments to cover what the state neglects, education funding being at the top of list.
Paying property taxes since the city keeps raising them
The city/state keep increasing taxes for long time residents instead of going after developers and transplants.
Property taxes
Property taxes. Little senior relief.
Finding affordable housing for my two kids and me in the Northend.
Property tax
Property tax increases
Rising property taxes are threatening my ability to keep my home
Tremendous difficulty finding reliable tenant
Taxes
Property taxes

Dealing with some of the caseworkers they have, makes it difficult to do anything. They have one case worker that is a nasty spiteful individual. She has ruined so many opportunity or when needed the most she was completely cold hearted. I have asked to be transferred numerous times, and nothing.

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)	72.52%	1222
5	Apartment (4+ units)	11.81%	199
4	Duplex/Triplex	5.10%	86
2	Manufactured Housing/Mobile Home	3.44%	58

15	Other (please specify)	2.91%	49
6	Accessory Dwelling Unit (ADU), Mother-in-Law Quarters	0.89%	15
12	RV/Camper	0.83%	14
13	Motel/Hotel	0.53%	9
7	Tiny Home	0.53%	9
11	Automobile	0.36%	6
10	Independent/Assisted Living Facility	0.36%	6
14	Without Shelter	0.24%	4
8	Homeless Shelter	0.18%	3
3	Dorm	0.18%	3
9	Group Home	0.12%	2
	Total	100%	1685

3_15_TEXT - Other (please specify)

Other (please specify) - Text
Townhouse
Townhouse
Townhouse (4 per bldg)
Townhome
Townhouse
House
Condo
Attached townhome
VRBO
condo
Transitional house
4 roommates
Previous monthly rent $1,325, recently retired couldn’t afford that rent, able to move into 60+ Section 42. I receive an above average SSI but still not able to afford previous rent.

I was run out of an apartment where egregious things were happening. That endangered me and made it a living hell to begin with. And the city did nothing, and the police department stood down as per usual, and I've lived in a car for 7 years being tortured in this city that doesn't give a d*** And i'm now seventy years old

Rent from family member

condo

Townhouse

Condominium

Townhome

Townhome

Single story Townhouse

4plex as owner occupied

Couch surfing

Six unit townhouse

Housing provided by forest service for job

House

Townhome

Having to rent a room that costs the same as a one bedroom use too and uses up 70% of mynincome

Condominum

excessive property taxes

Townhome

I live in the housing authority for those that are disabled or 65 and older

55+ senior community

Condominium

HUD Senior Housing

Condo

Townhome/condo

Condo

Townhouse

condo

4-plex town home

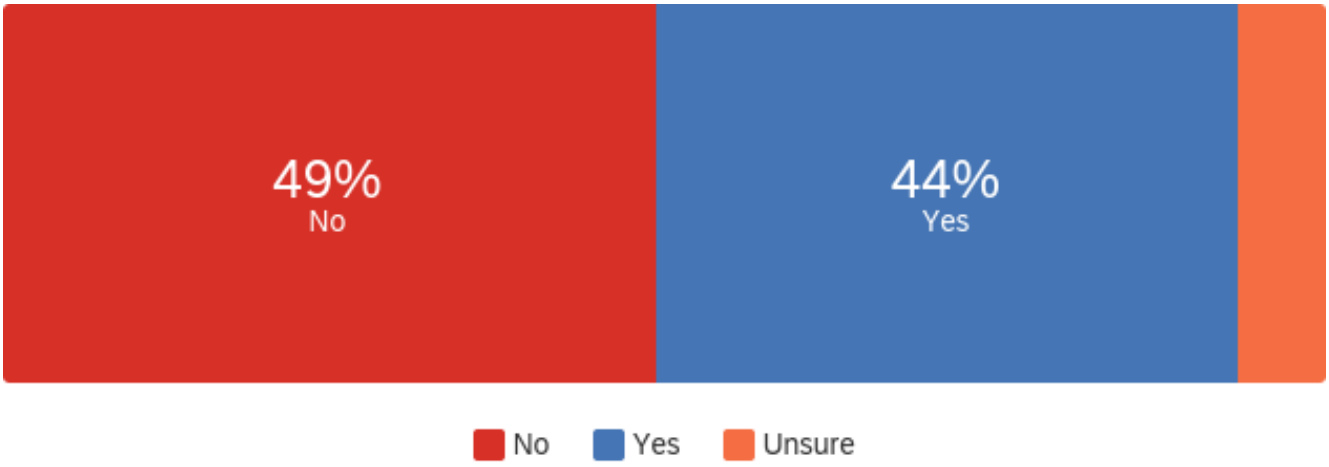
town house

Condominium

I rent a single bedroom apartment. NOT a 4+unit

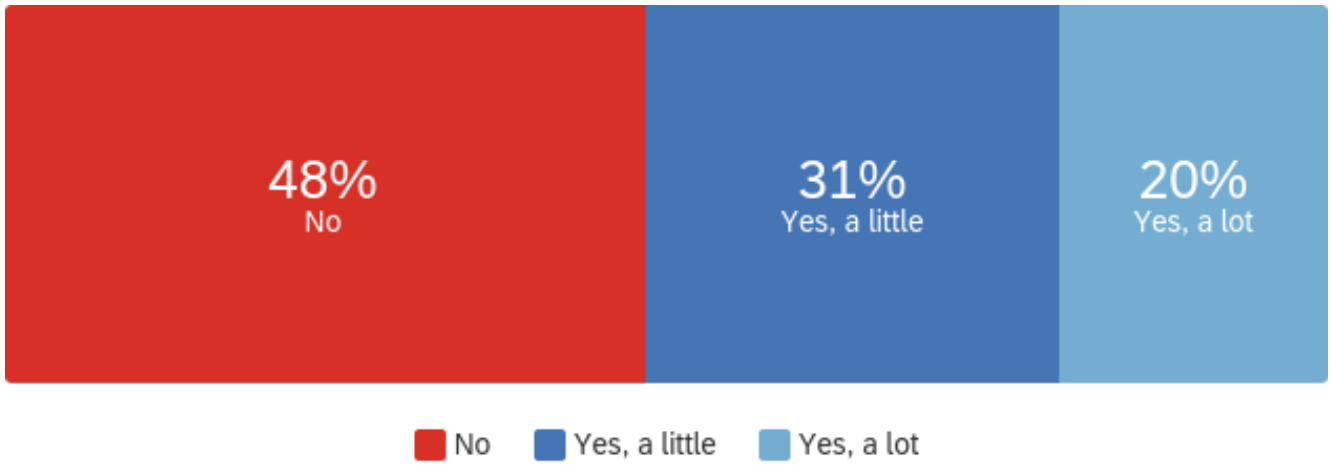
Condo

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



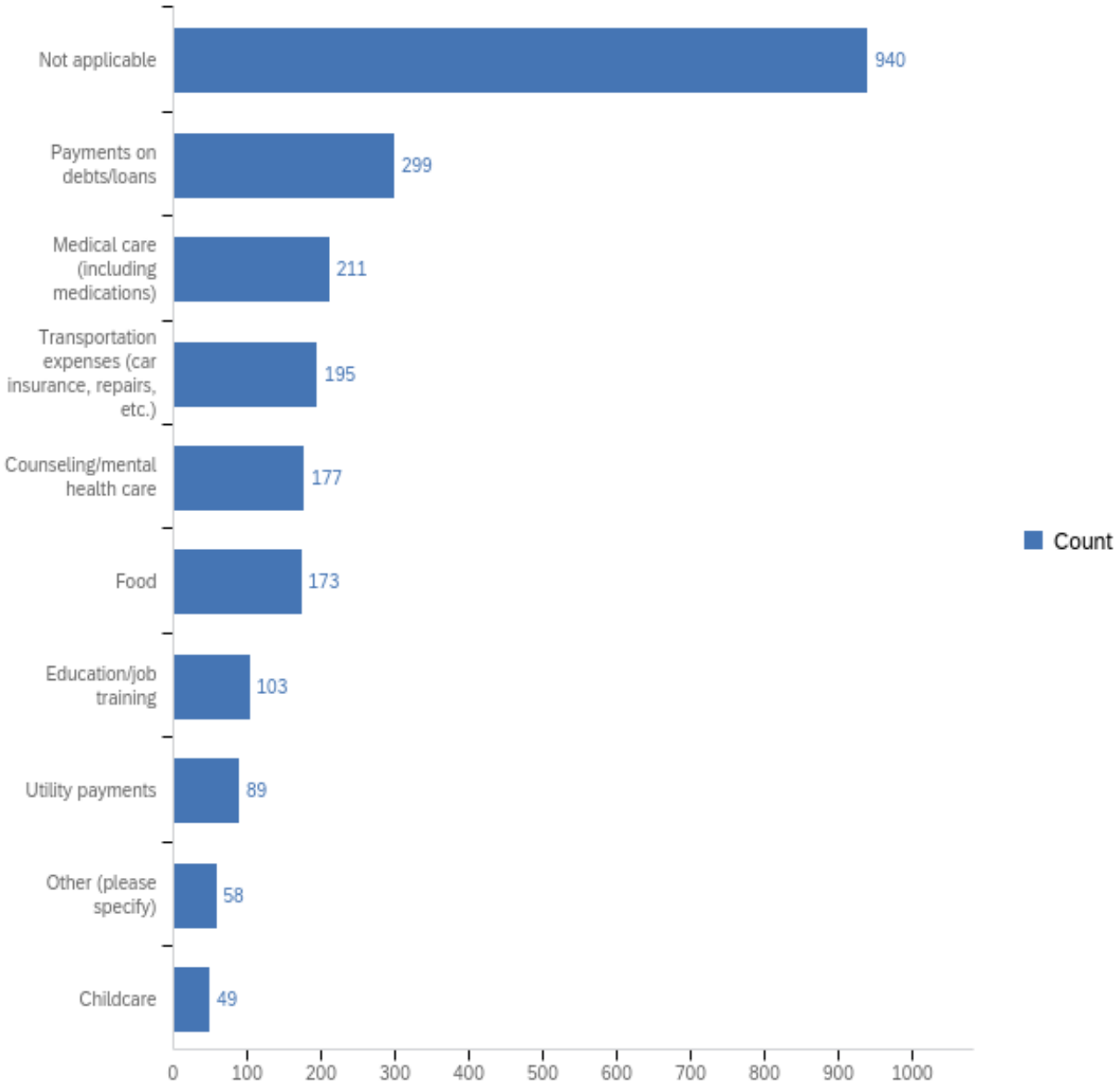
#	Answer	%	Count
2	No	49.35%	760
1	Yes	43.83%	675
3	Unsure	6.82%	105
	Total	100%	1540

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



#	Answer	%	Count
3	No	48.28%	744
2	Yes, a little	31.34%	483
1	Yes, a lot	20.38%	314
	Total	100%	1541

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
10	Not applicable	40.98%	940
7	Payments on debts/loans	13.03%	299
3	Medical care (including medications)	9.20%	211
6	Transportation expenses (car insurance, repairs, etc.)	8.50%	195

4	Counseling/mental health care	7.72%	177
1	Food	7.54%	173
8	Education/job training	4.49%	103
2	Utility payments	3.88%	89
9	Other (please specify)	2.53%	58
5	Childcare	2.14%	49
	Total	100%	2294

6_9_TEXT - Other (please specify)

Other (please specify) - Text
Personal expenses
vacation because of the horrible leadership in our ocean great city. Not safe to leave home anymore
No.
por lección en estos momento me encuentro con las 2 manos quebradas y no puedo s eguir pagando mi alquiler
Difficult to save for retirement, always buying cheap or used stuff
Nights out at the clubs.
repairs
I’m homeless. Household in storage. Can’t afford food, gas, meds.
Ability to buy a home
Property repair and retirement contribution
Crime from the low income housing in thier neighborhood and had to move in with us the parents for a safe community that will no longer apply once the apartment on bond street is built
Property taxes and insurance
Homeowner's insurance, property taxes
Make frugal decisions
need new washing machine
Spouse was laid off because of Doge
HOA fees
Having to take from retirement just to survive
NO

No, because family member helps out

Landlord refused to repair new air conditioner compressor and wouldn't pay to fix it. I called BCACHA, Idaho Legal Aid and Fair Housing. I went 40 in the middle of summer and it made my inherited disease worse very quickly. I gave my notice. I did reach out to El-Ada and because it was an emergency they came out and repaired even though I had given notice.

None for us or others because of help from us

New vehicle

NO

Entertainment and other non essential activities

HOA Fees

Savings

I really don't want to pay for my sewer bill. A private utility for sewer would be far less than the empire you create with constant 10% increases. Sewer bill doubles every five years.

Close family member is struggling with escalating apartment rent

Can't currently replace broken refrigerator

Travel

Enertainment

travel to see relatives

Sports/activites/educational opportunities for kids, never taken a vacation, unable to do family outings, etc.

I need new windows and gutters but can't afford to update

reasonable clothing replacement

Yes of course I have to choose to minimize my food and not make repairs on car that I would like to because I have minimum income. But I think this is just part of life

Non essentials

Veterinary care

Extras, like new clothes or a savings account

entertainment, eating out at restaurants, shopping. Groceries have become too expensive

HUD might raise the price for rent to 45% of income. Many of us can't afford that and than would be homeless

Clothing

Home repairs

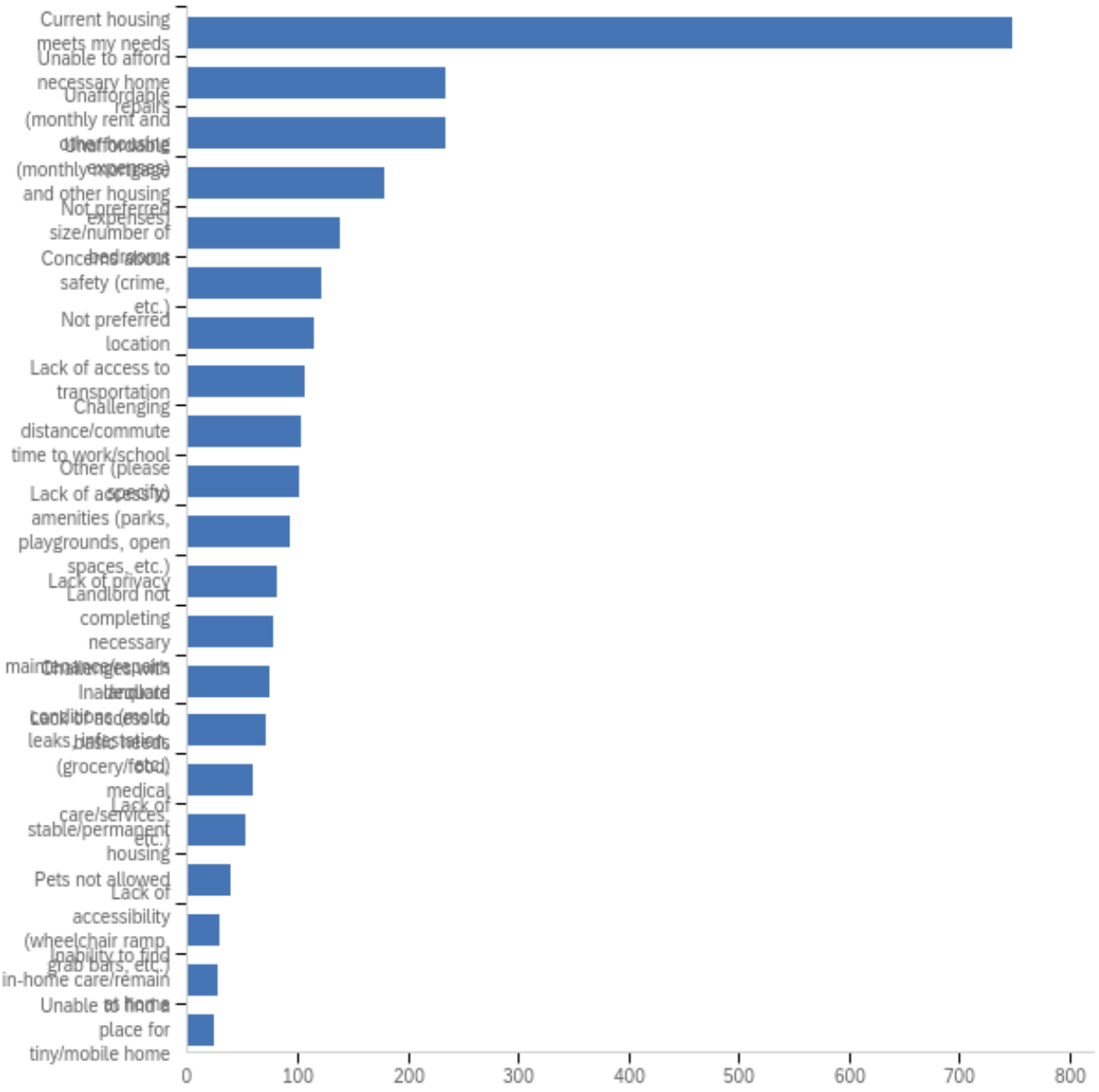
All affect my ability to pay

Can only afford house with roommates

retirement and home maintenance

Needed house repairs (hoping they do not become catastrophic)
I ABSOLUTELY CAN NOT even afford rent (which is considered affordable in Idaho)MY father has to pay my rent EVERY MONTH and has been paying for the 4 yrs that I have been living here in Idaho.
property taxes
I drive a 15 year old car because I don’t have the funds to purchase something newer
Vacations
Home upkeep due to having to set aside so much for annual property taxes
roof repair
Need to find a safe tenant (invulnerable adult)

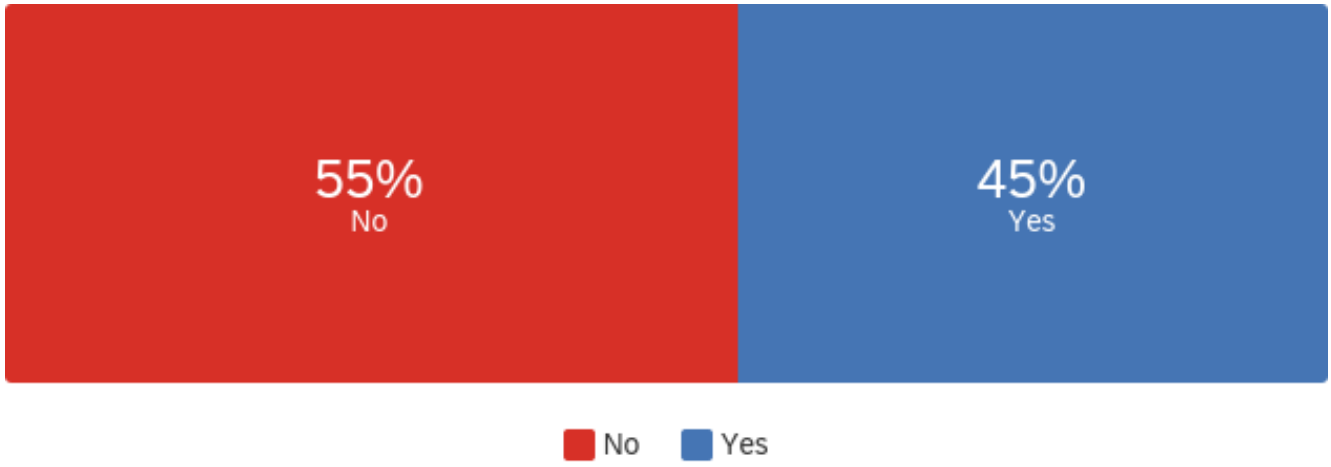
Q9 - Thinking about the last 12 months, are there ways in which your housing has not met your needs? Select all that apply.



#	Answer	%	Count
11	Current housing meets my needs	27.55%	748
20	Unaffordable (monthly rent and other housing expenses)	8.66%	235
17	Unable to afford necessary home repairs	8.66%	235
5	Unaffordable (monthly mortgage and other housing expenses)	6.56%	178

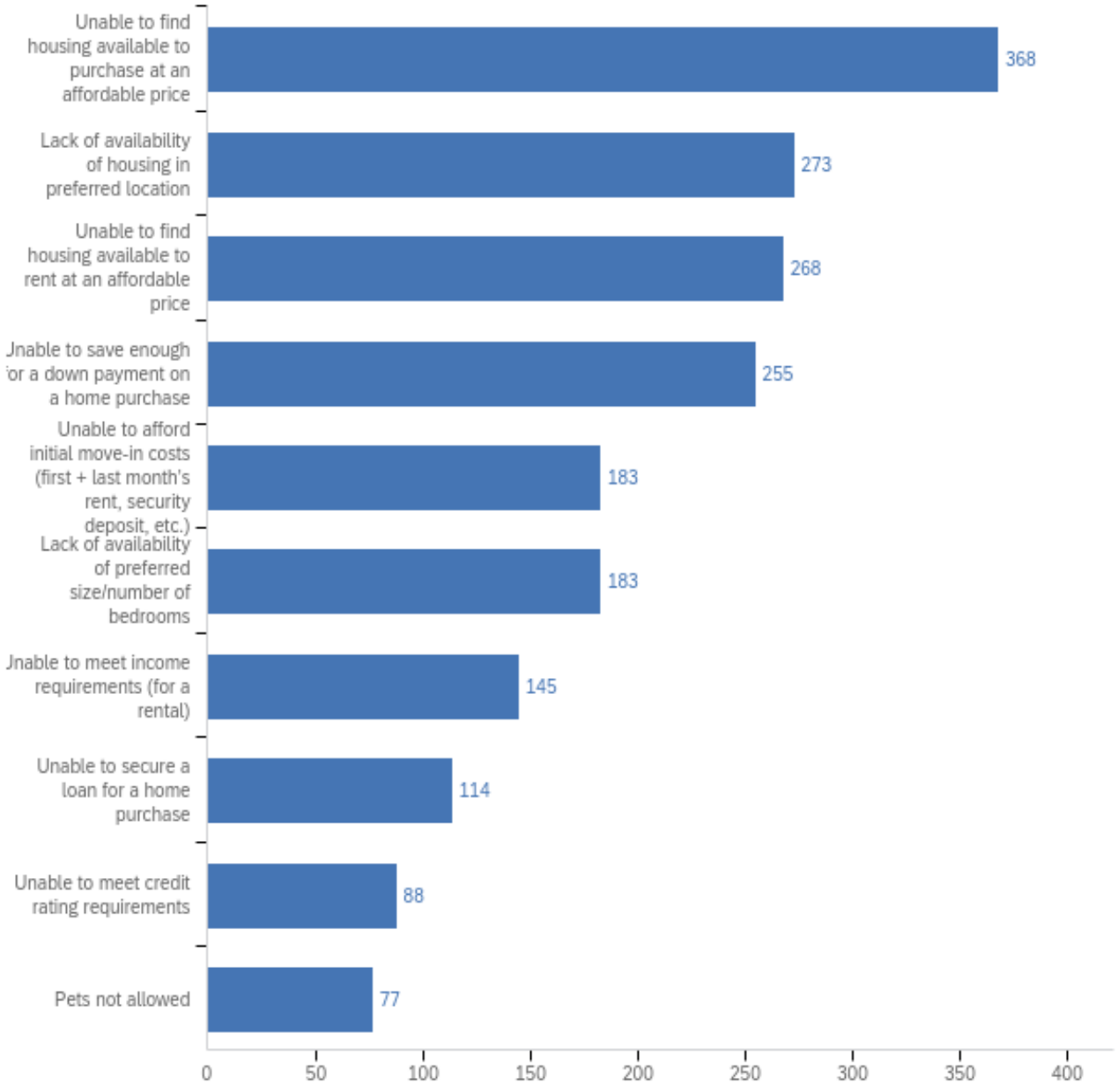
7	Not preferred size/number of bedrooms	5.12%	139
3	Concerns about safety (crime, etc.)	4.46%	121
14	Not preferred location	4.24%	115
13	Lack of access to transportation	3.94%	107
1	Challenging distance/commute time to work/school	3.79%	103
19	Other (please specify)	3.72%	101
9	Lack of access to amenities (parks, playgrounds, open spaces, etc.)	3.46%	94
2	Lack of privacy	3.02%	82
26	Landlord not completing necessary maintenance/repairs	2.87%	78
23	Challenges with landlord	2.76%	75
21	Inadequate conditions (mold, leaks, infestation, etc.)	2.65%	72
12	Lack of access to basic needs (grocery/food, medical care/services, etc.)	2.17%	59
15	Lack of stable/permanent housing	1.95%	53
6	Pets not allowed	1.44%	39
4	Lack of accessibility (wheelchair ramp, grab bars, etc.)	1.07%	29
18	Inability to find in-home care/remain at home	0.99%	27
16	Unable to find a place for tiny/mobile home	0.92%	25
	Total	100%	2715

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



#	Answer	%	Count
2	No	55.34%	855
1	Yes	44.66%	690
	Total	100%	1545

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
27	Unable to find housing available to purchase at an affordable price	15.09%	368
17	Lack of availability of housing in preferred location	11.20%	273
26	Unable to find housing available to rent at an affordable price	10.99%	268
4	Unable to save enough for a down payment on a home purchase	10.46%	255

24	Lack of availability of preferred size/number of bedrooms	7.51%	183
3	Unable to afford initial move-in costs (first + last month's rent, security deposit, etc.)	7.51%	183
22	Unable to meet income requirements (for a rental)	5.95%	145
5	Unable to secure a loan for a home purchase	4.68%	114
10	No, I have not experienced challenges securing housing	4.47%	109
19	Unable to meet credit rating requirements	3.61%	88
6	Pets not allowed	3.16%	77
11	Other (please specify)	2.75%	67
9	Health or mental health challenges	2.50%	61
14	Lack of access to basic needs (grocery/food, medical care/services)	2.05%	50
1	Lack of access to amenities (parks, playgrounds, open spaces)	1.76%	43
16	Lack of access to transportation	1.64%	40
15	Unable to find a place for tiny home/mobile home	1.07%	26
25	Lack of housing that is accessible (ramp, grab bars, etc.)	1.03%	25
23	Challenges with landlord	1.03%	25
2	Difficulty finding a landlord that will accept a housing voucher	0.62%	15
7	Criminal record	0.57%	14
13	Challenges with addiction/substance misuse	0.16%	4
8	Eviction record	0.12%	3
20	Language barriers	0.08%	2
	Total	100%	2438

9_11_TEXT - Other (please specify)

Other (please specify) - Text
Want to move out of Boise, too much growth. All the city council and mayor care about is the Boise foothills, they seem to hate south and sw boiseans. The money spent on rivers to ridges and buying land in the foothills while spending pennies on the rest of the city for parks. Murgoitio park should be and should have been for years top priority.
Too much trash moving here. Lifelong Boise residents now need to move. But we know nobody cares
Not enough options for good single family homes
Want to get away from Boise's communist mayor

High property taxes

Stop sign and red light runners. People speeding down our road up to 80 miles an hour in residential. Unwanted random people in the neighborhood hanging around.

No senior communities that are affordable for average seniors

Unwilling to give up my 2% mortgage to move to a quieter town. Deeply hate the way Boise is being run and what it's turning into.

high interest rates

It is nearly impossible to buy a house, my husband works 2-3 jobs. Stop raising property taxes

I am a senior and own my home. My companion and I want to combine households into a smaller home that meets or accessibility needs.

Overwhelmed by questions. I need adjusted 30% with garage for ADA needs.

Lack of safe areas with a neighborhood feel that is not present with current city mayor or council members

Would like to move out of Boise to a smaller town, Boise has outgrown itself with no infrastructure planning.

Overcrowding everywhere

Political reasons

Idaho needs to be a disclosure state on home solds

political views

"Golden handcuffs" tied to a low rate, can't afford to move anywhere with high bone prices and interest rates

Want a garage

Actual single family homes with a yard are insanely expensive and competitive to get. We were out-bid several times and finally gave up to continue renting.

Lack of 60+, Section 42 housing

I still have pending parking tickets that are false given to me by parking enforcement and BPD. I WAS A NURSE IN BUSH ALASKA AND HAD A NERVOUS BREAKDOWN FROM THE UNBELIEVABLE STUFF THAT WAS GOING ON THERE AND ENDED UP WITH UP FELONY CHARGE FOR SOMETHING. I SHOULD KNOW. I'VE NEVER BEEN CHARGED WITH TO BEGIN WITH BECAUSE OF CORRUPTION REVERSING, BLAME.

High taxes

I love my subdivision. Called and viewed more than a hundred places and only one had a wheelchair, roll-in shower. I visited and called senior communities from Star to Boise. There were waiting lists from 9 months to a year, if you were a voucher holder, strictly private pay only or the rent was too high.

Property tax increases and safety

Want to move away from the city

Increasing property taxes and city utility bills make living in Boise less affordable.

Housing market manipulation that makes people dependent on government subsidies for affordability.

Paying sewer bill

Lack of a ready supply of buyers for my current home

Living in Boise is not as enjoyable as it was 10 years ago. A frequent conversation is Boise is the next Portland.

To get away from this crazy spending we are looking at moving out of state.

Neighbors barking dogs and their illegal parking of vehicles

Traffic and unchecked growth

Affordability even with downsizing

Rising costs prevent me from being able to buy a home or make my current home work for the size of my family

I wish I could leave the country, but it would be a big change

I need to live closer to where I work so that I can bike, the problem with living in my location is it feels very crime written with so many homeless people sleeping in the alleys near my home, doing drugs and alcohol and other bad things during the day and at night

Lack of houses for sale do to capital gains (folks sit on homes they don't need anymore)

High Interest Rates

Hard to find affordable housing without outdoor maintenance

All the "affordable" housing or apartments are 3 to 4 stories with no elevators so the accessible ones fill up fast and are not safe for single occupants that are vulnerable.

Unsafe traffic thru neighborhoods

Unable to meet income requirements to lower interest rate on current mortgage

Invasion of privacy from the city trying to pave 'pathways' around my home.

Getting up zoned and apartments going up all around us

Difficulty securing loan due to self-employment

Too high property taxes are pricing us out of the house.

Home that is affordable with a reasonable commute that fits a family of 4 with possible grandparent at some point with a decent yard

Population density is out of control. There is nowhere to move in the city that isn't either an apartment complex or a cookie cutter sardine packed subdivisions in the boonies

Current lease

Unemployed

Health issues, nobody to help with packing and moving

I would like to have more choices that are available that are in quieter areas rather than downtown. Noise and my well-being is differently affected my happiness as a senior. We need more senior housing options in Boise. a

Prices and rent are unaffordable I. Resorted area.

District 5 is covered in graffiti, stickers, flyers & posters. Disgusting way to live.

The constant spending is wrong,, stop wasting money

Want to change to a better layout, and yard

High taxes.

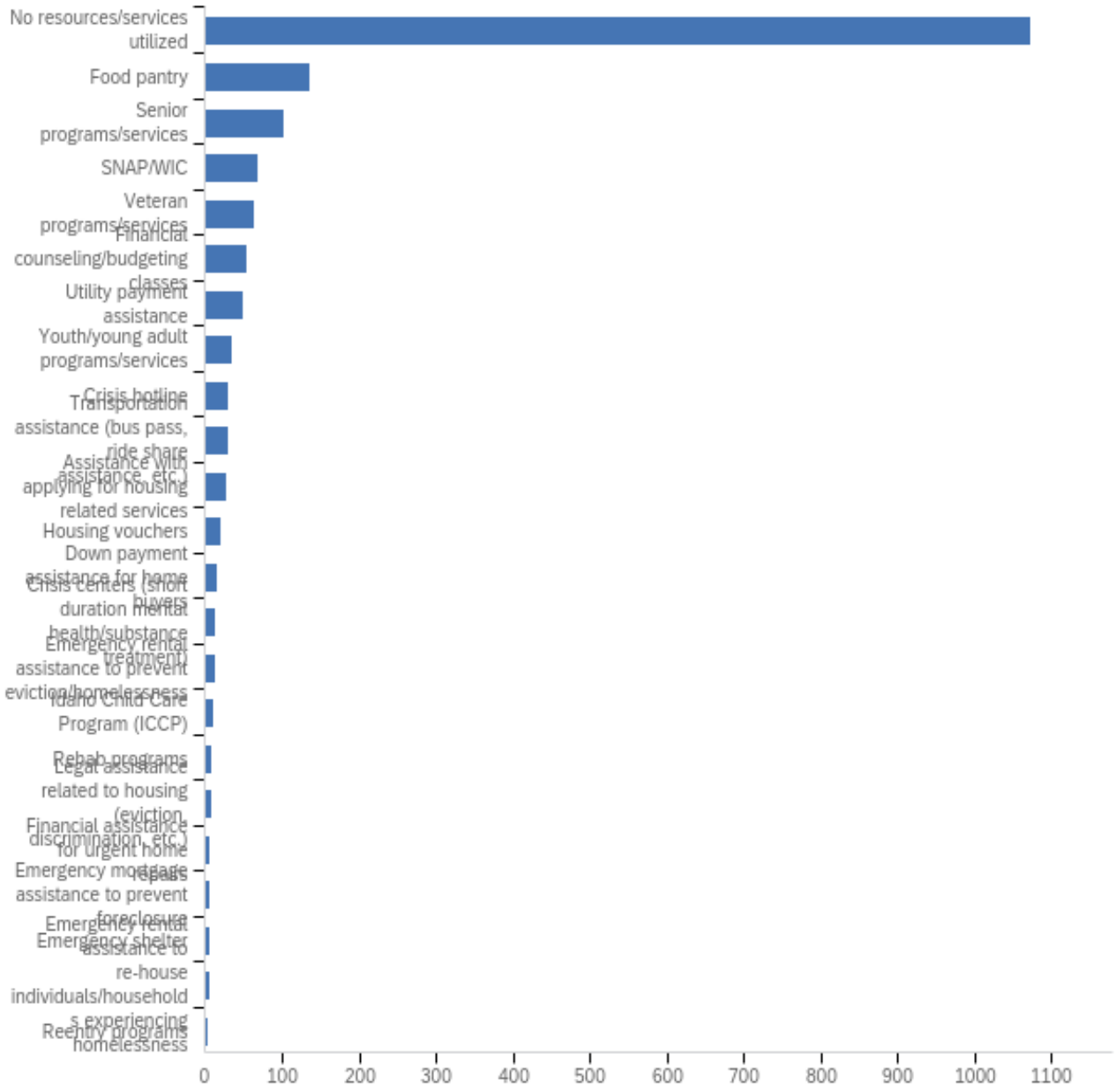
Political climate

The population increase has made this town difficult to get around in. The roads are difficult to get around on and people are overly aggressive making it impossible to get anywhere.

I want to move from red Idaho right wind legislation

Tenants who apply r super scary & mean when I live in hm I'd be renting rm in

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	60.01%	1073
16	Food pantry	7.61%	136
24	Senior programs/services	5.70%	102
1	SNAP/WIC	3.86%	69

19	Veteran programs/services	3.58%	64
10	Financial counseling/budgeting classes	3.02%	54
7	Utility payment assistance	2.80%	50
23	Youth/young adult programs/services	1.90%	34
20	Crisis hotline	1.68%	30
22	Transportation assistance (bus pass, ride share assistance, etc.)	1.62%	29
8	Assistance with applying for housing related services	1.57%	28
2	Housing vouchers	1.12%	20
3	Down payment assistance for home buyers	0.89%	16
14	Crisis centers (short duration mental health/substance treatment)	0.78%	14
5	Emergency rental assistance to prevent eviction/homelessness	0.73%	13
15	Idaho Child Care Program (ICCP)	0.67%	12
17	Rehab programs	0.50%	9
21	Legal assistance related to housing (eviction, discrimination, etc.)	0.45%	8
6	Financial assistance for urgent home repairs	0.39%	7
4	Emergency mortgage assistance to prevent foreclosure	0.34%	6
13	Emergency rental assistance to re-house individuals/households experiencing homelessness	0.28%	5
11	Emergency shelter	0.28%	5
18	Reentry programs	0.22%	4
	Total	100%	1788

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	81.00%	776
1	Not aware of resources/services available	9.29%	89
5	Other	5.64%	54
3	Have applied but do not qualify for services	2.51%	24
2	In need of services/resources, but have not applied	1.57%	15
	Total	100%	958

Q14_5_TEXT - Other

Other - Text
Our main concern is not having enough savings to last depending on our future health or continued rise in cost of living.
OK right now BUT rising utility and trash costs will soon be problematic
necesito recursos por mi situación no puedo trabajar xque tengo mis 2 manos fraturafas

I am responsible for myself. I don't believe in socialism.

Self reliant

not sure if we would qualify.

Resources are limited and we don't qualify. Yet we can't afford to rent or buy. I'd we could leave Boise till another affordable state we would instantly

Can take care of self.

Do my best to cover my own costs don’t want to burden taxpayers

I make too much to qualify for a majority, if not all, of those services. And I still struggle making rent.

Do not qualify because I’m middle class and make too much for assistance, but not enough to save up for/buy a home and afford the mortgage rate.

Not required for us

I was laughing while reading your list of so-called services. Because i've been doing this a long time and I know better.

Likely make just enough to not qualify

I don't have time to apply I'm working all day and can't take time off.

We work hard &pay our bills oh..and property taxes on a home that is paid off

I do not qualify for ANY of these options

Do not meet income requirements

Republican, pay for own s--t

I'm not behind on anything. Current on rent and utilities. But it takes almost my entire social security check to keep current

I refuse to use government subsidies In place of open market conditions without manipulation. Dependence on government for housing should be illegal.

Tried to help a family member who was homeless and found many resources to be entirely unresponsive.

We are safe where we are and are able to just barely afford it. We need a bigger space, but until something changes, we are lucky to have a mortgage and not be renters. Our mortgage payments, with taxes, don’t change much from year to year. We are very lucky to have what we have.

I am a. Proud Native American I am not here for handouts I am here to help left alone.

Family stepped in to help

I don’t know of programs to help seniors update their current housing unless at poverty or below

Am self sufficient

Not sure we qualify for down payment assistance due to income requirements

Have been putting off exploring availability of veteran services

Not the city’s job to provide housing resources

Nothing is available to help our specific situation

Didn't know you could get help with down payment.

Boise keeps raising taxes...

continually worried about the rise of property taxes in the City;of Boise and the city Council taking the full 3% plus the one percent it’s estimated that property taxes will rise 7.6% and the Boise school district has indicated that they are going to take an 18% increase how much longer can we sustain this as we aged in our homes??

I don't qualify, so I don't bother applying

There aren’t bus stops close to me on state street in Eagle.

Did not think my need was valid

Haven’t applied because I know I don’t qualify

There are others in far more dire situations and limited resources so didn't apply.

Not in need the last 12 months

I donate to the foodbank not use it.

Those are all wastes of my tax dollars.

STOP PROVIDING HANDOUTS!! People need to take personal responsibility and figure out their own issues. Stop enabling all the entitlement.

Income too high to qualify, haven't applied

I know I do not qualify.

Would apply for ICCP but make $400 more than the max gross income.

Most of the resources I have found, I do not qualify so did not apply. Also may be unaware of ones that I would qualify for.

unclear whether there is a program for my needs

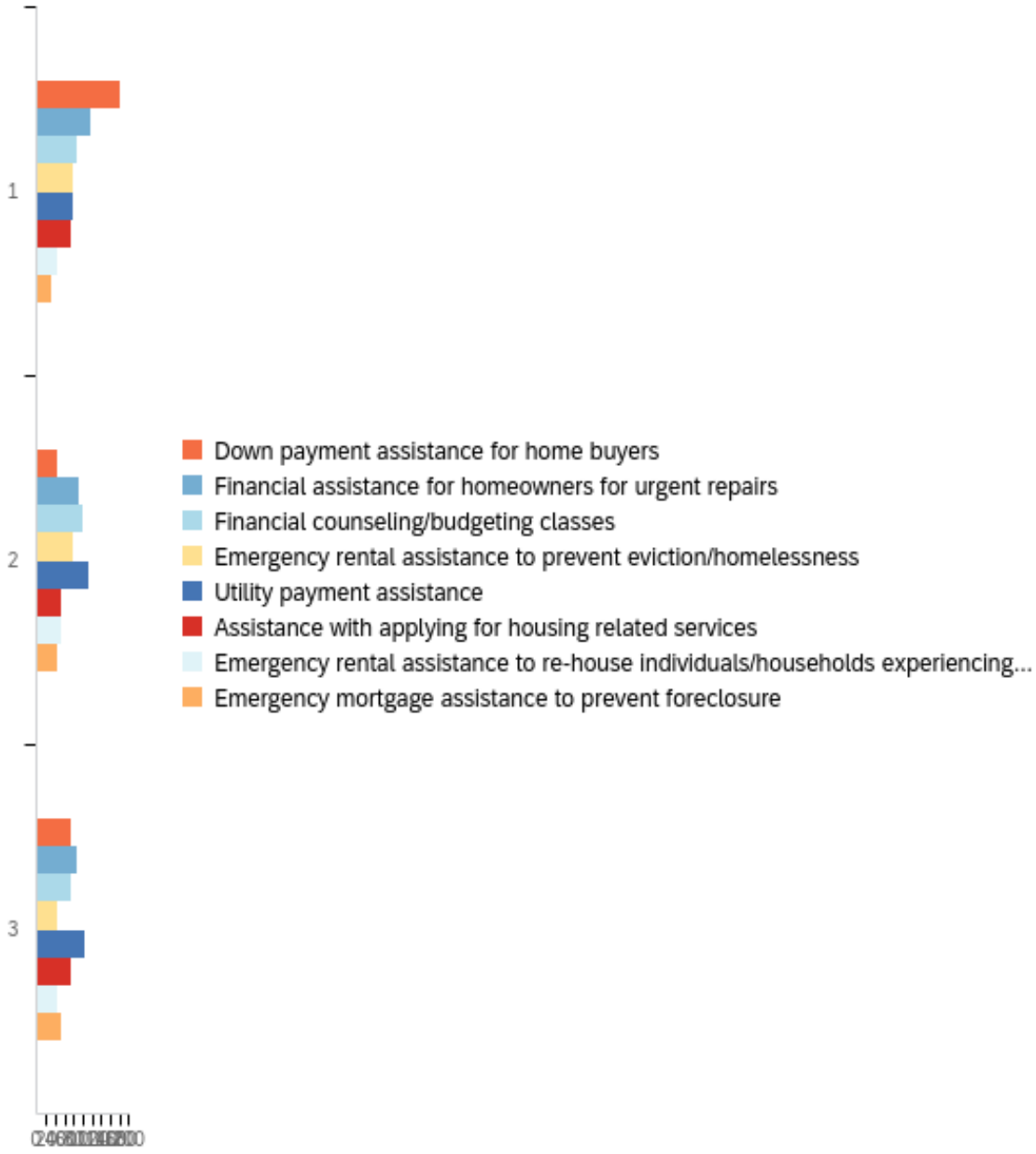
In need of services but do not qualify

Q15 - Please indicate the statement that best fits your opinion: Housing affordability is . . .



#	Answer	%	Count
1	the most pressing concern for our community	59.53%	828
4	a moderate concern for our community	34.72%	483
5	not a concern for our community	5.75%	80
	Total	100%	1391

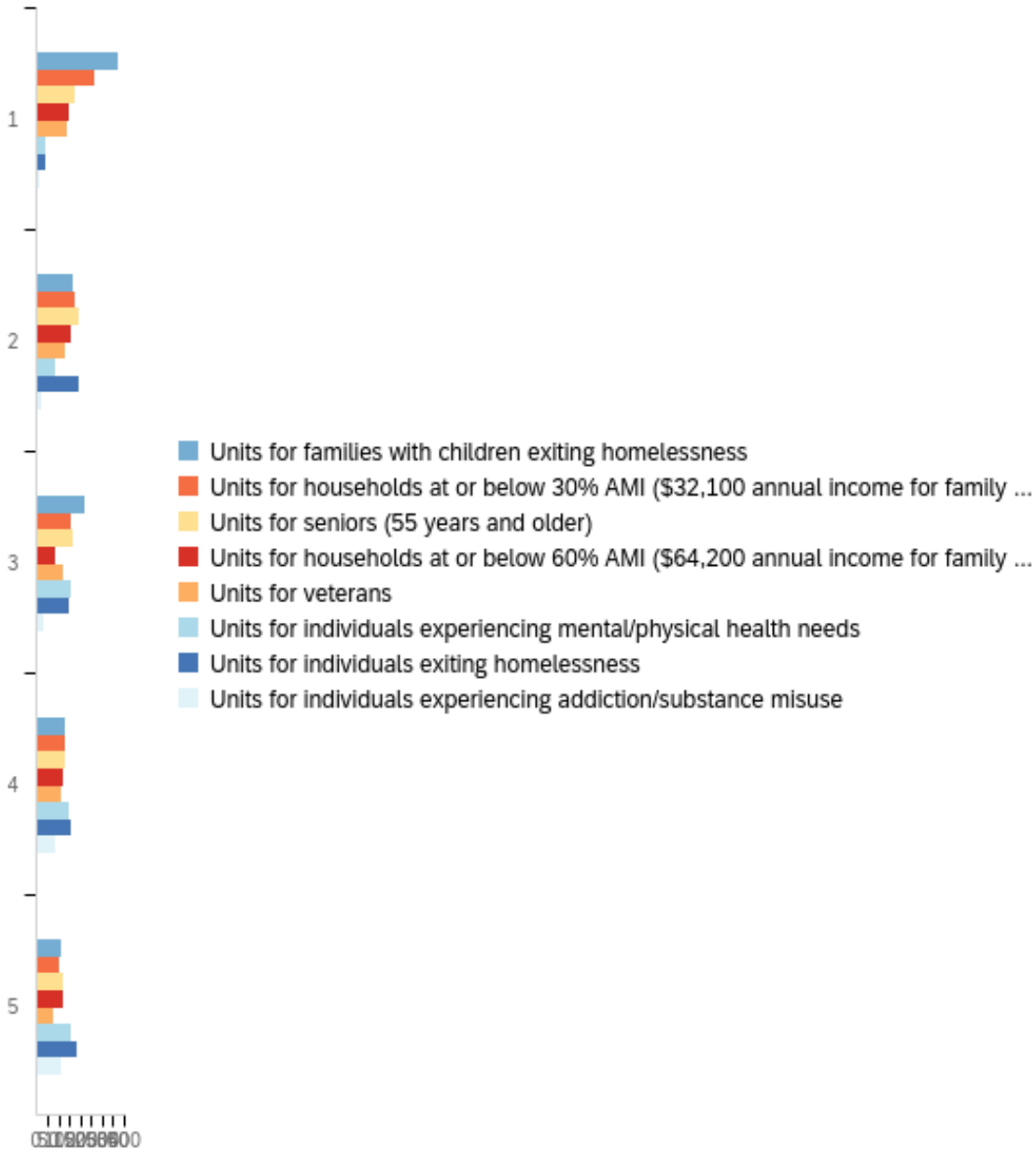
Q16 - Please rank up to three (3) housing related services that would be beneficial for you. (1 = most beneficial) If not in need of services, please leave blank.



#	Question	1		2		3		Total
2	Down payment assistance for home buyers	61.13%	184	14.62%	44	24.25%	73	301
7	Financial assistance for homeowners for urgent repairs	39.06%	116	31.65%	94	29.29%	87	297
4	Emergency rental assistance to prevent eviction/homelessness	38.76%	81	38.76%	81	22.49%	47	209
1	Assistance with applying for housing related services	36.95%	75	26.11%	53	36.95%	75	203

6	Financial counseling/budgeting classes	33.08%	88	37.97%	101	28.95%	77	266
5	Emergency rental assistance to re-house individuals/households experiencing homelessness	31.47%	45	38.46%	55	30.07%	43	143
8	Utility payment assistance	26.26%	78	38.72%	115	35.02%	104	297
3	Emergency mortgage assistance to prevent foreclosure	25.00%	32	34.38%	44	40.63%	52	128

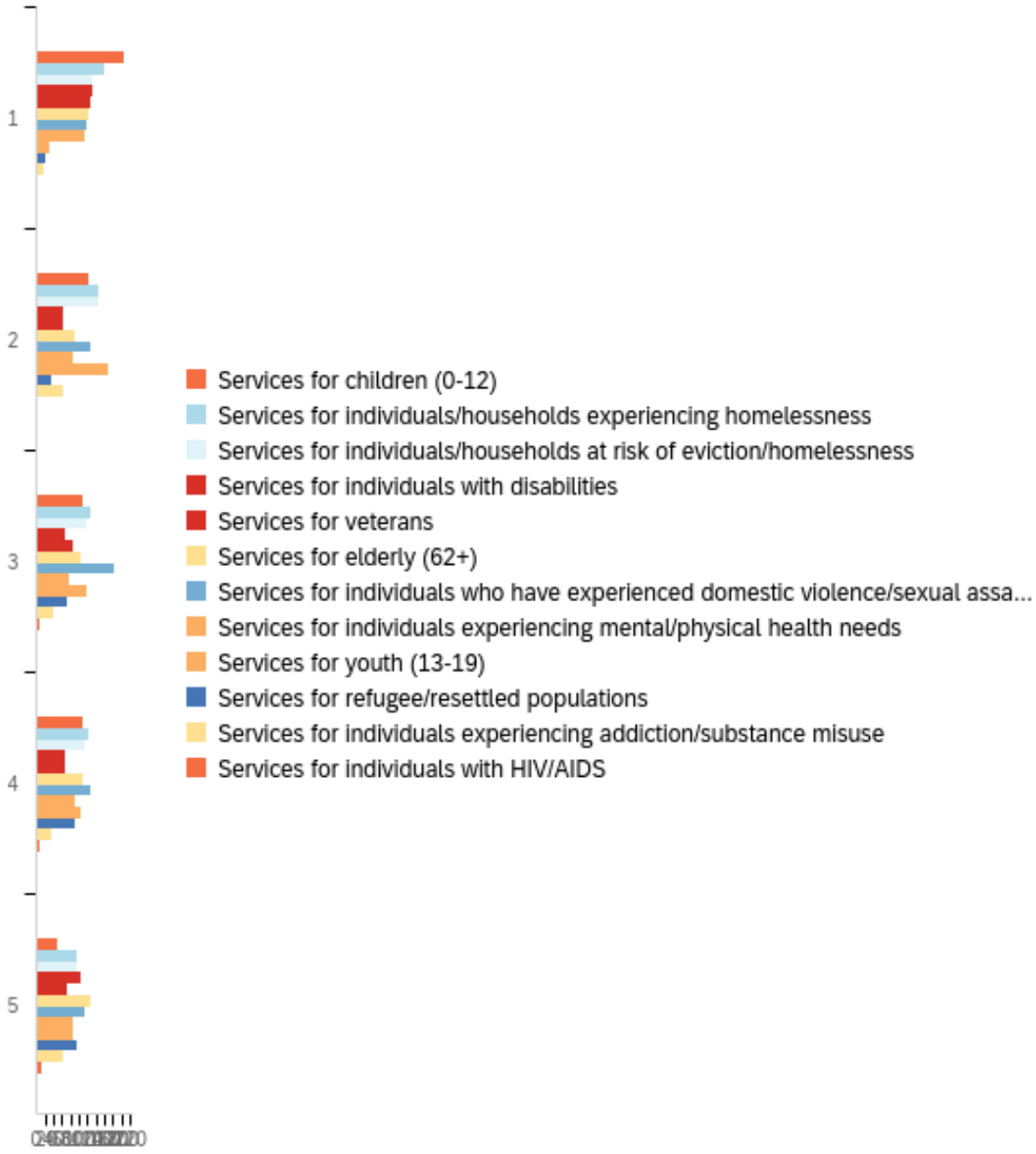
Q18 - Rental housing developments may target some or all units for specific tenant needs. Please prioritize up to five (5) of the following types of dedicated/targeted units for rental housing. (1 = your top priority)



#	Question	1		2		3		4		5		Total
7	Units for families with children exiting homelessness	37.16%	369	16.41%	163	22.26%	221	13.09%	130	11.08%	110	993
2	Units for households at or below 30% AMI	31.92%	263	21.24%	175	18.69%	154	15.78%	130	12.38%	102	824

	($32,100 annual income for family of 4)											
3	Units for veterans	23.88%	139	22.85%	133	20.96%	122	19.42%	113	12.89%	75	582
1	Units for households at or below 60% AMI ($64,200 annual income for family of 4)	23.74%	151	24.53%	156	13.68%	87	19.34%	123	18.71%	119	636
4	Units for seniors (55 years and older)	22.38%	175	24.42%	191	21.10%	165	16.11%	126	15.98%	125	782
6	Units for individuals experiencing mental/physical health needs	7.59%	44	14.31%	83	26.55%	154	25.17%	146	26.38%	153	580
8	Units for individuals exiting homelessness	6.09%	44	26.14%	189	20.61%	149	21.30%	154	25.86%	187	723
5	Units for individuals experiencing addiction/substance misuse	5.24%	14	7.87%	21	13.11%	35	31.84%	85	41.95%	112	267

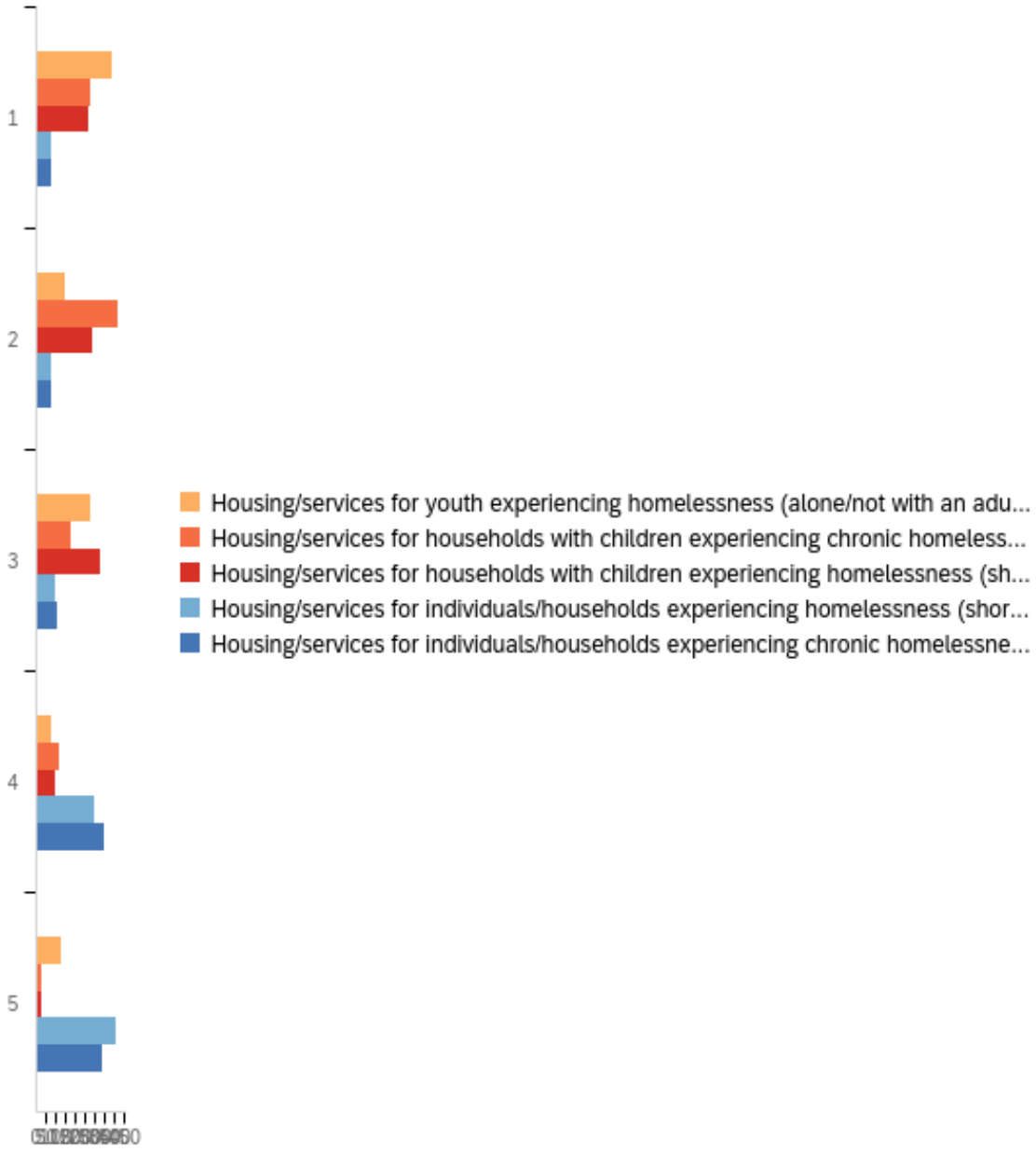
Q19 - Please rank up to five (5) of the following support services in the order of prioritization for need. (1 = your top choice).



#	Question	1		2		3		4		5		Total
10	Services for children (0-12)	34.56%	207	20.87%	125	18.36%	110	18.03%	108	8.18%	49	599
1	Services for individuals with disabilities	30.50%	133	14.45%	63	15.14%	66	15.60%	68	24.31%	106	436
9	Services for veterans	30.43%	126	15.46%	64	20.29%	84	16.18%	67	17.63%	73	414
3	Services for individuals experiencing	25.11%	115	19.21%	88	17.03%	78	20.09%	92	18.56%	85	458

	mental/physical health needs											
6	Services for individuals/households experiencing homelessness	24.69%	161	22.70%	148	19.79%	129	18.56%	121	14.26%	93	652
5	Services for individuals/households at risk of eviction/homelessness	21.97%	134	24.26%	148	19.34%	118	18.85%	115	15.57%	95	610
12	Services for elderly (62+)	21.65%	121	16.46%	92	18.96%	106	19.68%	110	23.26%	130	559
7	Services for individuals who have experienced domestic violence/sexual assault	17.78%	120	19.11%	129	26.96%	182	19.26%	130	16.89%	114	675
4	Services for individuals experiencing addiction/substance misuse	7.80%	17	27.98%	61	17.89%	39	16.51%	36	29.82%	65	218
8	Services for refugee/resettled populations	7.32%	23	11.15%	35	23.25%	73	28.66%	90	29.62%	93	314
2	Services for individuals with HIV/AIDS	6.90%	2	13.79%	4	17.24%	5	24.14%	7	37.93%	11	29
11	Services for youth (13-19)	6.05%	31	33.40%	171	22.85%	117	20.70%	106	16.99%	87	512

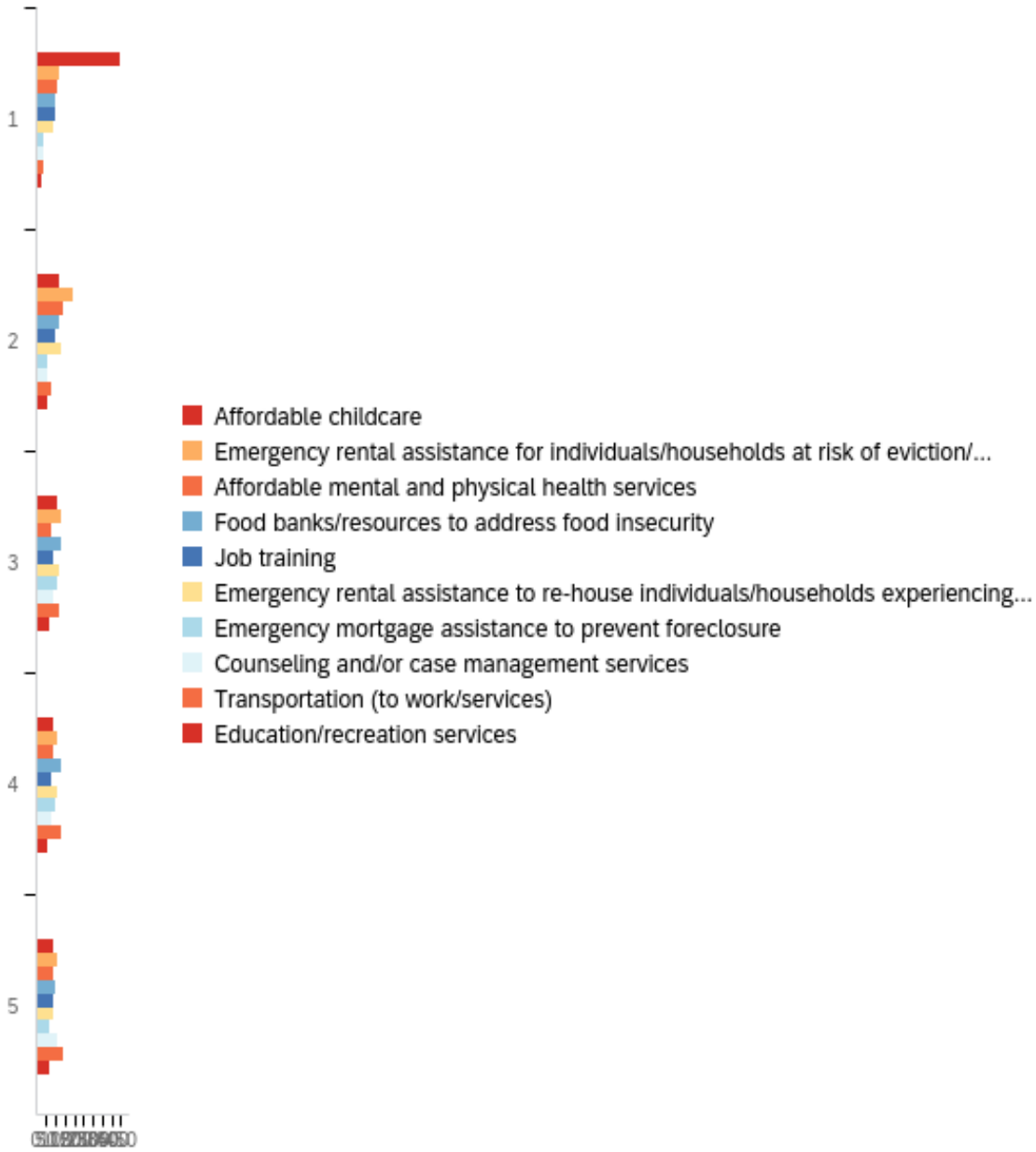
Q20 - In regards to services for those experiencing homelessness, please rank the following housing/services in the order of prioritization of need. (1 = your top choice).



#	Question	1		2		3		4		5		Total
5	Housing/services for youth experiencing homelessness (alone/not with an adult)	37.89%	388	14.45%	148	27.54%	282	7.52%	77	12.60%	129	1024
4	Housing/services for households with children experiencing	27.43%	277	41.98%	424	17.13%	173	11.29%	114	2.18%	22	1010

	chronic homelessness (long-term homelessness)											
3	Housing/services for households with children experiencing homelessness (short-term homelessness)	26.28%	267	28.94%	294	32.19%	327	9.94%	101	2.66%	27	1016
1	Housing/services for individuals/households experiencing homelessness (short-term homelessness)	8.21%	79	7.80%	75	10.40%	100	31.29%	301	42.31%	407	962
2	Housing/services for individuals/households experiencing chronic homelessness (long-term homelessness)	8.16%	78	7.95%	76	11.40%	109	36.40%	348	36.09%	345	956

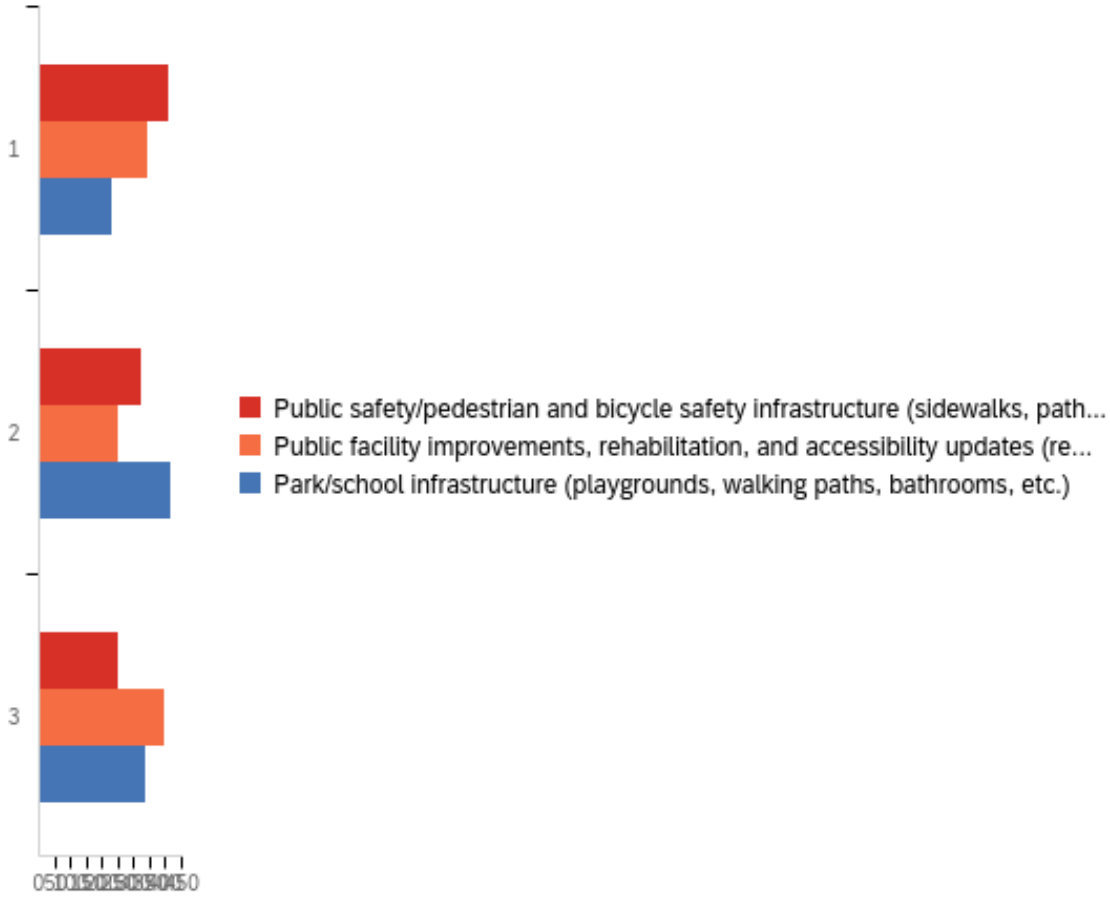
Q21 - When thinking about low- and moderate-income residents at or below 80% AMI ($85,600 annual income for a family of 4), please rank up to five (5) of the following community needs based on urgency. (1 = most urgent).



#	Question	1		2		3		4		5		Total
1	Affordable childcare	51.96%	450	14.32%	124	13.05%	113	10.74%	93	9.93%	86	866
2	Affordable mental and physical health services	20.93%	108	27.52%	142	15.89%	82	17.44%	90	18.22%	94	516

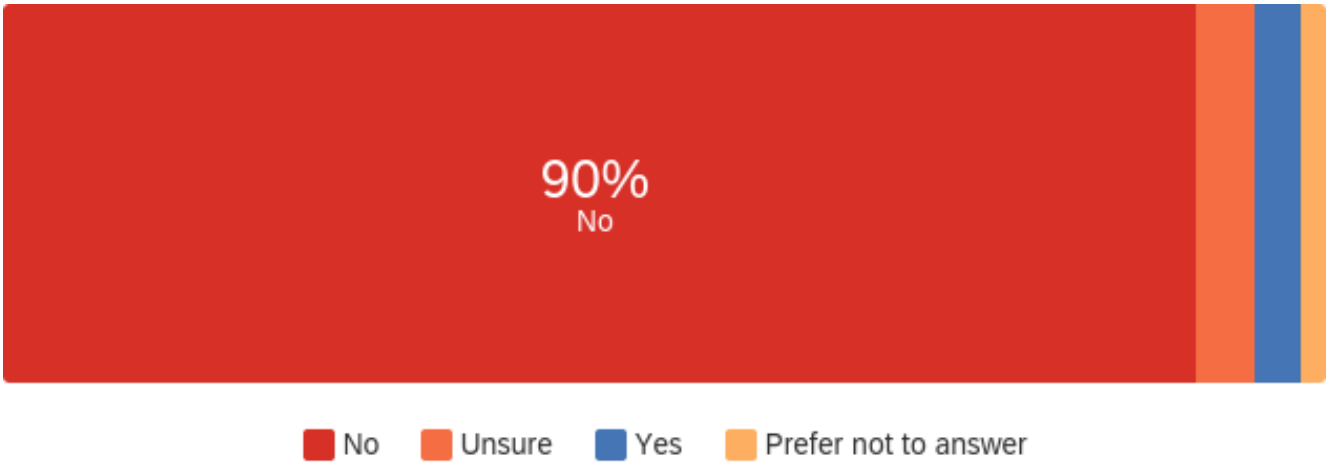
3	Emergency rental assistance for individuals/households at risk of eviction/homelessness	18.40%	122	29.26%	194	19.61%	130	16.74%	111	15.99%	106	663
4	Emergency rental assistance to re-house individuals/households experiencing homelessness	16.15%	88	24.77%	135	22.20%	121	20.37%	111	16.51%	90	545
5	Counseling and/or case management services	10.16%	37	16.21%	59	23.08%	84	20.33%	74	30.22%	110	364
6	Emergency mortgage assistance to prevent foreclosure	10.83%	39	14.72%	53	29.17%	105	26.94%	97	18.33%	66	360
7	Food banks/resources to address food insecurity	17.54%	104	20.91%	124	21.25%	126	22.77%	135	17.54%	104	593
8	Job training	21.43%	96	22.32%	100	18.97%	85	18.30%	82	18.97%	85	448
9	Education/recreation services	9.93%	28	19.86%	56	25.18%	71	21.99%	62	23.05%	65	282
10	Transportation (to work/services)	6.95%	36	15.83%	82	24.13%	125	24.90%	129	28.19%	146	518

Q22 - When thinking about low- and moderate-income areas of Boise (majority of residents at or below 80% AMI), please rank the following project categories based on priority need. (1 = most urgent).



#	Question	1		2		3		Total
2	Public safety/pedestrian and bicycle safety infrastructure (sidewalks, pathways, crosswalks, streetlights, etc.)	41.71%	410	32.66%	321	25.64%	252	983
3	Public facility improvements, rehabilitation, and accessibility updates (recreational facilities, senior centers, nonprofit provider offices, etc.)	34.79%	342	25.13%	247	40.08%	394	983
1	Park/school infrastructure (playgrounds, walking paths, bathrooms, etc.)	23.50%	231	42.22%	415	34.28%	337	983

Q24 - Fair Housing Law prohibits discrimination in buying, selling, renting, or lending based on race, color, religion, sex, disability, nationality, or familial status. In the last 12 months, have you experienced discrimination based on these factors while seeking housing?



#	Answer	%	Count
2	No	90.12%	1067
3	Unsure	4.39%	52
1	Yes	3.46%	41
4	Prefer not to answer	2.03%	24
	Total	100%	1184

Q26 - 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.
Parks in s Boise. City spends most money on downtown/river parks and the foothill trails. Need to do better on parks in the rest of the city. Murgoitio Park needs to be built, it's been way too long.
Rents unlawful too high and not much protection for renters
Affordable & accessibility in housing is the worst, unless you’re a millionaire
The vast majority of people I know in Boise are not in crisis, but are either costs burdened by their housing or time burdened by their commute or both. There are vast amenity deserts in Boise for non-urgent services (ie libraries, parks, schools, groceries, pharmacies) if one doesn’t have access to a car. We are in desperate need of connectivity to the pedestrian accessible services and need many more of them. The demand and value of housing along the greenbelt is evidence to that deficit elsewhere in the city. For every person in urgent need of housing security there are a thousand just a sick day or car-trouble away from major financial setbacks that take months or years to recover from. Very few unprivileged with wealth and location are thriving here.
30 year resident
Rent has doubled, yet our income has not. Primary reason is greed. People moving from major cities used to paying more for rent and receiving higher wages, caused rent in our area to go up. Insulting to those of us from the area.
Truly need more loooow income housing! Hard to live and payment on $1000 SSI because I raised my kids
The Ada County Section 8 program absolutely is unprofessional and is not helpful and is disrespectful and a complete joke.
Would like to see a homesharing program through NeighborWorks.
We need a mix of affordable single family homes, Duplexes and apartments
Early education is key to instilling the reality of what it takes/costs to ‘run’ a household. Counseling and COACHING how to successfully run a household is next. Just throwing money at repeat participants is waste and abuse. They either learn and thrive or they are working the system. There should be a 3 strikes approach. Figure it out with counseling and education or reap the consequences of THEIR choices.
The affordable housing units you are putting in should be no greater than 25% of their take home pay. So if they make $63,000 a year the rent should be $800
Obviously rent is ridiculous. But when you rent you should have rights. Notices tucked into your door that they will be entering in 24 hours is not adequate, when you have pets & work. It’s unfair when things don’t work in your apartment & you have mold but management doesn’t care. If rent was more affordable, and pets allowed, I’d move in a heartbeat!
with the cost of everything going up so high, we are being priced out of our 20 year home. we are both seniors, but still working full time as we cannot afford to retire if we want to keep our home. With the huge influx of out of staters moving to Boise the last 5 years, Idaho is quickly becoming unaffordable like other higher population states.
This whole survey is rigged where you get what you want no matter how people answer. Stop focusing on things like parks, pools, bike paths, and lower property taxes so people can actually afford to live here! By making all these programs and amenities, you are raising property taxes, therefore rent, utilities, and maintenance go up for everyone. So the very people you're trying to support, can't afford housing! Just keep property taxes low! We need to be able to afford basic housing, not another program, amenity, or park.

When it comes time for us to sell our house, we want to sell to an individual or family and NOT a corporation or someone who is going to rent out our house. We need residents owning these houses, not companies.

One of the questions I didn't answer because it didn't apply to me.

Buying a home or renting a home/appt. Is too high for young adults to afford on their own. Those making $60,000 yearly cannot afford to live in Boise.

The options for families with pets are limited.

I think the influx of people with a lot of equity has harmed the average resident's chances of finding affordable housing.

More training in handling finances, budgets and how to shop for the best deals.

I have always lived in a mortgaged home and now have it paid off. One of my daughters is fully disabled and relies on public support for housing, medical etc for her and her son. Her financial assistance is not keeping up with increasing costs and she is in the process of downsizing to keep her rent the same cost. I think this is probably the biggest challenge facing affordable housing, wages and assistance not keeping up with inflation.

I did not know this was only about Boise, I thought it was about all of Idaho. I am in Twin Falls., disabled, 70 tomorrow, homeless, freezing, no shoes, boots, or cost. Not enough blankets. Need food & gas (to even go bathroom). Or go to medical or food bank. I'm just above income for immediate housing for homeless.

These lists of "priorities" force a false conclusion that we have to choose one over the other. We should strive to take care of all of them as much as possible, as soon as possible, forever improving.

I know we need more affordable housing, but our city is being ruined. It is becoming unaffordable and full of crime. I want out and when life settles down for me (caring for an elderly parent), I will leave Boise. Peace is gone. Quiet is gone. Privacy is gone.

some of the city/county/state building codes, planning and permit requirements are outdated and increase the costs for affordable housing. I consider this a roadblock for homeless/low income housing possibilities.

The massive apartment buildings going up in old long established single home family neighbors are making us less safe and crime is increasing. How many of these have gone up in the mayors neighborhood?

In 2017 we bought our house for 279,000. Today it could sell for twice that amount. We are elderly in a 2 story house. We could not afford to move to a single level if we wanted to. I have a grandson who can't afford an apartment. Why doe Boise keep building and inviting more people to move here, driving up the price of affordable places to live.

I've lived here for 30 years and can't afford to buy or rent a home large enough for my family and pets. I am looking to leave Idaho mainly from the lack of affordable housing

The cost of housing is a function of inequality. The rich minority bids up the cost and the poor majority suffers. In Boise this is exacerbated by in-migration from wealthy coastal areas. To fix housing we need to address inequality at the national level. The housing crisis cannot be fixed by Boise taxpayers.

400sf studio for $1800/m We don't believe for a minute "rents are going down"

Infill lowing home value Not requiring enough off street parking City should not be in the housing business

Why are we putting in more low income housing without the infrastructure(roads, parking)

There is a lot of focus (rightly so) on assistance for low-income people and those experiencing a lack of housing. There also is tons of new expensive housing (presumably affordable by transplants). What about people who work full time at relatively well-paying jobs but whose salaries have not kept up with the rising cost of living and who can't compete with wealthy transplants?????

It's getting crowded. Property taxes have quadrupled in 25 years Homestrad exemption was 100k when average house price was 89k.

Because we worked and saved, housing has never been a problem. I realize others have not had opportunities to do so, and think education and programs to help them are important. .

Your questionnaire format is odd, confusing and needs a review. Seriously you are asking people that are possibly homeless with limited access to services with this? Read the room. Housing costs in Boise and the Treasure Valley are among the highest in the nation. The Governor has made homelessness a crime with heavy fines. He also removed licensing for day cares. You have to have a license to groom a dog, but anyone can operate a daycare. Even felons. We need safe living spaces for humans. It's about to get very real and Boise is not prepared. There are MANY empty real estate spaces in the valley that could shelter humans and their pets.

Stop giving contractors benefits and discounts for low income at 30% that will be forgiving in 10 years to become high luxury rental properties . Also build these on your own block

My father lives in senior low income apartments using a Section 8 voucher. He is entirely reliant on income from the federal government and is very worried about losing his benefits and housing. It would be great if there were local supports in place for folks like him in the event they do lose their federal benefits.

Yes, the city council and mayor seem to spend most of the parks money on ridges to rivers and not the rest of the city. Murgoitio park should have been built 30 years ago to accommodate south/sw Boise but they have come up with every excuse not to. The Mayor even tried to sell the donated land for a park. This area has grown like crazy, it's part time to build that damn park and quit spending all the funds in the foothills.

I do not agree with upzoning existing single-family neighborhoods to create affordable housing for others. I believe these neighborhoods should also be protected from those who seek to operate rehabilitation or other treatment facilities by purchasing single-family homes and converting them to businesses, even nonprofit businesses.

I worked my whole life to provide for me and my family. People need to work and learn how to live on a budget.

Some capable people need to get a job and work hard to support themselves and their family - like I did.

There was not one question about public safety with respect to housing. I found that disappointing. Adequate fire protection, Adequate police protection are important. I was surprised there were education questions - such as job training. That's not really within the city's purview.

By the mercy and grace of God, all of my housing experiences have been positive.

Given the poor quality of the affordable house I live in, I'm concerned about the quality of affordable homes being built. Upfront affordability of a structure doomed to plumbing, electrical, and other issues really isn't affordable in the long run. People need stability in housing. Perhaps less house and more quality. Perhaps better inspections and holding builders responsible when necessary.

We are in a housing crisis. If I hadn't purchased my home 23 years ago, I wouldn't be able to afford one today. If my husband passes, I won't be able to afford this home, even with 2 roommates. We have laws that harm our unhoused population and it makes me very angry. We need tiny house villages, and a lot of them.

Not enough parking availability or public transportation

I think the income standards are not correct in that Boise does not provide work for many residents that gives them the 80%

No

because I live in a mobile home that is older, I don't qualify for traditional mortgage, so alternatives with help. We need a lot more help for home improvement for low income. Resource limits w/health & welfare are unfair and prevent help for anyone saving to buy a home or with a disability lump sum. Food at local Foodbanks coming from old military stores is awful and often expired and inedible or full of sugar (dried fruit has added sugar, nuts are rancid).

Too much government in this arena, at extreme cost to taxpayers. Need to create strong workforce and leave charity to churches and other private entities.

I don't understand how Boise City Council can say the city has an affordable housing crisis and then turn around and vote to raise property taxes to the max. This doesn't make any sense. People of Boise want to own rather than rent. Owning is the American Dream. So why does city politicians want to make it more difficult for people to own property? Many people of Boise are very upset over this. Also, the culture of Boise is not keen to high-

density housing. Most people I know in Boise don't want to see any more high-density housing as it doesn't fit with the culture of the city.

Need trailer parks owned by the city with rent cap. Income qualify. None of us make enough to compete with Califonia $.

Garbage, Recycle, Compost rates should be based on usage. I live alone and only put ONE garbage bag in the cart LESS than once a month. Same for recycling. I use the compost every 2 weeks when my lawn is mowed. In my mind I'm paying for services that I rarely use. AND the rates went up AGAIN!!

What about benefits for working families who are paying their bill's and mortgages? The ones paying the taxes for all these freebies.

Urgent. Need for housing for seniors who are on fixed income who don't qualify for assistance.

I would like to see landlords take better care of their properties. Window screens, lighting, updating appliances and flooring. Rent control. Safety measures. A coat of paint. Maybe these crappy rentals need an HOA?

I have been involved with the LEAP organization and their programs for affordable, safe housing. Our faith community has a project with them for 8 rental units on ur property. It was a good experience for the faith organization. And, a great way to use our assets.

I know housing rent is based on demad but how does a young person starting off in the job market live? I'm older and know what I did but nowadays, I feel for our young adults!

Because Idaho is a none disclosure state on housing prices that is sold, realtors mark up housing. This practice needs to end. Quit hiding the "Sold" prices of homes = get the prices in line.

The City should distribute services for the homeless in multiple smaller satellite locations around the City, rather than focusing them in certain neighborhoods that may be adversely impacted by large service centers. The process around the center on State Street in the Veteran's Park neighborhood was not good, and may lead to less than optimal results.

I think the city of Boise should continue to be aggressive in seeking housing solutions to help all residents live a good life here. If we invest in housing across the population, then our community will be stronger and more prosperous across the population.

N/A

My wife and I have lived in this valley for over 50 years and we're concerned that many of the remedies for affordable housing (such as increasing urban density) will make Boise less desirable for long-term residents.

I'm a Realtor and see so many families that aren't able to purchase homes, or home big enough for their needs because of the high cost of getting into a home. I'd love to see more townhome projects instead of apartments, as townhomes are a great way to get into home ownership at a lower price.

Increase in housing supply leads to a decrease in housing cost. We should work to improve the housing supply. Additionally I believe it's cheaper and more effective to keep people from becoming homeless then it is to rehouse them after they have become homeless. We should help those people too but keeping people housed in the first place is the most effective.

The city, and surrounding cities, maintain a focus on infilling apartment complexes and multi family housing units but lack access to regular, reliable and timely public transportation. It is not effective to stuff these units into the outskirts of the city, and then clog the roads with additional vehicle traffic. The jobs located within walking distance of these units keep the occupants in poverty as they spend their money just to commute and pay for parking in the metro areas. The city needs to pay more attention to the neighborhoods located west of Orchard, and south of garden city to Lake Hazel. Harris Ranch might have more big dollar individuals, but the people utilizing social services don't live out there. Bike paths connecting canals to recreation units don't help me get my kids to school on my way to work.

More assistance for vulnerable women and children, more creative affordable housing partnerships with orgs like LEAP Housing.

I'm a single parent with three children and make $82,000 a year, I cannot find an affordable rental and I make too much for any assistance. I am one of the lucky ones but can't afford to live. Boise needs to focus on affordable housing, and it would be great if that could include a higher income limit to qualify for assistance.

Having worked in affordable housing development and construction, this survey is biased to parties that are already making too little income to afford market rate housing. It focuses too much on services and not enough on ways to lessen the cost of or incentivizing the developing new housing. Inflation plus supply and demand are making Boise “unaffordable” to the working class making us a commuter city. We are well supplied on apartments but the market doesn’t support “affordable” rents because it costs too much to build. In my opinion, the solution is helping everyday, business-savvy, small-business, housing developers find financing to take advantage of the current City of Boise upzoning code. We need more “missing middle” and big developers can’t justify projects that small.

Living on Social Security in a transitional house . On parole for violating my living terms. Not able to receive snap benefits. Supposedly make to much. After deductions from check receive less than 1500 a month. Would like a place of my own but cannot afford any place that would accept me on parole.

I personally have not experienced housing discrimination but I work with trans clients who have.

The congregation of homeless men on Americana boulevard and the trash they leave behind is safety concern. Also the use of the public library as a place for homeless to congregate all day is unacceptable, we no longer use the library because of it. We pay so much in taxes, but don’t use any of the services.

Creating and funding service programs for assistance is only ever a temporary solution. What is needed is a form of rent-control. Base the minimum required hourly wage on what is needed to have the average rental payment for a two-bedroom apartment be 25% of gross pay. Ban corporate ownership of single family homes, duplex, tri and quad-plexes. Limit home ownership of individuals to three rental units outside of their primary dwelling.

Mom and pop landlords are wonderful and have allowed me to live happily in our diverse equitable city. Whatever you do, please make sure you don't hurt them.

I believe in progress for the greatest number not just the Elite/privileged. Fair taxation

I just realized that according to the survey my husband and I are low income. We were very blessed to buy our house in 2019 at a much more affordable cost. Had we not done so we would still be living with family.

Prices have increased so substantially in the last few years it’s disheartening to see the percentage changes and what that means for dropping other goals like saving for kids colleges, starting a business, having more to invest back in the community

There needs to be a stop to the crazy rent increases, there’s massive amounts of empty apartments but rent is not going down. Mobile home parks are raising rates to where it’s cheaper to buy a home . Landlords are just too greedy and property taxes are too high especially if on a fixed income

Mental housing owned by large out of state corporations needs to be outlawed! We have many friends whose rental living places rents are regularly raised even though it’s common knowledge the payments the owner makes have not increased. Epidemic greed is depriving too many Idahoans of an affordable place to live!

Too much to share here would love to provide more input

I have been in my own home with a market crash price at time of purchase so I am lucky. Our town is not the town I moved to in 1996 as far as affordability

I live in a neighborhood that’s been directly impacted by recent development. Historic homes were torn down to make way for the same cookie-cutter, three-story townhomes for mid- to high-income buyers that are showing up all over the city. They have no guest parking, no green space, and nearly a year after construction, most are still sitting empty. There’s a lesson here. The city keeps repeating the same pattern — chasing the idea of growth without really understanding what sustainable growth looks like. Having lived in places like Irvine, I’ve seen how cities can expand responsibly — balancing new development with livability and long-term community health. We need that same kind of strategy here, one rooted in data, not developer pressure. When you review the projects approved this past year, it’s hard to ignore how many were connected to city commission and board members — or their families and employees. That kind of insider influence is well known within the community, and it creates a process that feels stacked against residents. It needs to change, because by design, it produces bad outcomes. If I could change one thing about housing in Boise, I’d start with the planning and board approval structure. Those bodies shouldn’t be filled with people who benefit from the decisions — they should be led by community members who live with the results. People who value transparency, fairness, and accountability over personal or

financial gain. The process needs to be clear, balanced, and equitable. Right now, nothing is being done to help longtime residents being priced out, or younger people trying to buy their first home. The same small circle of builders keeps doing the same thing, and the city keeps signing off. Boise deserves better — a plan that respects existing neighborhoods while actually addressing the housing crisis.

Much of homelessness is a mental health issue. Until/unless city leaders face that fact, tax dollars will continue to be spent without achieving the desired result.

Pay not keeping up with costs of buying or renting. Unsustainable!

I think the biggest problem in Boises housing is the lack of affordable units that are also transit oriented mixed use and in areas with proper walking and biking infrastructure

Property Management companies shouldn't be allowed to raise rent just to push out those who can't afford the increase to get new deposits from new tenants. Many property Management companies will automatically raise rent by 100$ annually until someone is priced out.

Unchecked rental price gouging by property owners are choking out the average Boise worker. I am a Neuroscience Research Coordinator at Saint Alphonsus, and it seems to be impossible to get ahead of the rental price hikes every year. For example, when I finally get a raise in recognition of my hard work, my property management raises the rent price by $100/mo, therefore making the raise itself unrealized to the rest of my finances and therefore cannot afford to save to buy a home. This has happened countless times since my relocation Boise in 2017. I understand everything teeters on the housing market, but at 27, I feel like I'm going to be renting for the rest of my life. I want to buy in Boise, but I think I will be moving in the near future if this continues :(

Better transportation for seniors, grocery stores, shopping for needs, etc.

Take this dumb survey and shove it right up the liberal nut job mayor [expletive removed]

Affordable housing for seniors is mostly unavailable.

The rent it too high even for those with 80% or less. I know several elderly people with an income of around 1000.00 per month. Either SS or SSI. How can they pay 30% of their income on rent? And expect to pay utilities, car insurance or repairs on older vehicles? And food. Applying for a mortgage historically haven't approved more than 25% of monthly income to qualify.

My mother was able to purchase a HUD house when I was 5 years old. It was life changing for our family.

Look into how Atlanta Georgia made it so the owners of rental properties had to be residents of the state to which they rent it. That way out of state interests cannot set the rental price to their state (i.e. California prices in Idaho).

Housing is unaffordable for many in our community due to low wages and higher cost of living. Many of our rental options are close in price to cities with much higher minimum and average wages, meaning more of our residents are struggling to get by with less. I have had many times that I have barely been able to afford rent and rent increases, and have on more than one occasion drained savings or relied on credit cards in order to afford rent hikes, even with a moderate salary and living in an apartment complex that is routinely lower than average rental prices for the city. If someone near the median is having these struggles, this means that nearly half of our city is struggling worse, and needs help to have safe and secure housing. Fewer residents can afford to buy homes when prices and wages look like this, which puts further strain on the rental market. I have an advanced degree and use my degree for my career, and still will likely never be able to afford to buy a home in our area due to how high the housing market has become in the last 10 years without a comparable increase in wages.

I feel like the residential zoning changes have created as many problems as they were meant to solve.

We can't afford Idaho anymore. Will probably move to Oregon after 45 years here.

Boise is a wonderful place to live and I wouldn't be anywhere else. We need more supply of homes for people and less regulation and zoning preventing the construction of new homes.

I love Boise and our great Mayor!

The city needs to reduce the regulatory burden on housing developers. There is housing insecurity because there is a shortage of housing. Without this scarcity, prices would be affordable for all housing typologies.

When all these new apartment complexes are Being built there needs to be better communication to the communities that will be directly impacted. And for God's sake, please, Please build adequate parking!!!

Apartments are not a solution for long-term residents. There needs to be more affordable HOUSES. There should be laws and regulations for how many dwellings one person can own, and companies should not be able to own an entire block of houses that they rent out at prices that gouge the common person living on the average wage.

No

My husband and I really want to buy a home together. There is no way that we could pay $3k a month plus taxes and insurance. It would take all of my earnings as a full time working educator.

Thank you for taking the time to address these issues

City is ignoring the impact of increases in property tax on housing for homeowners and renters. If they reduced their budget rather than looking for more ways to spend money, it would help the city's housing issues.

If we hadn't been able to pay off our mortgage several years ago, we would be financially struggling right now. Furthermore, there's no way our child will be able to afford a home in Boise.

I want to buy an own home, but the market feels impossible as a single mom. Encouraging homeownership and/or more programs to help people get into homeownership would be incredibly helpful.

I am concerned about greed in the housing market. I see this in rental prices doubling and tripling on old houses long ago paid off. Need to freeze or slow down rental increases

No thank you

My observation: when I graduated from college and started my first professional job, I was able to buy a starter home (1600 sqft, 3 beds, 1 bath) for what amounted to 2.5 times my annual salary. Today, it would be 4 to 6 times the typical annual salary. Home ownership is moving further out of reach for many people.

Constantly rising prop tax is my biggest housing concern. I'm on a fixed income. By the time I pay off my mortgage, my property tax will likely be more than I am currently paying for my mortgage. It is what will force my out of my house if it doesn't get reined in.

It's been hellacious, and the assistance is not really there.Although you tell the public it's there. The HUD fair housing council is staffed with people who are corrupt. NO ONE LISTENS, NOBODY TAKES ACTION, NOBODY GIVES A CRAP. I have experienced constant trauma in this city while the police department stood down, harassed me and threatened me and so city hall did not allow us to have a voice and stood down themselves. and then they threw us to the wolves, those of us who live in vehicles. What we needed was housing? That's all I need is a decent place to live. But you can't live in a place where people are banging on the walls and running stuff across the floor upstairs, stalking you, causing leaks all over the building, there are bed bugs in the shelters and in the apartments, there are no bed bugs in my car, there's garbage in the hallway, dogs crapping in the hallway, the fire alarms go off constantly, there were people who had apartments that were subsidized, but they weren't living there. They were using them to do harassment.. At one of your new projects, which, by the way, most of those apartments go to low income working people and not homeless people, one of the staffers in the office told me I should go to oregon because I explained what happened at the other apartment I had to leave. So that tells me t I'm not gonna be safe in that building with your partner who built and owns the property. Could go on for days, describing what has gone on and it's really quite an incredible story, and I do not trust you to do anything you say you're gonna do or for you to give a damn.

Unaffordable for a single gal. Considering moving out of state. I love Boise but can't afford to do anything in this beautiful city because of high rent.

Single mom who usually makes just over the income limits for snap. We need to stop helping people who refuse to help themselves. People who choose not to work and just live off welfare cause they get Free rent and food. But the people who try , don't get the help they need and they can barely survive.

The trump administration is making everything worse

Thank you. Good survey design

I do not care for all of the low income housing units being put up. Our housing costs have become too high as well as our property taxes. We the people are taxed to death. Middle income families pay for everything and get nothing in return. Our kids can barely afford to live her and our wages are garbage.

Rent in the Boise Valley has risen exponentially faster than wages. Am unable to rent an apartment with or without a roommate which is affordable. 5 years ago, could rent a room n a home for 2 to 300$.. Now that is more than double. Apartments are out of reach for a single income person making less than $20 per hour.

I wish the City of Boise would promote small enclaves of tiny houses with shared open space. It would provide a sense of community, and perhaps nearby neighbors help each other. The tendency for the City to encourage more big box apartment buildings might be creating inner city trouble areas 20-30 years down the road.

I feel very secure in my housing, but I worry about how my child will afford housing when he graduates and wants to live independently. I also worry about my aging parents who have significant health needs and not enough resources to either stay in their home with care or live in assisted living. It's not just the cost, which is prohibitive, it also seems there aren't appropriate facilities where they could remain together with skilled nursing or other support. The facilities seem designed to separate couples and extract maximum dollars. They also aren't well managed and have serious staffing turnover.

Over valuation by the assessor will force me from my home. If I cannot afford To pay my taxes I will not be able to continue owning a home.

Stop building apartments at every available open space and stop circumventing the law. Focus on Veterans and elderly.

Just don't keep building apartments. Oh, and get on board with the absolute reality that not everyone can live in Boise and have Boise stay nice. Wishing, planning, literally nothing, will make that so. And thats ok.

I would like to own a home, but I've a hard time doing that in the Treasure Valley. I've got a great rental history (never missed or had a late payment), but that doesn't translate to getting approved for a mortgage. The homes here are so expensive and keep getting bought up by landlords.

This question did not allow me to select my preferences. When thinking about low- and moderate-income residents at or below 80% AMI ($85,600 annual income for a family of 4), please rank up to five (5) of the following community needs based on urgency. (1 = most urgent). We need housing that is NOT luxury housing. It seems every new development and apartment complex being built in the Boise area is labelled LUXURY housing.

I am a Boise native and we do not need any more apartments, parks or bike lanes. Apartments that are built need to have adequate parking for residents. I rarely see people on their bikes in a bike lane, The idea that we need a park within a 10 minute walk is ridiculous and not needed.

You've missed an entire demographic of single mothers or divorcing families. Mothers who have stayed at home and haven't had a job, don't have their own transportation, or don't have the credit to take out their own loans. These are smart women in unfortunate situations that need financial assistance and counseling. Housing in Boise is so expensive we can't stay close to our ex's or children's schools and not disrupt kids lives. Lucky my ex wasn't abusive, but I can't imagine what it would be like for women in more difficult situations when this is already so difficult.

There needs to be a cap on investment firms and other conglomerates buying single family homes and driving up housing costs for rental or ownership.

As far as I know there are no local services available for adults who house their aging parents. This is a growing demographic that needs and will continue to need support.

Assistance for young families to purchase affordable housing. Assistance for over 60 to afford home repair and maintenance.

None

Predatory rental application fees.one year we paid over $600 and still ended up living with my mom

Despite the housing shortages, we don’t want low income housing. We just want affordable rates and our property taxes to not be dictated by insolvent school districts that are artificially inflating our property taxes to pay admin fees.

Entire floors of downtown apartment sit empty because no one can afford them or they are bought out as Air BNB's. The supply for high density housing is available, but regulation needs to be passed so it is affordable to the general public and not corporations or businesses. A senior level position at a state agency can't afford to live alone in a small studio apartment.

The housing first strategy isn't working. Please require homeless residents to get the help they need as a condition of provide taxpayer-supported housing.

Boise needs year around public bathrooms AND places to be warm in the winter. I don't think it's good policy to build nice, expensive, heated bathrooms and then lock them 4 or 5 months/year to keep out homeless people - and everyone else.

The city needs to keep taxes low to help keep living affordable in Boise!

Affordability for young people is a concern.. Buyers buying up home for short term rentals like AirBnb are a problem. Out of state buyers driving up costs are a problem. I’d like to see limits on sizes of new homes and incentives for building affordable housing and rent subsidies for low income people. Also stronger rental laws to protect the consumer.

I don't see a problem with availability of housing, In fact, the more apartments get built, the more expensive they become. Not sure how that works when all I hear is we have a "housing crisis." Seems like the push to build more is increasing the prices across the board.

Although lack of affordable housing is a high priority, proper planning in regards to roads and travel through neighborhoods, access to grocery stores or food banks, better public transportation to assist people getting to employment or childcare, or both, more shelters for those in emergency situations.

Start by helping people stay in their home or rental. Then work towards helping others afford housing especially families and single parents.. Helping seniors stay in their homes.

Too many apartments. Not enough small single family homes.

Would love to see a senior tiny home community—AFFORDABLE. Meaning rental price is less than $700 and a bedroom on main floor

The law has allowed governmental organizations to increase property evaluations to an unattainable level. In 20 years some have gone up over 1000%. This is forcing many seniors on set limited income out of their homes and into possible homelessness. The government is the bad guy in this case, and they seem undetermined to fix their own manufactured problem.

Take a good look at property taxes for the elderly in their homes. I believe the dity is our of control with regard to taxes and are pricing us on fixed incomes out of our homes..

Please consider system level solutions for these social issues.. great book!! https://www.amazon.com/Systems-Thinking-Social-Change-Consequences/dp/160358580X

It is already too dense. Lets look at taking people who need housing to other areas

When I needed help with rent while attending college, I received it

I think we need to focus on drug rehab as a condition for housing services. I do not want to see Boise turn in to Portland with "tolerance" masquerading as compassion that invites more drug users here because of the social conditions make homelessness become an acceptable or even viable option in their eyes. Homelessness is vagrancy and detracts from tax paying members of society being able to enjoyably and safely use our public infrastructure. I lived in Portland and studied urban planning there for 3 years, almost completing a degree. Your survey is very biased and enables continuation of undesirable facets in what should be a well-ordered society. Make more mental institutions. Criminalize vagrancy. What Portland did does not work. Low-income housing becomes subsidies paid by other's with more means, I want equality, not equity. I should not have to pay more of my income for other's simply because ai have means to. That is socialism and it is a driver to people not wanting

to try harder, or even try at all, because they know they can get things free. I see it firsthand, even with members of my own family on SSI. It is disheartening to have 33% of my income taken like why am I even bothering?

Not at this time.

No work or progress being done for the last 10 years of promised green spaces/already funded parks near our neighborhood - East Valley Community. No green spaces being built into the high density building of Harris Ranch.

Property taxes in Boise continue to grow. While not a problem for us now, I worry about being able to stay in our home once we retire and are on a fixed income.

the most helpful thing for me personally would be to offer more studio or one bedroom apartments for rent at or below $1000/month. lots of folks my age (25-30) are forced to spend months finding roommates which can be very difficult. we don't get paid enough to move into a $1400+\mo studio apartment, it's ridiculous.

Boise is all about the money. There are good caring people and organizations, but too few. The majority of property owners and managers are heartless and greedy. The cost of housing in Idaho is ridiculously high.

I work with mental health clients some of whom are in assisted living. Some of the assisted living locations are not treating people well and this needs better oversight.

Stop wasting money on bike lanes and removing parking spaces. Local businesses need the street parking for customers. Stop approving all these apartments, we need more condos downtown and in Boise. Home ownership builds neighborhood pride, renters don't have a vested interest in the area.

The affordability crisis is only going to get worse as the new money from the developing Boise economy grows stronger. We should also look into how traffic affects affordability

For each new housing development or large apartment complex being built, some units or houses should be made available for low income individuals to rent. Also, developers should pay for all infrastructure needed for their development. Current homeowners should not see their property taxes raised to pay for new apartments or subdivisions or housing projects.

Build low income facilities with shared bathrooms & Open shared kitchens to safe on costs. Create community gardens around town & create jobs by doing so. Gardens at all schools!!

Please do not continue to burden homeowners with additional costs to provide additional services. Today's city government continues to increase the burden of unnecessary services on homeowners. My city utility costs alone have increased nearly 50% over the past 2-3 years. One way to reduce costs is to lower the cost of the smallest collection bins. City hall is overstaffed, other than firefighters and police officers. There are many seniors in this community who would like to stay in their homes and should not have to continue to shoulder increasing costs for "nice-to-have" services.

Please leave landlords renting single family homes and duplexes alone. They have given me some of the best housing. The worst housing has been the one that the city is offered. Or even worse Apartments!

The absolute best way to increase housing affordability is immediately legalizing denser housing citywide. It's also the cheapest, since all you need to do is upzone the code. The city needs more of a YIMBY mentality!!

Lower the rent please! Build affordable homes, not apartments, for disabled senior citizens living off social security only. 85,600 is not in need! Holy hell!

The new construction projects in downtown do not adequately provide affordable housing within walking distance of downtown, and most major projects are unable to provide affordable units in the 1000-1500$/month range within the downtown area. Arthur 1 bedroom starts at 1999$ (as of 10/18) Broadstone Saratoga 1 bedroom starts at 1785$. Recent housing projects have not catered to the average Boise resident.

Stop infusing government subsidies in the housing market. Return the market to supply and demand with minimal intervention.

Stop supporting illegals who compete with natives for housing. Simple supply/demand conflict.

Hoping for a library in west Boise. Also safer traffic along Eagle Road and Chinden Blvd. The U turn intersections are especially dangerous. Large trucks block vision at intersections. Traffic speed is excessively high at times. Flashing yellow lights are unhelpful during peak traffic times with high speed flow for turning at intersections. The traffic has increased significantly the past three years as well as safety concerns.

Our city has become too overrun with unaffordable apartment developments.

Not a surprise but everything is expensive now. Even for low quality homes.

My primary concern about housing is that we don't have enough water for more growth and that our sewage facilities are already above their capacity. The true solution to low income housing is not subsidies, but multi-generational living and good financial management education. These two things allowed our family of 6 to live on $25,000/year for almost a decade. If you don't educate people they will never become financially stable no matter how much they earn.

The house prices are ridiculous! My parents bought a house in their 20s and I will not be able to. Do better Boise! Pay your workers a wage they can afford to have shelter it's a basic need!

I believe that home ownership and home rental prices are way over-inflated and some sort of fair housing regulation is needed so that having a home is more affordable for all who live here.

Our Open spaces in Boise SHOULD NOT BE TAKEN TO BULD APARTMENTS! OVERGROWTH OF "AFFORDABLE HOUSING " HAS RUINED our BEAUTIFUL CITY! Stop allowing developments that fill every little tiny space! Plus "AFFORDABLE HOUSING " invites degradation and crime into our neighborhoods. No More!

Peoplle with disabilities desperately need real accessibility and affordability for housing.

I've lived here most of my life and currently make 6 figures and am struggling hard to stay in the neighborhood I've lived in for the better part of 20 years. Half of the houses the next street over are airbnbs full time and it makes me absolutely furious. I have a slumlord and wish I could push for better living conditions (currently my youngest son sleeps with me because there is black mold in his room they won't take care of appropriately) but if I were to lose this house we're actually might be homeless because there such a lack of inventory and I've taken on debt to try to open a daycare to help with Boise's childcare crisis. Oh and in my backyard there is a small studio that the landlord said was traveling nurses when I signed the lease but in actuality is an Airbnb so I have unvetted people just constantly cycling through ferry away from my kids rooms windows and can't do anything about it. If I could change one thing to improve the housing crisis overnight I would ban Airbnb and all short term housing and have these houses be neighborhood homes again

I am grateful I'm not at risk currently of a lot of things in this survey, but I do make 100,000/year as a single mom of two kids and am financially educated and housing should NOT be a concern for me here. The fact that it is a serious problem. There are so many red flags that we are heading for an even more serious housing crisis. I pay $2700/month for rent alone and then add on utilities just to stay close to my kids' school in the Sunset neighborhood. And I'm a renter so I have to stay in those boundaries. More than half of my monthly paycheck goes towards housing expenses. I have a friend who is a teacher who can't leave a problematic relationship because she can't afford rent on her own in the neighborhood she wants to stay in (near elm grove). The city has GOT to do something about the Airbnb situation because I swear that is part of it. So many houses she should be able to afford (a little one bedroom) are gone because they are Airbnbs. And then these ones that are still around charge INSANE rent because the demand is so high. There are some low lift things the city could do that would prevent the bigger issues we are facing (increase in homelessness): ensure housing is more affordable for lower earners who are not currently houseless and then it will trickle down to helping so many things because the houseless population won't continue to increase in the first place. Housing is absolutely the number one crisis in Boise right now and it has GOT to be addressed.

Too expensive. Salaries in Boise can not cover the outrageous costs of housing. This isn't Seattle.

Local governments have focused on producing housing an have forgotten about all of the other needs of the community.

No

We need to find affordable housing for families! There is no way they can make it on their incomes, inflation, daycare costs, food, and gas. Something needs to change.

I've been born a raised in Idaho and am unsure if I will ever be able to afford the same experiences my parents did. I'll likely never be able to own a home or have kids. I may never be able to live without room mates with how expensive living has become. I've watched as my home town has slowly, and then all at once during Covid,

become completely unaffordable and out of reach for the average earner such as myself. Ive been able to save for a down payment, but I cannot come close to being able to afford a mortgage. Housing prices have gotten completely out of control. Sadly I fear these things will never change, and more likely, this will get worse and worse for the average family/individual. Things must change in order for the next generation, my generation, gen Z, to participate in our society. Otherwise our we will no longer be a nation.

There is such a need for affordable housing. My kids require help from me to have a rental and pay utility bills. My daughter in law can't seem to find a job in this town.

I've been in ten units in my time in Boise and except for frequent fires and management I'm happiest where I'm at love the access in the north end as well and I am grateful for my time of almost eight and a half years there

The cost of housing has skyrocketed. People's income has not. Those who rent usually have less savings and should not be forced to pay such increases. Usually it affects other areas of life. So it is a big circle of challenges which definitely affected rich, middle class, and poor.

Sidewalks uneven/blocked by unkemped vegetation/vehicles/other.

Whatever the city can do to control the cost of housing should be a priority. A trailer with one bedroom and bath is 200k +. No city can live by the statement "a city for everyone" with housing at the extreme cost is what it is. The root cause to most of what your polling is on is this. Don't be like healthcare and only try and address the symptoms.

I made $70k last year, only saw $40k after taxes, PERSI, deferred comp, etc working an average 63 hours a week. It is disappointing thinking that if I didn't have roommates right now, I wouldn't be able to afford an apartment on my own, in Boise. All of these affordable housing units are great for the people who struggle to make ends meet, but don't forget about the working class 20 something year olds who can't afford to not have roommates. Let alone save for a house. I average $3300/month, and an $1800 rent is atrocious.

Seems crazy but need places for kids coming out of high school. I don't see how my son can afford even cheapest rent around here without my help. He can't do what I did 25 years ago. Pay has not kept up with life's costs. So good luck but please solve that one.

Please support transitional housing for people coming out of prison. For example, Provenance Housing , a group that provides housing for ex cons.

There are many good people who need housing assistance, and a better job needs to be done weeding out the anti-socials who don't appreciate the hand up.

Housing is a big problem in Boise. Not sure how to fix it. Good luck

Lower the sewer bills. All that money ain't going to treatment. Where is the money going?

There are so many people barely getting by in our community. I applaud you all for even figuring out where to start. I look and just see chaos. So much to do and such limited resources. At least my family and I are safe and stable, unless someone loses a job or has to be hospitalized. I wish everyone at least that level of stability. Would like a bit more, but one step at a time.

SINGLE FAMILY HOUSING SHOULD NOT BE ALLOWED TO BE RENTED OUT. IT'S RUINING THE MARKET FOR PEOPLE WHO WANT TO BUY TO ACTUALLY LIVE IN AND NOT PROFIT OFF OF PEOPLE WHO HAVE BEEN PERMANENTLY PRICED OUT OF BUYING BOISE BECAUSE OF GREEDY LANDLORDS

One of our biggest challenges isn't housing related, it's regarding the pathetically low numbers of health care professionals in our area, lowest power capita in the nation. If a sufficient number of folks are killed off by this shortage, housing will certainly become more affordable.

The Modern Zoning Code was a good start, but didn't go far enough. While I understand there are limits in electoral politics, the historic overlays are classist, entitled protectionism for the rich neighborhoods of Boise. In order to prevent resentments from the rest of the city, the overlays need to go away. Just because something is old, does not make it historic. The beauty of the north and east ends is not found in their structures, but the tight urban grid, slow traffic, mixed use, and proximity to servics and amenities. Keep up the good work, better up than out. I don't want to see the Treasure Valley end up entirely paved over like the monstrosity of Los Angeles in my lifetime.

Housing for those in need should consider transportation infrastructure and proximity to services.

The influx of people moving here from out of state is overwhelming to the residents, utility grid, existing roads, and safety services. It seems we are not planning for growth but rather taking any empty space and building high-density housing without addressing infrastructure first. I think the new push for a park within 10 minutes walking distance for every residence is ridiculous. I don't want my tax dollars paying for yet another park.

This survey feels like it did not necessarily ask the questions to meet the needs of our community. And further points out that all of the huge apartment complexes going up are not going to help, as people can not afford even basic needs. It is crowding out already crowded spaces and not helping people.

Thank you for doing this!

Rethink/rework new zoning laws. These laws are impacting neighborhoods in a negative way. Existing neighborhoods which are not designed for large developments are having to absorb these high density developments. The developments are leading to the very essence of this survey: housing insecurities, housing values, increased traffic, safety for walkers and impact on services.

My neighbor converted their garage to rental property with out any city approval or permits or inspections it’s a fire hazard I complained and nothing happened

Provide an opt in program where landlords get taxed less if they offer lower rents. Make the math work so landlords are encouraged to enter the program and tenants under this program have incentive to not be bad renters.

The income requirements are too low! For a family of four to be limited to 62k a year, after buying a base level home for the bargain price of even 380k at 6% that payment will kill us! It's discouraging that I would need to quit my second job and have my wife quit hers to qualify for down payment assistance, and then try and get those jobs back after we buy. Even if you set the family of four limit to 90 or 100k, the program wouldn't be abused because it'd still be a challenge in Boise's market!

Stop allowing out of state move in. It’s the cause to all these problems.

Housing is too expensesive and wages are repressed. We need to build more low to mid income housing 250 to 450 range to help affordability and also limit tue expansion of HOAs there are already too many new construction that has HOA

Thank You for asking. Boise was a great place to live. You go downtown now and you don’t feel safe. Just driving in Boise city limits is hazardous! They wonder why restaurants are closing downtown. People don’t want to go downtown anymore. The Village in Meridian has a better feel. That’s sad. Housing, property taxes have run most of the long term residents out of the North End. Seniors who worked to pay their homes off and now can’t afford the property taxes. Something wrong with that equation. Starter homes in Boise $450K….how many incomes does that take to pay? City Government needs to focus on bringing more jobs into Boise. Jobs with career opportunities would solve most of the City’s social issues!

I currently spend 72% of my take home pay (after taxes) on my rent. I live in Boise. I can’t afford to move because I can’t seem to earn enough to pay a deposit, etc. because I can’t save anything. I can’t even afford my utilities. I have even quit jobs each year to find better paying jobs. I make $70,000 and I am a single mother of two children. I live with an incredible amount of stress that one simple emergency will be the straw that breaks the camel’s back. These circumstances make me fearful I will lose everything and make me feel like if I have one more crisis, living will be too hard, and I will choose to end my life. I am frozen in fear.

Stop raising property taxes to pay for parks and bike lanes. People on fixed incomes are becoming the homeless you seem to be so concerned with because we can't afford to live in our homes. And stop funding refugees with our taxes.

You need to require more parking and make it easier to build infill homes in Boise. The new building code sucks!

Give all the extra funds to the Boise Rescue Mission, they spend the money by far the best. They have the highest success rate for becoming a successful citizen that is independent and free of drugs and other issues. Stop raising taxes and wasting our money you are pushing g people out of the area and eventually out of the state.

The houses are way too expensive for absolutely terrible houses. Falling apart, stinking, moldy, structural issues. And the rent is way more than people can afford. Your assistance is terrible, I'm not moving my kid to live in a box just because Idaho doesn't think people who make 60,000 a year don't deserve a house to call their own. A REAL house not a box. Idaho seems more interested in charity projects than fixing the real problem. My husband has a degree and still has to work at Target on the side just to barely make ends meet. I've been looking for a house for THREE YEARS and 425,000 for a medium sized basic house is absolutely insane. I never liked Idaho in the first place, my dad moved me here to divorce my mom and although he left us with nothing, now he still helps me live here to be near family by contributing to us. And the astronomical cost doesn't make me like the area any more. I have horrible memories growing up in an apartment while my single mom worked 3 jobs and still couldn't afford adequate clothing or food that wasn't garbage. I started working at 13, to help pay the bills. South Junior high I was in AP classes, Borah I had honors, but who cares? Not Boise! I went to Boise State to be successful, surrounded by wealthy people, and instead am absolutely drowning in student loan debt I'll never be able to pay. Tell me Idaho, Boise, tell me how much you care about ME. The middle man. The part white part Spanish girl who had to work to pay for my own food in high school. And is still struggling to give my own kid a better life, even WITH a diploma AND a professional certification. Covid 19 and inflation has completely SCREWED me financially. So yeah. Do something. Because Boise, it's NOT been good to me it never has been since I was forced here at age 9. There is a family of people who came here from Africa next door to me who were given a house. I respect that, I like them. I want them to be happy. But where's MY house? I need help too! Why do you always forget about people like me? You know, we exist, and we need help too.

It is extremely hard to find housing with section 8 - there are not enough units that are eligible due to market prices being so high. Property owners should be educated, incentived to rent to section 8 holders.

Currently, born and raised Idahoans are being forced out by people moving here. The infrastructure cannot handle the growth and we have the same stop light patterns for the last 25 years.. we need to expand roads, mass housing options and some sort of help. Rent is through the roof and minimum wage is 7.25 and if you're reading this tell me I'm wrong

I personally think they are building too many apartment complexes here in Boise. They are adding traffic all over the streets and freeways without adding more roads. I would like to see more houses that are affordable to families instead of apartments where they are paying rent.

We have been very blessed with our financial and housing situations. We moved into our current house in 1991 after arriving in Boise in 1988. We raised our three children in this house and are now able to continue to live independently. We generally enjoy good health. Recognizing we are perhaps the exception, we are able to provide significant funds to deserving charities. I thought this survey was well done.

There must be an adequate supply of both single family homes and multi-family housing units with adequate access to services and parks. It is not fair to existing home owners to change zoning from R-1 to something that accomodates multi-family housing. That is a taking of private property value.

Putting large multi family housing or changing neighborhoods with multi use housing is not Boise. Developers should, by law, not be able to build without sufficient non street parking and need to contribute toward the public schools and parks needed for multi use housing in those neighborhoods. They get away with way too much nonsense. Public transportation needs to be convenient . For instance, we would like to use public transport to spend some time downtown on a Friday or Saturday evening, but the buses are not available late in the evening.

I am a privileged senior who is able to own and mostly care for my own home. Others are not so lucky and their needs should be city priority.

Growth needs to be contained and roads need to match growth

Out of state investment groups buying up Boise/Idaho rental housing & immediately increasing rent 30%(to meet their investment goals) should be illegal! That amount of increase in housing cost is not ethically right and creates many of the problems needing to be addressed in this survey. These "legal" uncontrolled rent increases effect even those of us who were fortunate enough to be able to save for our retirement needs. And who at this time are not facing homelessness- yet, anyway.

Affordable Child Care and access to effective mental health care would help the reduce or eliminate many housing problems.

Thank you!

I've lived here my whole life and it feels impossible to buy a single family home. I also wish there was more variety of housing types

I grew up here, I am forced to live with my family or pay >40% of my paycheck to rent. This is not a sustainable system. Other factors further inhibit individuals from getting/maintaining housing. Cap on rent needs to be put in place so young people entering the workforce and building families can have a home and not be forced to rent until they die.

it makes no sense to have a monthly charge for pets. Deposits, incl some non-refundable ok, but not monthly. And charging renters for things like replacing batteries on smoke detectors is unreasonable, too.

I appreciate the City of Boise looking after those in need.

Construction is in high demand. Need for skilled labor is obvious. Thanks for supporting CWI and related programs that empower the workforce with skills to meet rising demands and help increase housing supply.

Need to make it easier for homeowners to host tiny homes and build ADUs on our properties to help with increasing insurance and maintenance costs, as well as to better cover mortgage payments in the face of economic uncertainties and job market downturns.

My landlord is emotionally abusive.

Property management companies keep buying up more and more single family homes- we need to impose a tax on these corporations as a way to try to repair what they have gutted from the middle class

Furnaces are very expensive I know in a couple years it needs to be replaced. This is my concern No heat!

Nope

Property taxes way too high. When taxes goes up, rent has to go up or units are not maintained. Anything over 3 stories high for housing tends to destroy adjoining areas, and is not as safe for tenants as they are more dependent on elevators which can not operate in case of fire. Two story buildings with 8 to 12 units and some grass around them more desirable. Also, units that have an outdoor space, balcony, even if small are more livable. Balconies currently being built facing busy streets are not as desirable due to noise and pollution from car exhausts. What Boise could really use is some reasonably priced studio apartments with a very large closet that have floors that can survive pets. Perhaps LVT flooring and counter tops that just function not fancy granite.. Units do not have to be luxurious just privacy and efficient where one can relax and not have to deal with a roommate in order to survive, relax after work and pay rent on time.

Not sure where I would apply for home repair assistance

I am the recipient of a housing grant for down payment support that allowed me to buy my home in Boise. Without it, I'm not sure if I would still live in Boise. I definitely wouldn't be able to afford to own a home here. Because of that grant my mortgage payments are affordable and there is much less financial stress in my life. I can't speak highly enough of the importance of that down payment program. However, I am a single person, and I can't help but think that grants like that should specifically aim to help families.

New housing over 2 story should not be in existing single family neighborhoods, the new planning/zoning plan is a disgrace. Instead focus on corridors on existing major roads like Chinden and Overland. City should convert the old outlet mall to 6+ story affordable housing or efficiency condos with good retail and good transit/bus service.

My family would like to move to Boise but have been stuck in Nampa due to higher rent costs in Boise.

I worked really hard to purchase a house at a young age, despite many obstacles, so I wouldn't be in this situation. However, the rising costs make it unaffordable anyway and I feel insecure regarding housing, as if all that work may be for nothing if I can figure out how to afford the high cost of living and low wages in Idaho (despite working multiple jobs my whole life and over 20 years of experience in my field)

You're doing a great job!

The rental market in Boise is cut-throat. Many of the protections passed by the City of Boise and subsequently repealed by the Idaho State Legislature were poised to make a difference in our market, which is dominated by predatory commercial landlords. When my partner and I were looking for a rental, we experienced some of these predatory practices, such as (1) "mandatory monthly fees" for basic amenities one would expect from a rental; (2) unbelievably high or unjust deposits; and (3) bait-and-pull tactics from rental agencies who already had a tenant lined up, but left a rental on the market to gather more application fees. I would love to see the State Legislature pass some basic consumer protections for cities over 80,000 people, as I know other cities are experiencing the same issues.

We are a middle-income couple--one retired, one still working. We don't take our housing for granted and know how unaffordable rental housing has become.

A lot of these questions don't apply to me. I live out of state, but would like to return home to Boise to be around family and help take care of aging parents. House prices, supply, and mortgage rates are prohibiting me from doing that.

Our property taxes have doubled and continue to increase making living in our home that is paid off unaffordable. We are in our 70's. New larger homes being built surround us. Our taxes in response are raised to pay for increasing populations. Why are builders not responsible for these impact fees. The result is WE PAY FOR THE DESTRUCTION OF OUR LIFESTYLE.

Please make sure to keep open spaces and clean water a priority for our city. Thank you!

I am a Peer Support Specialist with One Love Agency and I see a need for rental deposit assistance. I have a client who recently was approved with their section 8 voucher to move into a new residence, however the $400 deposit has been a barrier and they are financially unable to make that happen. Luckily they were able to secure a majority of those funds from Easter Seals. Just something to think about though:) - (future social worker)

Thanks for conducting this survey

All I know is the millennial generation and younger are no longer able to afford to live in the Treasure Valley on their own. Everyone in my family has an adult child in their 20's to mid 30's still living at home. Ridiculous and extremely sad.

When new housing is being planned and built, it would be great if there were levels of rent in each building.

There needs to be more help for seniors on fixed incomes, ie help with necessary home repairs to keep their homes livable, more affordable healthcare.

Please do not use the term latinx . It's offensive to the majority of Hispanics

Please NO assistance to non legal residents!

It seems like so much new construction is focused on luxury apartments. Gentrification along the river has displaced low income housing. Where are all those families going?

Housing is high price in Boise.

Transportation needs to be addressed along with housing. I'm up to a 2 hour commute daily due to all the traffic and congestion, I could spend more time working or with my family.

It's impossible for people making even double the minimum wage to afford housing on their own in Boise. Lack of public transit makes the problem even worse. We need to figure out the kind of modern city we want to be. I am all for real public transit (not the am/pm and no Sundays bus service we have now) and for REAL affordable housing, whether the neighbors like it or not. :-)

It is expensive. Better than where I moved from, but still expensive. I have advanced degrees and still will not be able to afford a house even without kids, a car payment, or any other debt. Rent is high. We can't afford to save for a down payment. We don't travel, drink, eat out, or anything. My wife and I want a single family, detached home with a reasonable, private yard and no overbearing HOA. It seems that is impossible to find (certainly within 30 minutes of downtown). Not sure what to do other than give up on ever owning anything. It seems like none of these problems are exclusive to Boise, but it is our experience here. My concern about a study like this is that it will be used to justify more high-density housing in hideous (modern, fake-luxury) apartment buildings or

townhomes crammed together. We just want to be able to afford a single-family home. Also, as an aside, whatever rule there seems to be about not having full size fences needs to go away. I don't see the benefit of the community for not allowing people to have a backyard with an actual fence.

My husband and I were lucky enough to purchase our home 16 years ago, when it was truly affordable. The current lack of affordability is effecting us all because it diminishes the community feeling and puts stress on everyone. I am hopeful that Boise can solve this problem before it becomes intractable. Thank you!

yearly assessments that focus on the 'true-to-life' realities of equity/inequities in cost of living increases vs. income in Boise proper/Ada County.

I find the housing the city is pushing to be ugly! Looks like third world/eastern block housing. Why is the city destroying the beauty of Boise. Shameful

More housing is needed for people with low and moderate incomes!

I purchased my home 30 years ago when prices were reasonable. My kids have struggled to find affordable housing. Changes need to be made to our laws, ensuring Idaho residents have the first choice to buy before corporations, airbnb uses and out-of-state purchases.

The Mayor and Council need to stop discriminating against low income people by limiting parking spaces to force people not to own cars. Their climate agenda and developer relationships are discriminatory.

Make Boise great again. Don’t urbanize it.

Infrastructure doesn't address the rise in population. Also, rentals especially in apartment complexes should not be mixed with income levels. For example how would you feel if you paid $1,000 for your monthly rental and the person on the other side of the wall paid $500 because that's what they could afford, wouldn't you want to pay that $500 in rent too? These mixed apartments are going tobdrive animosity amongst the residents

We are fortunate and have lived in our current home since 1992. Our children are not as fortunate and have struggled to remain in the Boise area. Housing and well paying jobs have been the 2 largest issues.

More bicycle lanes please! More bikes means less traffic, so everyone wins!

Our daughter left the state because apartment prices have continued to skyrocket here!

When entering and leaving Boise, you come across drug addicts, mentally ill, prostitutes, and criminals. There are 2 strip joints, some homeless shelters, hotels, and apartments. Nothing that really benefits our community. It only benefits a select few and the least deserving. It’s a shame our families are forced to live with this daily. Long term housing should be moved to the ice rink area and clients rehabilitated or moved along. In other cities, people who can not afford the high housing costs, live where they can, in the suburbs. The main issue that needs to but won’t be addressed is the crazy house costs. Our children will not be able to grow up and buy a house in Boise with their families. It will be a town of transient renters and homes that were purchased 30 years ago and are now empty. Why? Cuz our leadership doesn’t really care about tax paying, hard working families, who are law abiding and do use resources because that doesn’t bring them big budgets to play with.

Don't spend money on parks use it to help people in need or lower taxes.

I am very privileged and most of these resources I have never needed. That being said, I fully support them and wouldn’t blink if I saw a tax increase to fund these projects

My husband and I are all set with sufficient housing and income. Boise is managing sheltering homeless people the best they can with the constraints on available funding and the "not in my backyard" bias against those less fortunate then themselves.

The City needs to publicize what steps it is taking in regards to housing more forcefully.

I spend time at Good Samaritan Home visiting and donating. They always need funding to help with extras for their residents, who have a home there as long as they want; they have a four page waiting list. The city needs more places like this, where homeless receive help applying for Medicare and disability that helps pay for housing. Habitat for Humanity is another housing program that needs land to help homelessness.

Please stop allowing these ugly infill townhouses where they cut all the big old trees off the lot and build for maximum profit to the very edge of the lot. Big trees are so important in neighborhoods, and people prefer to have some open yard space

My landlord is good, and a kind old man. Please quit harassing him. Let him kerp rent his house to me. Boise landlords are good people!

Thank you Mayor McLean and the City Council for all you have done to provide safe and affordable housing for Boise's deserving citizens. Despite the negative actions of the Ada County Commission, you and other kind citizens have made it possible for many to be safely housed and sheltered in our city. It does not go unnoticed and you are to be commended. It makes Boise better for ALL!

I am keenly aware of how fortunate I am to have secure housing.

We are one of the few households of our neighbors and friends to still be in Boise City due to the high taxes. Our house is going on the market this spring. It's unsustainable!

Only investment that should be made is in correctional facilities with detox, treatment options, rules and work requirements. Homelessness is an addiction, mental health and lawlessness issue. Boise does not have a Housing crisis. Working people can live in lower cost zip codes, get roommates and work more than one job if needed, like all of us do. Eliminate all low barrier shelters, like IFS. Eliminate all shelter systems that are housing illegals & refugees.

Please keep Boise affordable! In my first year in Boise - from 2020 to 2021, our rent went up $200. Luckily we were able to purchase a home after that but most others would not have been able to afford such a jump. Landlords should not be able to increase rent at such a high percentage!

We are currently able to afford our housing. As we age, it is getting more difficult to take care of yard work and maintaining the property. This is costing increasing amount of $$. But we are also concerned about lower income people in this area and the rapid increase in housing costs!

The city needs to focus on the citizens that have been displaced by the growth and stop using projected incomes of the people moving in. The need for housing is great but apartments aren't the only answers look at other options. Housing is being jammed into spaces that are not conducive to the space around them ruining the feel of the Boise area and creating unrealistic expectations from the community around it. Don't put a 3 story apartment in a neighborhood built with single story homes. If the apartments are built for affordable housing make them affordable and all units must be affordable not 200 units and 15 are affordable. Elevators need to be required so disabled people have more options. Small single story homes would be a great option. Slow down the growth and create quality housing at affordable rates.

We took the "Finally Home!" Homebuyer education classes before we bought our first home and it was incredible. We learned so much about the homebuying process and it helped ensure we didn't make any mistakes along the way. Plus it helped get us a lower interest rate- without the ability to get a loan through IHFA, we wouldn't have been able to afford buying the house let alone afford the mortgage.

Affordable housing is existing housing and not new housing. New housing is not affordable housing. New is a luxury, not a necessity.

Studies show what a dismal failure housing first is - check them out

Family housing and childcare for working parents are too expensive. Our priority should be taking care of our children and supporting parents.

The people you really need to talk to won't have access to this survey. Your survey will be bent towards those with the means to find it. Someone should stand at a food resource and ask these questions of the people who use food banks.... In order to get the best understanding of your key customer

Boise has an excess amount of apartment communities that can't even fill their available units yet the city is making developers build more units than the developers wanted to. Additionally, the city and school system are raising property taxes so much that it makes staying within the city's boundaries too expensive and threatens the ability of those with fixed incomes or those struggling to be able to keep their homes. The city needs to do more to try to trim expenses during these troubling times rather than jack up property taxes on the fiction of inflation related "appraisals" which tax people on unrealized phantom "gains" in home value.

I was a long term renter for over 11 years and was just able to buy a house last fall. What was most challenging to me was how few protections there are for renters in Idaho. Like there is no cap on how much a landlord can raise rent. Landlords really have the upper hand in the state and that needs to change. It was also hard to seek recourse when a landlord was being negligent bc i made too much money to qualify for legal help through Idaho legal aid but i also couldn't afford to pay for a lawyer myself. Some of the more gross things i experienced were not having a usable kitchen with a sink and running water for 4 months and another time when i didn't have any running water for 11 days so couldn't shower, wash hands, use toilet, cook, wash dishes, etc. I felt completely powerless and it really affected my mental health.

Nampa Christian Housing senior housing program offers guaranteed low-cost for seniors, creating communities. Opens up single family housing units to broader community. Duplicate this program in Boise and elsewhere!

While we're currently in a secure housing situation, all it would take is one bad accident to flip us to insecurity. If the economy falters, if we lose health insurance, etc., we'd be in trouble. I do think we need to support refugee/resettled populations, and would put that in my top 7.

Friends/family who are looking to buy/remain/settle-in Boise invariably mention the high cost of housing to buy or rent.

Recognize the impact of low income housing on surrounding neighborhoods

More job opportunities for every citizen. If services are provided for 'free'' the services have no value. However, temporary needs for homeless families should be a priority to help move them out of their situation.

The prices for ANY dwelling is too high for the income. Period. Rent, leasing, or purchasing makes not difference.

More infrastructure on save bike and pedestrian pathways around the city. Increase in parks and open spaces.

Putting in a 200+ bed shelter in the Collister neighborhood will reduce the value of my home. I purchased my home in 2008 for an inflated price. I lost my job a few years later and have never been able to earn as much as I did in 2008. I continue to struggle with my mortgage. I cannot refinance. The thought of my house dropping in value (again) has me worried. My house needs many repairs and as we reach our mid 60's, we cannot think about retiring. I also worry about increased crime with so many homeless people suddenly coming to our area.

keeping out private equity is incredibly important for people of even middle incomes to be able to find affordable homes. thanks for doing this survey

Boise needs a cap on what landlords can charge for rent.

I'm very sad that the senior housing above the new YMCA was cancelled

Our city council prioritizes niche groups over the vast majority of those who pay property taxes. It needs to stop.

Thank you for making affordable housing a city priority

Boise's biggest problem for people finding a place to live is GREED!!Crooked,stealing... property management companies and WAYYYY overpriced rentals... because of GREEDY PEOPLE!!!

Please avoid gathering all the homeless and poor in one area to create ghettos. We need to distribute resources evenly across all parts of the city.

Having landlords actually held accountable for slumlord practices.

I appreciate the opportunity to provide my views regarding the management of the city's resources and applaud the major and city council for taking into consideration the opinions of their constituents. Thank you.

Rents are too high. My son age 40 now lives with me because he can't afford the rent. I don't see him moving out any time soon . Property taxes are out of control.!!!!

I don't think our property tax structure works for renters. They pay a higher proportion of property taxes because they don't receive the benefit of the homeowner exemption. As a person who rents several homes out I would like everyone to pay the same proportion of property taxes. If we could lower property taxes, rental prices would be lower. All of my increases in rent are based on increased costs of taxes, utilities and insurance which have all been rising way faster than inflation.

One questions not working so not able to rank

Although we own our home, the rent on the property has almost doubled in the past year. Our income is fixed.

I wish more and more there were restrictions on people who are buying more and more rental properties, in that, i want it to be more difficult for someone to buy their 7th rental house, than it is for a family to buy their 1st house. I don't know what that looks like, but it feels like those people are gaming a system the rest of us average-joe's don't even get to take part of.

Need affordable housing for younger people graduating college or who work in the service industries. We are losing this important demographic in our communities.

Stop putting in asphalt and pavement in green spaces.

Stop rewarding lazy people, there is plenty of housing if you work a real job

Stop upzoning the bench

I am So Very Grateful to Boise Rental Housing for providing affordable housing to me. As a senior I'd probably be dead without it. I'm so very grateful ..ad infinitum.

Put a priority on the middle class who is struggling. And incentivize landlords who keep rent below market value by providing them with tax breaks.

Cost is an issue in all income levels. Building affordable housing but keeping it with bus lines, green space for heat entrapment and wild fire space safety along with enough car parking is key.

We need to have green spaces and nature surrounding and in apartment communities. Having outdoor space outside your door helps with physical and mental health. Im a huge fan of the City's support of walkable parks for every neighborhood!

We just need to keep building, and help people be educated about existing resources. Can we advertise resources on the city buses?

Let's help people and families get back on their feet with education and job placement assistance, not by giving them free handouts for years on end. It's important that they start to contribute to society and not live off of and abuse free rent, food etc. Teach them to be self sufficient, responsible and accountable for their life choices. This is the only way.

I would love to raise a family in Boise however, I feel like the opportunities for me to find a reasonably priced home or apartment are out of reach.

We need more low to moderate income housing, more rental/mortgage assistance programs, more downpayment/first-time homebuyer assistance, and above all, some form of rent increase control. We also need more affordable childcare programs for low to moderate income families.

n/a. financial housing assistance should be to help those who are long term residents of boise and idaho be able to compete with out of staters. The people who grew up here are being pushed out. There should be a program that if you can prove growing up here or living here for long term like 10 years, you should be prioritized for housing and rentals over out of staters

This valley has gotten so expensive that even someone making $80,000-$100,000 a year can't afford to buy a moderate home. Rents are ridiculous and keep going up do to all of the building of luxury apartments, especially in the downtown Boise area. I can't imagine those complexes are full and I think they need to stop being built until they are. I am impressed with the new rent restricted housing being built near downtown, but I think the pricing is still too high and there needs to be more of it. Our cities minimum wage should have been raised long ago, it is definitely not a living wage. I am 53 and I am probably going to be renting for the rest of my life, if it stays the way it is, or I'll live in a tiny house if I could find a place to park it. Over my lifetime I have owned 7 different homes but after the 2007 economic downturn and then my divorce in 2015 I was unable to afford to buy a home, as a single mom receiving no child support, I made too much money for assistance, but not enough to buy a home on my own and now the housing prices have gone up so much, it's looking like I never will never own a home again. I think there needs to be more research on single moms and dads struggles with housing cost. I see a lot of income for a family of 4 statistics, but what are the statistics for single parents? The reality is a family of 4 with two

income's is not most families. You need two incomes in your household in order to live in this valley. If you are a single mom or dad, daycare cost so that you can even have one income is ridiculously unaffordable, and unfortunately even if you're getting child support, which a lot of single parents don't, it's very low and barely helps at all. I'm out of that season of my life, but I went through it, and now my 25-year-old daughters going through it, she is a single parent with no child support and trying to find affordable housing for her and her daughter. There is a lot of need for all people in the valley, families, seniors, etc. but in my opinion, it's the single parents that need the most help.

Include more parking spaces for apartment units. The complexes arms me do not have enough and it causes congestion when too many park large vehicles on the street.

Birth control and adoption services need to be more widely available and better advertised as an option for people already struggling financially. Not having kids (sadly)is a great way to get and stay out of poverty. Not having kids also breaks the cycles of living in abusive situations and around drug addicts.

I am worried that HUD will not continue to fund the apartments I live in for those that are 65 and older or with disabilities. Right now it's 30% of our income. I heard it might go up to 45% lot of us won't be able to afford to live in our apartments if that happens. Then what? Then we're homeless.

The biggest issue we have is lack of home ownership. I would like Boise to take a stand against private equity firms with their hands in housing. That includes apartments and homes (but more importantly single unit dwellings). Once that happens, housing prices go down. I also would like to see a drop in housing prices everywhere, the market is too bloated. If we can't afford a single bedroom apartment on a modest government salary, the entire system is messed up.

Thank you for asking these questions. We all need a safety net at times in our lives to move to next step. Those include ALL these options, so choosing is difficult.

I just am so thankful I was able to buy a house 20 years ago. One of my major priorities is to make sure I can pass it on to my daughter. That's the only way she and so many other people will be able to stay in this wonderful but too expensive city.

It seems to me that most people in Boise don't want to see more high-density housing being constructed in the area. This is more of a communist-style of living that doesn't fit well with the culture of Boise or Idaho for that matter. Most people I know cringe at the thought of more high-density housing going into Boise and don't want that near where they live due to the lifestyle, overcrowding, and street parking that it brings.

We need stronger renters protections

This survey is AWFUL. What is your target audience? You don't tell us. I was asked to take it on Facebook You said the survey is confidential. That is wrong. You don't have my information, so it's anonymous. Not knowing how to write a survey give me your faith that you're going to be able to do anything with results. Did you even pretest on anybody? Learn more about how to do surveys

Need better community transportation service!

Interfaith Sanctuary currently doesn't listen to residents or locals. I'm deeply concerned about public safety and safety of the sanctuary's residents along state st. Interfaith currently has a bed bug infestation they could manage if they put bed bug chemicals under each knotted trash bag every day, residents tell them this and management refuses. They can't manage what should be a relatively minor issue, making me very concerned how they will manage a very visible and residential area of state st.

I was able to benefit from first time home buyer assistance programs to get into my first mortgage. Those programs are critical for young people and should continue.

All these specific programs don't address the elephant in the room, high property taxes. When I retired from Micron and many people I retired with were moving out of the city of Boise because of property taxes being so high. Many were moving to Texas or Florida.

You're asking us to rank services but all the areas of concern are important, please keep that in mind.

Packing apartment buildings onto every square inch of space in the city is not the answer. Less people is the answer. Boise is overcrowded and losing its livability.

Driving is terrible because of all the wasted taxes on bike lanes, empty buses, empty intersections with red lights, and reckless drivers. Taxes need cut in half. Police aren't allowed to do their job.

Something needs to be done about property taxes! Idahoans are losing their homes because they can no longer afford the taxes.

The cost of living is just hard to keep up with right now. Affordable housing is a pressing need in Boise, and new builds can help, but rent control of existing properties would also help.

My ability to afford housing is directly tied to my ability to afford childcare. Together these two items take up 80% of my monthly income. I am a single mom making $75,000/ year. This is too much to qualify for any assistance but not enough to support my family. There is not a way to reduce my housing expenses because my mortgage on my small house is less than the cost for a one bedroom apartment now in Boise.

Please stop building dense housing! It's out of control. Also why raise property taxes again, people can't afford it as it is! Why doesnt the city cut back on spending!?

Build murgoitio park.

Poor local government leadership. Look at downtown Boise. Developers building multi-story condominium buildings bringing hundreds of cars into the downtown core (daily) with the city leaders believing these people are working from home or walking/biking or taking a bus to work sorry….not happening…

While I myself am not at risk or personally experiencing issues with housing my daughter who struggles with addiction, does. She and her three children live with me in my 1100 sq ft house. She receives SNAP benefits but is unable to find work due to lack of childcare. She has been on the housing waitlist for two years. She has been waiting for a month to hear back from ICCP. She has a job lined up but can’t start until she gets childcare. She wood love to find a place of her own nearby so I can continue to do with kids and transportation (her car doesn’t run and she can’t find work nearby - bus doesn’t go to where her job is.

Too long

As a realtor, I have found it difficult to find affordable housing for both first-time homebuyers and for older individuals 60+. More emphasis on incentivizing developers to build affordable house for home BUYERS (vs renters) is key. Small/tiny homes like those built by Neighborhood Housing (but even smaller/cheaper) is necessary, otherwise young people will have to leave and the elderly will be homeless. Developing tiny home communities would be amazing. Or tiny home infill subdivisions.

High utilities and high property taxes especially for senior

City grants or low rate loans for needed repairs available to seniors, those in older homes and disabled citizens would be ideal.

In the past 25 years I have been saved from being homeless by the intervention of family more than once after divorce and especially after retirement. My father and I were lucky enough to purchase a home before prices rose astronomically and with the proceeds from selling both our homes were able to almost pay cash. However, when my father passed last year, I still needed to take out a reverse mortgage to pay for medical expenses and the remaining mortgage. If I live frugally, stay healthy, and not need any major home repairs, I should be able to live on my social security.

I don't have housing issues, but I hope the city will consider pod-based housing—small, private modular shelters that offer people experiencing homelessness a safer, quicker path off the street. Cities like Portland and Seattle are already using these pods in dedicated villages, helping residents regain stability and move toward permanent housing.

property taxes are way too high in people are going to be priced right out of their homes. Where will they go? To those affordable units you talk about so much.? is that the plan to get people in apartments? And out of their homeownership.? why aren’t you cutting back at the city on programs that are unnecessary and cut back on some of the staffing 2133 employees is way too many what do they all do???? seems wasteful cut back, save money give the homeowners a break on their property taxes. We’re paying for everyone else including renters.!!

I like that the Zoning Code changed a while back to allow more Mother-in-Law units in existing house's backyards. I hope they are actually "affordable" alternatives to what's already out there.

Many seniors have a difficult time affording both housing and food on their small retirement checks. They cannot afford retirement centers and have no family who want to assist. Affordable senior retirement centers would be a blessing in our city.

We need more busses in the treasure valley to extend towards Eagle for those with disabilities.

Take care of our Vets, & Elderly (Quit all the free stuff)

I would like to see the results of this survey when they are published. The survey does not address economic factors related to current housing affordability. Next survey consult an economist.

The Franklin apartments in Boise needs a wheelchair ramp for disabled people in the first building bottom floor entry from outside yellow door. There is a set of stairs that those disabled and in chairs/scooters cannot use. Parking situation is not good and they only allow 1 parking permit per car when most households have two cars. Unfair

There should be caps on the amount of rent someone can charge based on the square footage of the housing. There should be laws against not charging more than just a security deposit (not more than one month's rent), and first months rent in order to move in.

I feel blessed to be able to rent a room from my parents, but I know others aren't as lucky to have a safety net. If I were to have my own place I would be spending nearly 3 times as much so I have no clue how a family affords the space they need.

I think rent control or perhaps incentives for landlords to keep rent lower. Third home limitations perhaps?

I am a homeowner with a relatively large lot. While it is not in my self interest, I think the community would benefit if property taxes were wholly based on land value and not on improvements. This would incentivize more housing, higher density housing, and more jobs related to housing construction and maintenance.

Traffic,school quality significantly limit options. Too many 2 lane road are major arteries for the city. Hill road. Warm Springs. Boise Ave. Wish busing was better and more frequent.

I would like to see small business on the ground floor of new apartments. (Ex. Coffee shops, restaurants, markets, daycares) so that apartment complexes add value to the neighborhood for those already living in the neighborhood and for new apartment tenants. It could also benefit the environment by encouraging walking to neighborhood businesses vs driving. I was disappointed not to see this in the final design of The Franklin, as it seemed to be advertised as part of the design when asking for public input from our neighborhood.

Rents are out of control and interest rates are outrageous. People can’t afford to rent and they can’t afford to buy. A single person should be able to afford a one bedroom apartment (that’s not a crap hole) on minimum wage.

Please stream line Pplanning and Zoning I have 3 clients who would build or add an affordable housing unit but have not because of barriers put up by P and Z

For the love of god, please pass regulations around out of state developers coming into our state and outbidding Idaho companies for developments. Housing pricing is insane. Update zones for more multi home units. We urgently need more childcare, Please fund more programs that help prevent those at risk of being unhoused to prevent it from happening in the place, as it is very hard to recover after losing housing with credit hits, the extreme competitiveness in unit availability and the costs associated with finding a new place to like rental application fees. down payments, etc.. The vast majority of rental property companies in the city are HORRIBLE and charge so many (probably illegal) fees to tenants. There needs to be more resources for tenants to report these companies and get support. The city needs much more oversight into these companies as well. Housing needs to be the #1 priority of Boise. I am a Boise native and I do not have much hope of being a homeowner here. Many young people are leaving Boise and Ada County all together because it is too expensive.

Property taxes in Boise create a hardship which you don’t mention in this survey.

Help with laundry cost

The city is forcing life long Boiseans out of their homes as taxes are exceedingly high and utilities and groceries are more than they've ever been. Wages, even for those of us with professional college degrees have not risen to keep up with the growth of the city taxes.

Yes, I feel there is a great need for more affordable senior over 62 living that accepts Housing Vouchers. Several facilities are very old and the newest is 12th and River Senior apts, right in downtown with a waitlist of 2 years. The waitlist at Eagles Sisters Villa is 3-4 years. Please consider more senior housing in the area allowing seniors with more options.

Safe low income senior housing is a major need. (Source: was a home health and hospice social worker)

I work in the low- to moderate-income housing industry. Mayor McLean and her team have done a fantastic job leveraging resources and building collaborations to do what they can to move the needle to increase the supply of affordable and attainable housing. Their work is appreciated and I support them continuing this direction!

Boise is not kind and not welcoming. If you are conservatives you aren't welcome in the North End or Highlands. We are looking at moving out if state. The new homeless shelter is a joke and the city doesn't listen.

problem is not with lack of services for chronic issues, it is unaffordable increases in city budget and spending + increased property taxes + increased levy proposals + increased utilities

How do we stop corporations or people from out of state buying multiple homes as investments

Sick of every open space getting filled with crappy apartment buildings. Also sick of the developers getting every concession they want. How about making them pay for more the impact their building has on existing communities.

I am proud to live in Boise. I appreciate the Mayor standing up for our community. While not perfect the city council tries real hard to do things to make our city a great place to live. Thank you.

The cost of getting help as a single older woman with things like repairs, tree, maintenance, and just general things like plumbing, electrical, etc., is astronomical now. And the workers who do it have become so bad. I live on a very low fixed income, and I worry about my house and money all the time. I wish I could move out of my neighborhood (which I hate) and maybe even out of the state. But there's no chance in hell I'll ever be able to do that at this rate. when I first moved here 11 years ago, I was able to keep up pretty well. But not anymore. So everything just has to go to hell. The availability of trades people and work people who are reliable affordable, and competent is the worst I've ever experienced anywhere else I've ever lived. And there doesn't seem to be any kind of help for people who experience getting ripped off in these ways. Also, and please listen to me, I have tried so hard to get help with DVR – the Department of vocational rehab – to try to improve my life situation and it's a joke. You get put on a waiting list and it's been over a year and I still have never gotten any services. They ranked you according to what they decide you're worthy of. I am smart, hard-working, and surely could do something even though I'm disabled. But I have gotten zero help from them. I've lived a lot of places and it's the worst situation I've ever encountered with getting help. Can someone please look into that? What is the problem? It's been so discouraging and enraging. People complain about people being on disability and yet there's no resources to help people like me pull my weight more.Thanks.

Mayor McLean is too focused on building apartments. There are no affordable condos or town homes so people can own a property and build equity to later buy a house instead of throwing money away on rent. It also teaches financial responsibility. It's common sense, but the Mayor has NONE!

The property taxes should be based on purchase price of the house, not the over-inflated values. It's pretty sad when people have to sell the homes they own just because they can't afford the ever-increasing property taxes. I also do not appreciate the multi-family complexes being built in neighborhoods - it lowers property values. In my neighborhood, a complex is being built w/in 10' of the backyard of homes that have been in place since the 1950s. They have now completely lost their backyard privacy - and of course the value of their homes diminished severely. This isn't right.

The affordability of housing in Boise is beyond acceptable. I pay 50% for housing and am well under the 60%. The utilities companies keep raising rents. The lack of parking for the MDU apartments is a joke if your trying to push for greener options needs to have actual public trasportation.

While my family has secure and stable housing, I have significant concerns that our community health and resiliency are suffering when basic needs go unmet.

While my housing is secure, I assist my elderly dad with his housing. Access to affordable senior housing is nonexistent in Boise.

No ty

Even with two full-time employed adults, it is very difficult to afford a rental or own a home. There is very little inventory in starter homes that still get swallowed up by people with cash offers. Renting was also hard, had to live far away with bad transit options for a one car household.

We need SEVERE RENT CONTROL!. Many of us might end up homeless. My rent once went up 50%! It may be too late for me to avoid that. Also, please build more affordable housing that has parking spaces for tenants, preferably not in downtown Boise. Many of us do not want to live there.

My housing is stable only because I bought my house 21 years ago, before the prices in the valley went gonzo. As I age, I worry about not having a downstairs bed/bath, however, I cannot consider leaving my home, because I could not afford a home today. I don't know if zoning is the problem or simple economics, but I'm appalled by the number of people, families, kids that are without a place to call home. This, in my beloved city, in America, the supposedly richest country in the world.

I like Boise, but it is growing far too quickly. I feel hemmed in, in my little northwest Boise subdivision. I have also noted fewer homeless people around these days. hope that means that the city has been doing more to help them.

I'm a senior, own my home with a mortgage. We'd like to downsize but there isn't a little to no comparable homes or rentals that aren't going to cost more than our current mortgage. Our son, 27, also lives with us and cannot find affordable rentals even with roommates that have transportation. He does not drive. My biggest concern for Boise is homelessness or risk of losing a home of any kind. Without us our son would have been homeless. Families with children and single adults seek at greatest risk.

I hear many people complain about the growth increase Boise and the surrounding area. Many want to limit growth and housing density, return to the "old days". Personally, I am very pleased to see the efforts that the Mayor and City Council put forth to provide for the citizens of Boise. If a community stops growing, it will begin to stagnate and the young people, the next generation will abandon it. Nothing good will come of that.

It's hard to know what to do when your house itself is good but your neighbors are constantly causing trouble. Even though we and our other neighbors keep reporting the issues to authorities, nothing changes and we don't feel safe. Even after my dog was attacked and we won the court case, nothing really changed, and the neighbors' dangerous dogs are still next door. We had to take out a huge loan to get our fence replaced to protect ourselves from the dogs, who were breaking through the old fence. But this doesn't resolve the issue with the stink of piles of dog feces, or the human neighbors causing noise pollution with loud music and motor vehicles. It feels like our only remaining choice is to move, but we can't afford it since we want to stay close to our parents so we can continue to care for them in their golden years.

I appreciate the work that is being done to build more affordable housing in the city. (I know the city tried to innovate with tiny homes; I lived in a tiny home with my partner and dog and we loved it.)

There should be more emphasis on maintaining NOAH and not jumping to demo NOAH for housing that may or may not serve the same population. We should be utilizing our existing resources for affordability and sustainability reasons.

Taking this survey helps me realize how lucky I am

Too damn expensive to buy a simple, detached home (not in a mobile home park or a condo) for a married couple making ~$100,000 annually. Such a shame. Years ago in this market, it could've happened, but now? Certainly not. Who can afford a $500,000+ priced home?!

The city needs to provide the infrastructure to be able to handle the large influx of people, homes, and traffic BEFORE building more housing (especially high-density housing). Thank you for the opportunity to provide feedback.

Please stop building high rent apartments and start building affordable starter homes so teachers and low FPL families can live in Boise again. These apartment complexes are only putting money into the hands of corporations that have no interest in Boise. Give Boise back to its people and give them a step up in life.

Stop wasting money on silly parks like the Goddard Street Park. Expo Idaho is a poo show horrible waste of money. Northview park went away for a soccer field that is gated and hardly used, really poor decision. Let the Boise Rescue mission solve the issues and not the govt that goes to homeless conventions in Seattle to see a failed program, what 21 Million to get 21 people off the street ridiculous, jail or treatment! Wake up you are bankrupting us and hurting everyone in the long run.

As a recent BSU grad, I found it really difficult to find an affordable place to live near where I work in downtown Boise. I would love to see a program for recent graduates that helps them get into affordable and quality housing if they choose to stay in the area.

Even as person who is childless by choice and who has secure housing, I recognize that the need for affordable, safe and robust childcare and housing opportunities benefit our entire community. No one should have to worry about where they are going to sleep at night, where their next meal is coming from or if their kids are safe while they are at work. I also appreciate that while the city is trying to encourage the use of public transit and biking we aren't realistically at a place where that is feasible and restricting parking below a certain ratio makes it hard for folks who rely on their cars to get to work and their kids to school makes it harder for them to move into affordable housing.

I feel home ownership vs renting should be a focus for our community. Ownership builds a sense of accomplishment and is a stepping stone to financial security as people age. Rental housing has an important place in our community but ownership should be our ultimate goal.

There are many homes left vacant for the majority of the year because the owners have second homes in other states.

We have owned a home in Boise since 1985. Our children have struggled with the price of rent in the area. One of our children has limited access to housing due to low income and a felony on his record. He is frequently unhoused.

I have a master’s degree in engineering, I make a decent salary . But housing is completely unaffordable and traffic on the connector is outrageous. Housing costs and public transportation are for me personally the top issues.

Property tax relief is number one on my list of needs.

I am at a place in life where I am able to afford my place, but if I lost my job and health insurance things could quickly change. As a college student and early professional, making my rent or mortgage payment was tight at times. I think about my experience and those in our community who are struggling and strongly believe we need to have services for our children, families and individuals who are struggling. Our children need stable and loving homes in order to thrive in school and society. Housing is key.

I personally have been fortunate not to experience housing issues recently however, I have many friends in the 18-35 year old range that are unable to afford housing in the Boise area

We are retired and have saved well enough to feel secure in our housing situation. However, I worry about our kids and if they will ever be able to afford a house.

Thanks for all you do’

Government should stay out of market economy.

Property taxes are too high

1/2 of taxes in Ada county are wasted. 3/4 of taxes in Boise are wasted. Fair housing means downsize. Stop funding wasteful welfare.

The Zoning Code Rewrite needs rewritten. The blanket density increase needs rolled back, and density used to negotiate construction of modest multi-family units to be sold individually for owner occupancy. The transition to rental housing for the working class portends societal disaster. It is creating a permanent underclass of captive consumers whose hard-earned housing dollars will never build financial stability for themselves. It is also sending

huge amounts of Boise's housing wealth out of state; both income and equity. Home-ownership for the working class has made Boise the rock-sokid, family-friendly city it has been. The skew of the market to rental development caused by the ZCR is disastrous. It needs rolled back.

From my perspective/observation, it appears that Boise proper has become a community of the affluent. The 'middle Amercian' income has quickly become inadequate to support the lifestyle, education and basic needs that Boise/Ada County that young/old are seeking.

Financial Help for first time home buyers

We need so many affordable places for people to rent. I am single and work 1 full time job and 2 part time jobs just to afford my rental. It is a crap rental. I have to fight constantly to get my landlord to fix things. I am busy, I dont have time for these things. I cant miss work 3 days a month because they cant get the Work done I look for other places but all of the management company's have very low ratings. It is scary and very hard.

Affordability to first time home buyers. Idea - In return for 10 years' work in public service for the city or state, Idaho should have a program to provide a downpayment for starter home in the Idaho community they worked in. It could be reimbursed back to the state when they sell the home.

We need affordable senior housing

Need more funding to move homeless into homes and more affordable housing options

I am a 46 year old Boise native. My husband and I both have college degrees and work full-time plus overtime. We have two sons currently attending state colleges. We have never owned a home, and been saving up for three years for a down payment on our first home. Boise city housing prices are completely outrageous! Every home is $500,000-$1,000,000. We don’t want a large home. We would prefer a tiny home around 1,000 sq feet. There aren’t any. Locals are being pushed out of our own city because we cannot afford mortgage payments of $3,500 a month and above. We will lose our current rental home in 2026 and want to buy a home. Unfortunately, it feels totally impossible. We’re not excited. We’re stressed. There’s nothing left for us to give up. We already limit our groceries, medical visits, and other basic living expenses just to afford rent. Something has got to be done! And something big. Thank you for doing this research and I hope it m makes a dent in the active affordable housing crisis in our community.

I would love for someone to explore whether a municpality could legally limit single family home ownership by REITs, corporations, etc.

My housing is stable due to my income and how long ago I purchased my home. My friends and patients I care for have a very difficult time with affordability and Boise has become an extremely expensive location to live.

Stop giving so much money away to refugees, chronically homeless, and people who work harder to be part of the system than work to support themselves. You’re in denial if whoever is reading this doesn’t know tons of lazy, entitled, scammers exist solely to feed off the teet of society. I live in Idaho for a reason. STOP trying to be the next Seattle or Portland. If you love those places so much, move there.

Boise is doing a good job supporting housing. Keep it up!

Landlords need to be held accountable. Magnolia apartments are a disgrace. There are no lids on garbage and mice are everywhere. Apartments are clean but mice are inside; kids leave crumbs (even in my home). These people will not complain. Good Samaritan Home has a three page waiting list. We need more homes like this for our homeless population., where Medicare and Medicaid pay for needs.

Boise housing is becoming too dense, too many apartments are being built. Boise should focus on more sfr homes to be built. Ownership versus renters, provides pride of ownership and pride in keeping the neighborhood clean and safe. Renters in general tend not to have vested interest in keeping the neighborhood clean and safe, since they are only there temporarily and have no “skin” in the game.

Consider making developers pay some sort of fee to widen roads where high density housing is being built to help alleviate traffic congestion. Developers, especially of high density housing, should also pay some sort of fee to ensure the sustainability of the city’s water resources to help prevent water scarcity in the future. There is so

much housing development going in at a rapid rate but the supporting infrastructure is not keeping up. Developers should contribute to these infrastructure needs.

I think it is wrong to allow businesses and large corporations to buy up multiples of homes that are possibly the only affordable homes for the mid to lower income buyers.. they take these home ownership opportunities off the market and make them rentals and for profit. The city should have limits on how many homes a business can own.

None

Boise, and other cities, need to develop and experiment with short term camping by permit.. Campgrounds, permitted and supervised, for short term stays. Micro shelters that are safe, secure, solid, insulated, and electrified, with lockable door, and window. Public provided sanitation (portable compostable toilets, and trash removal), hygiene (showers), water stations, shade, tables. Public provided security by police 24/7. Access for first responders. Tolerance of mental illness, alcohol, smoking, pets and partners. No tolerance for violence. Social education and supervision in self survival, and group dynamics, such as non violent communication, and sociocractic self governing councils.

I'm lucky, but it seems like the lack of affordable homes (to rent or buy) is really limiting Boises potential. It affects all elements of our community from long-time residents tour our college students. Affordable housing and a functional public transportation system should be our biggest priority as we look to the future

The Mayo and city council spend too much on the housing topic. While I can afford property taxes until recent they announced city budget will increase significantly. It is feared these increases will be ongoing to redistribute wealth of property owners to those that are not.

Currently, I'm a senior and live independently on a fixed income.. My rent for a home doubled over the last 10 years but is still lower than any other place to which I could move even if I downsized, I would love to live in an affordable 55+ rental community.

No

I love the increased housing density enabled by the updated zoning rules.

I feel fortunate to have been in a position where I could purchase my own home. However, my 21-year-old child, who is attending BSU, still lives with me despite his preference to rent his own place. He is not able to afford both college and rent with the current rent prices in the valley. He has several friends who have postponed their higher education because they cannot afford both rent and tuition. I would prefer to live in a much smaller house, but cannot sell because, 1) my son is not at a place financially where he could move out and 2) with current housing costs, I could not afford to move into a smaller, more manageable house because even with downsizing, my mortgage would increase beyond what I am capable of paying.

Housing projects are too dense and don't have enough parking. In many apartment/condo complexes cars are parking in the driveways or in the streets. There is little to no room for guest parking. Parking stalls are narrow and difficult for trucks and large suv. Streets handle more traffic than they are designed for. Emotions are running high.

Rental costs so high in Boise

Lower the property taxes! Fire Comrade McLean!!!!!

BCACHA bought our mobile home park, and now they're getting rid of all the neighboring mobile homes. I'm afraid they're going to rip ours up next, and no one will tell us what's happening.

I live outside public transit routes but have children with disabilities who are unable to drive. We would like to live closer to public spaces, better access to transportation, or more diversity in construction (bring the resources/commerce/public services to more neighborhoods).

more parks in South Boise neighborhood near football stadium

It would be helpful for pets to be accepted in rentals. And, for downpayment assistance for those who are middle class. So much assistance is there for lower class, but I hear so many stories for those of us who are middle class

but are priced out with no assistance to help us. When that happens, then those who are normally not at risk for homelessness all of a sudden become more at risk.

Quit letting so many people move here and driving up our costs

Repurposing existing empty lots and abandoned homes needs to be a top priority for house developments. Sending developers toward urban sprawl is not sustainable or efficient.

We have worked hard and sacrificed much to get to our current financial situation in owning a house with no hand outs, assistance or services. It is frustrating to see so much given to non-US citizens when our veterans and elderly are struggling to keep a roof over their heads and food on the table.

There looks to be no way my wife and I will be able to buy a home in the near future, and I don't believe our children ever will.

Many of Boise's service workers commute from Nampa & other outlying communities. We need to offer abundant affordable housing for these folks to reduce traffic & help maintain air quality.

I was a BSU student. I experienced high housing costs and the selling of the University Park Apartments complex. When my apartment flooded during the sale of the complex to the City of Boise, I received NO help in relocation, housing, or costs of moving, despite the damage being no fault of my own. At the time, this was my first apartment that I was able to live in post-homelessness and the financial effects of homelessness, and this emergency are still felt YEARS later. BSU and the City of Boise have a duty to ensure safe and equitable housing to those who cannot afford anything else. It is impossible to expect that students, families, and individuals can pay rent when our state minimum wage is 7.25 and most jobs posting in the Treasure Valley pay 12 an hour, OR are only hiring part time.

Affordable housing in Idaho IS NOT Affordable at all. I live in a 1 bedroom apartment in Meridian, rent is $1,475/ month which is defined as Affordable in this area. Even when I was working full time, I could not afford this and my FATHER has to pay my rent because groceries, car insurance, health insurance, utilities, monthly apartment comlex fees, just 2 credit cards PLUS just daily living costs are so expensive. ALSO, my 40yr old son, after coming to this state 4 years ago, was not able to find full time work that would create first, last and security deposit for an apartment. He is now living in a Boise homeless shelter and has been there for about a year. There doesn't seem to be any services for the homeless to find ANY housing whatsoever. I feel this is responsible for long term and chronic homelessness in this area. Basically " Affordable housing " is NOT AFFORDABLE here in Idaho, specifically in Boise and surrounding areas

I feel lucky that I was able to buy my house in 2017. I wouldn't be able to buy the same house today because the mortgage would be $250,000-$300,000 more at current market value.

property taxes is a factor in keeping homeowners housed.

Please look into the senior housing projects in Nampa being built by Nampa Christian Housing. I believe they are called Walt's Place. It's a brilliant project that will truly benefit seniors, and will free up older more affordable housing in the community.

Despite wanting her own place my daughter who is 30 years old and has a full time job is living with me due to the high cost of housing in Boise.

Affordable Senior housing is just non existent. So many of us are on a low fixed income. I get under $30,000 a year. About $400 too much for assistance. In 10 years my rent doubled. SS did not double.

No

As a working professional, even with a salary of $74K, I find it difficult to find clean, safe, and affordable housing in the Northend for my two children and me. I am a new attorney and would like to be close to my work and my children’s schools. It will be close to impossible for me to save for a down payment while I am paying 40% of my monthly income on rent.

It is hard to find affordable rentals based on income. Needs to be more units around the city available. Our congress needs to vote to eliminate capital gains on equity when selling property.

spend money on veterans and seniors who pay taxes, not homeless.

Boise needs more Centers like Interfaith Sanctuary that treat the whole person and family. And, yes, I would welcome one near where I llive. If Jodie Stigers runs it.

Property tax is theft

The city has focused unrealistically on low-cost housing. What this ends up doing is bringing tacky, big apartments with little or no parking into established residential neighborhoods. You are not going to be able to game the reality of the housing market. What you end up with is parking problems and more Air BnBs. Affordable housing in Boise is not a realistic goal at this point.

Application fees are a huge scam!!!

Boise can not be expected to meet all the current housing demand in the TV. The City needs to quit pushing for high density housing projects replacing any and all existing available sites and or redevelopments. Focus on improving services vs adding on high density housing everywhere.

I am lucky to own my house. But I am stuck. I could not afford to move within Boise even if I wanted to.

I do not approve of building multi family housing in single family areas. I am seeing them erected and is putting a strain on the amount of traffic in these areas.

Inflation has caused housing prices to rise which results in increased assessment values for tax purposes. Rather than doing their best to cut city expenses however, the city seeks to increase property taxes to the maximum allowable amount while also tacking on a large increase so schools can hire more unnecessary ancillary staff at a time when enrollment is decreasing rather than rising. Rising property taxes threaten the ability of people to continue living in their homes, especially seniors on fixed incomes and younger families already struggling during these tough economic times. Property taxes contribute to home unaffordability and homelessness - plus they're a tax on unrealized gains. The city needs to tighten their budget to trim expenses and help promote housing affordability through reducung taxation first and foremost!

we need to have something like https://soundfoundationsnw.org/tour-the-hope-factory/ I volunteered for them and they are really making an effective impact helping homeless people.

I’ve repeatedly tried to rent out rm & scary violent people only apply need better way for SHARED HM w/vulnerable adult hm OWNER. It’s scary. SHARED w/owner is NOT same as random rm rental!

Affordable housing continues to be an issue while Idaho wages and decent employment opportunities stagnate. I have been laid off twice in the last 5 years due to outsourcing of jobs to India and Philippines. As a person entering my senior years, I have found age discrimination to be real, which impacts my ability to earn money for rent. As rents rise, I fear I could end up homeless soon. And as a single mother, I was priced out of the home ownership market around 2019 due to rising home costs. There doesn't seem to be a realistic path to home ownership in Boise's affordable housing plans. I did not intend to rent my entire life. I would like the stability that home ownership provides, but there are no affordable homes being built. If we want young people and empty nesters with community ties to remain in Boise and contribute to its success, there needs to be an attainable path to home ownership and Boise needs to convince builders that entry level home pricing is needed. $399k for a 30 year old starter home is not realistic or attainable on working class wages. I thought I would retire where my grandparents built a life. But Boise doesn't seem to be offering me a path to retirement here with its current housing trajectory. My boys are both leaving Boise after college due to housing affordability.

Cost and income are growing at vastly different rates.

The process for constructing new housing is too slow because of lack of personnel in the planning department. Projects are held up because they “do not have time to review applications.”

Low-income housing needs better rules for landlords to follow and more places to monitor those rules, with fines for landlords who don't follow them. In the building I live in, many residents and I have experienced retaliation, intimidation, threats, and pushback for repairs. It seems to be at all Tomlinson properties. I'm at Adare.

Thank you for your excellent library services…,wonderful!!!!

Sadly---though I k ow Boise is trying to create more housing---most of the complexes built look like "ant colonies", with little space for each resident to claim as their own to either garden or simply enjoy quiet privacy in a

courtyard. People need space...tonot feel like they're right on top of their neighbors. Also, without having i dividual yards, utilizing Nature to become renewed and revitalized is difficult as well as stressful. Townho es, and e en refurbishing already existing homes at affordable prices would be wonderful. For me, I would LOVE to own a home of my own o e day; but as a single person on medical leave /disability, and age 60, this doesn't look like it will happen.

Rental prices are way too high and it’s a crisis for the elderly disabled

I think job training is the most important for the homeless instead of handouts. They will become self sufficient and will have self respect.

Driving the unsheltered population of addicts and mentally unstable citizens down river to what had been affordable neighborboods, for the sake of gentrifying downtown, forced our hand to sell our sweet home and move away from the river corridor. The City and State MUST address the housing needs of that population and get them off the streets and river corridor. You are actively ruining what had been one of the last affordable Boise neighborhoods for first-time home buyers.

The barrior to getting in to houseing is much higher than staying in. We can afford our rent now that we have a new job, but we still can't qualify to leave and go anywhere else. We are stuck here until we make far more money than we do. The alternative is to strech ourselves very thin to move somewhere less safe with less acess to resources (we share a car) which we dont't feel is worth the risk for us or our kid.

Developers have built numerous apartment buildings but the rent is so high that few people can afford to move their families into these facilities. Obtain low cost housing needs to be a priority, but the wait list is very long.

Housing security is fundamental for everyone’s basic needs. Too often developers have been given the freedom to dictate our housing priorities, rather than those who are living in them. Housing should not have a profit goal - the goal of housing is for people to Live. I indicated myself as a homeowner - I had a series of privileged events (including but not limited to: moving in with a friend for low rent, obtaining a higher paying job, and not subject to racial discrimination and am straight-passing) that allowed me to buy a house by myself. I did not use first time homeowners assistance, as the houses that were available either did not meet the criteria, were quickly out-competed, or were still outside of price range. What I have is in need of deep repair; all assistance programs I’ve come across I technically fall outside of income requirements. This means 100% of repairs I’ve done myself (and not well), I cannot afford to hire out. Would love to see classes and trainings to learn home repair and maintenance skills. Like, true repairs, not “renovations,” or “how to flip a house.” How do I live here and make the fixes I need?

No one can afford to live here. We need housing for every type of citizen so we can have enough health professionals to take care of all the people who need care. If I were the city, I might prioritize getting nurses and other healthcare workers into affordable housing so they pay 30% or less of their income in rent each month. This would help make sure we have enough people to provide needed health services. Also teachers and emergency responders. We just need to keep people here who want to be and HELP the people who have fallen on hard times due to life needs becoming WAY TOO EXPENSIVE.

Taxes and utilities are increasing 4x the rate of our ss income. Boise rarely considers the elderly issues.

I know this is an amazing program. I would pay attention to your case workers cause they represent this program. So if they give you a bad experience just by being nasty, and acts better than their client, what a horrible way to make someone feel when they are already at a low point.

The method used to determine sewer fee does not make sense. Due to extensive plumbing system changes related to home renovation and number of times system was flushed, refilled, and tested over several months during the measurement period (due to initial contractor's mistakes and having to replace with excellent qualified contractor). Contacted City of Boise in writing with supporting proof about it as soon as the 2025-2026 bill was received and it has not be rectified. Am being charged double last year's rate even though water use has been less.

It's extremely difficult to find housing but linked to that is job availability in Boise that pays enough to afford housing.

Survey should include “none of the above “ otherwise you are introducing bias into the survey data but available choices as answers to the questions. In other words this survey is already biased toward your own preferences by limiting available answers.

Cuando recién llegué a Boise me fue difícil tentar porque me pedirán historial crediticio y no tenía porque toda mi vida vivir en otro país. Tuve que rentar un airbnb para empezar a generar algún tipo de rencord

PLEASE fix public transportation. It would help so many people for so many different reasons

The cost of living is rising sharply and many are being forced out of Boise proper. Something needs to be done about predatory rental practices and the insane portion of their income the average Boise resident is paying for housing currently. Do something about the cost of housing before private equity buys up all of the local rental properties.

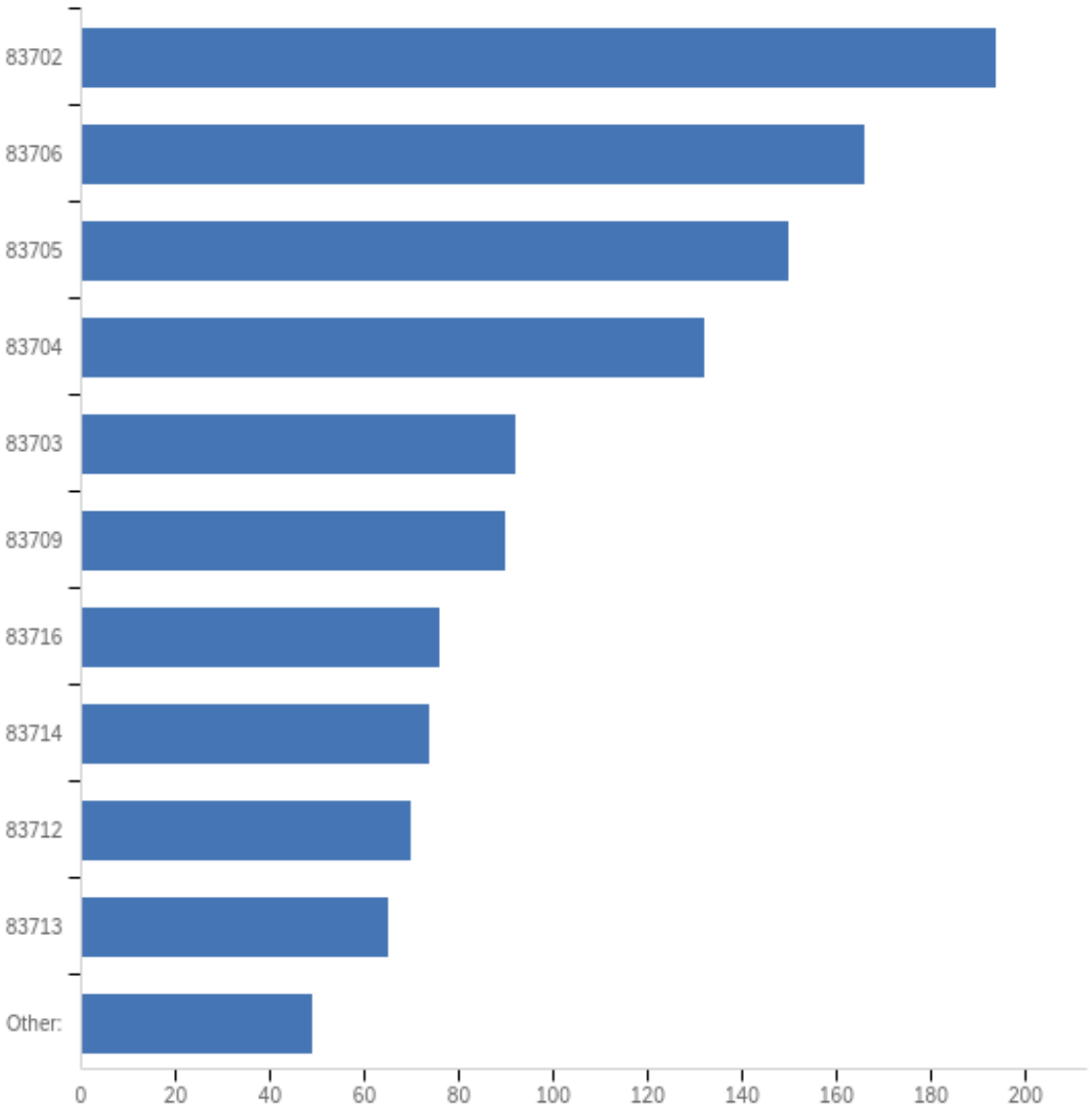
I've lived in ten houses or apartments in Boise my whole life and despite the landlord challenges and fire restoration the majority of the year this is the best situation I've ever lived in and I have amazing neighbors and a great community here that is close to a lot of things that I do and I think that as long as I'm in Boise I'll stay

In the past 12 months, rented a single family home, then purchased a home. Rental environmental safety conditions were poor and quality of life and health was a concern. The expense of other rentals prevented us from moving sooner. Rental prices and home prices are incredibly high.

Three years ago we were homeless not so much because of lack of funds but lack of availability and needing a place we knew didn’t have mold (why we had to leave the house we lived in.) my family of 4 including g 2 teenagers lived in a hotel for a month. Then finally found an apartment for 2600 a month which was beyond our needs. Finally were able to buy a mobile home in a trailer park. .

While I am in the fortunate position that housing is not a burden, I do believe it is for most in our community and should be a priority for city and county policy makers.

Q28 - What is your zip code?



#	Answer	%	Count
1	83702	16.75%	194
7	83706	14.34%	166
6	83705	12.95%	150
5	83704	11.40%	132
4	83703	7.94%	92
8	83709	7.77%	90
12	83716	6.56%	76

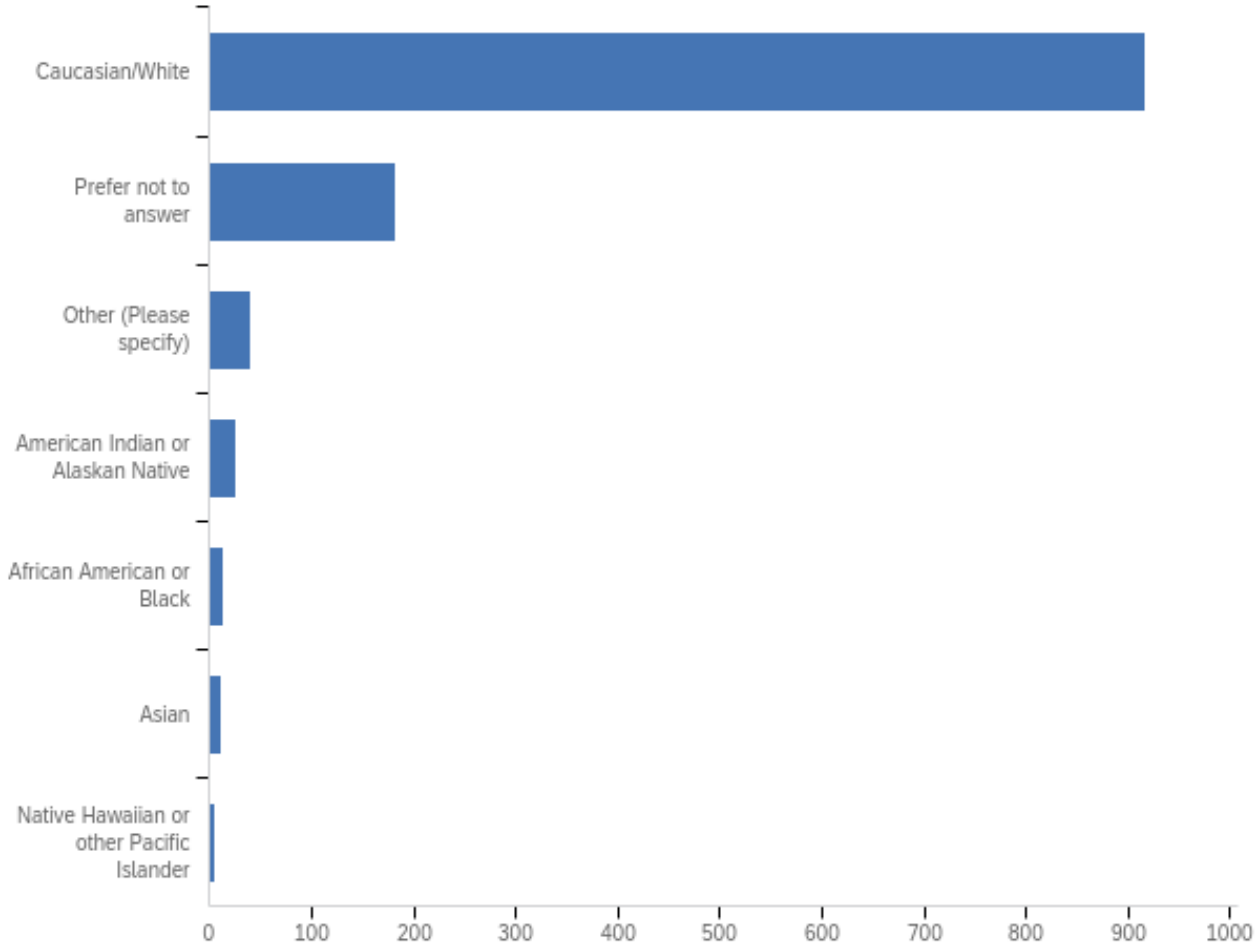
11	83714	6.39%	74
9	83712	6.04%	70
10	83713	5.61%	65
13	Other:	4.23%	49
	Total	100%	1158

Q26_13_TEXT - Other:

Other: - Text
83642
83301
83616
83686
83669
83646
83646
83651
Because of the bill that was passed, banning living in a car in Lynn. Larger cities I have to drive around to different places, and then I come here to boise, during the daytime usually.
83646
83642
83616
83642
83646
83686
84116
83616
83646
83607
83642
76135

83634
83617
Not telling
83642
83642
83646
83616
83646
83616
84704
83634
83646
83646

Q29 - Please specify your race. Select all that apply.



#	Answer	%	Count
6	Caucasian/White	76.61%	917
8	Prefer not to answer	15.20%	182
7	Other (Please specify)	3.34%	40
2	American Indian or Alaskan Native	2.17%	26
1	African American or Black	1.17%	14
3	Asian	1.00%	12
5	Native Hawaiian or other Pacific Islander	0.50%	6
	Total	100%	1197

19_7_TEXT - Other (Please specify)

Other (Please specify) - Text
Basque
American
Our household includes Latina’s.
Idahoan
Euro-American
Hispanic
Mexican American
Irish
3% muskogee
Mixed
Why on earth does this even matter?. 🤦‍♀️
Native American (Caucasian too)
African American & Caucasian
Human
Should never be asked
Basque
Caucasian and American Indian
European American
but foreigner
Do not use the offensive term latinx
Irish
Should not be asked illegal to use race
Human
Hispanic
Mixed
None of your business
Basque
Klingon

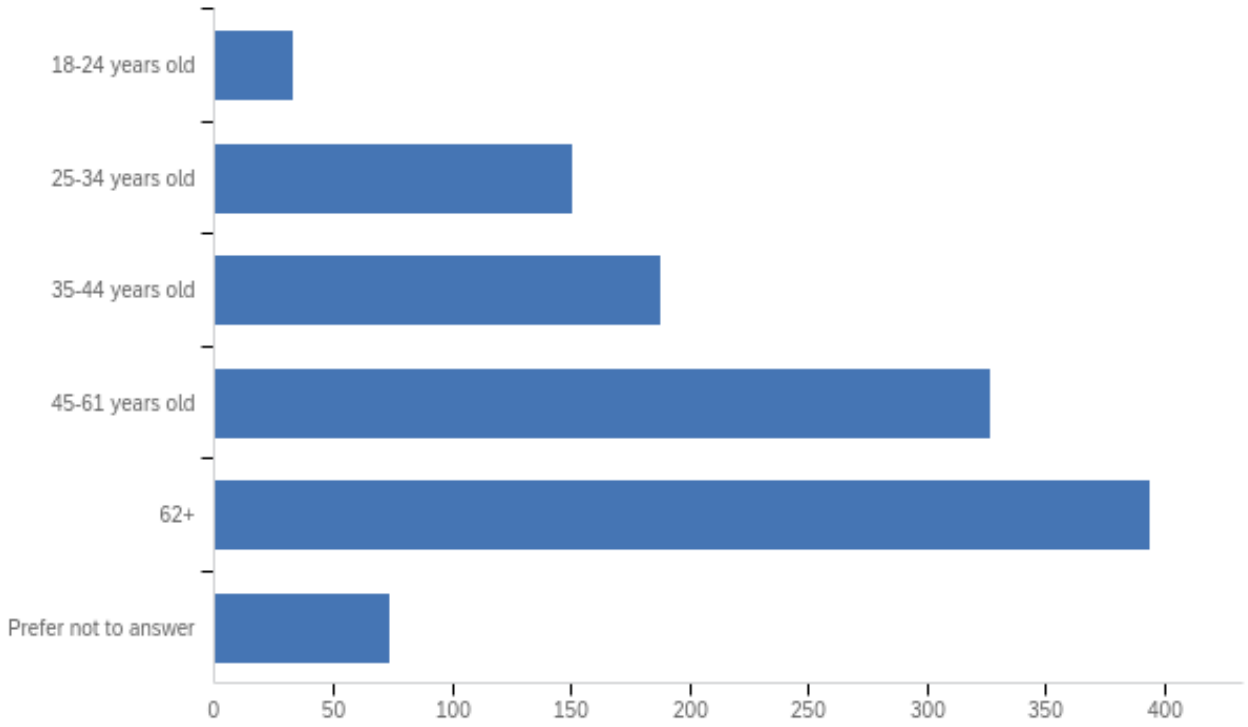
Human Earthling
Afghan
Norwegian American
Mixed
Hispano
European American

Q30 - Do you identify as Hispanic/Latinx?



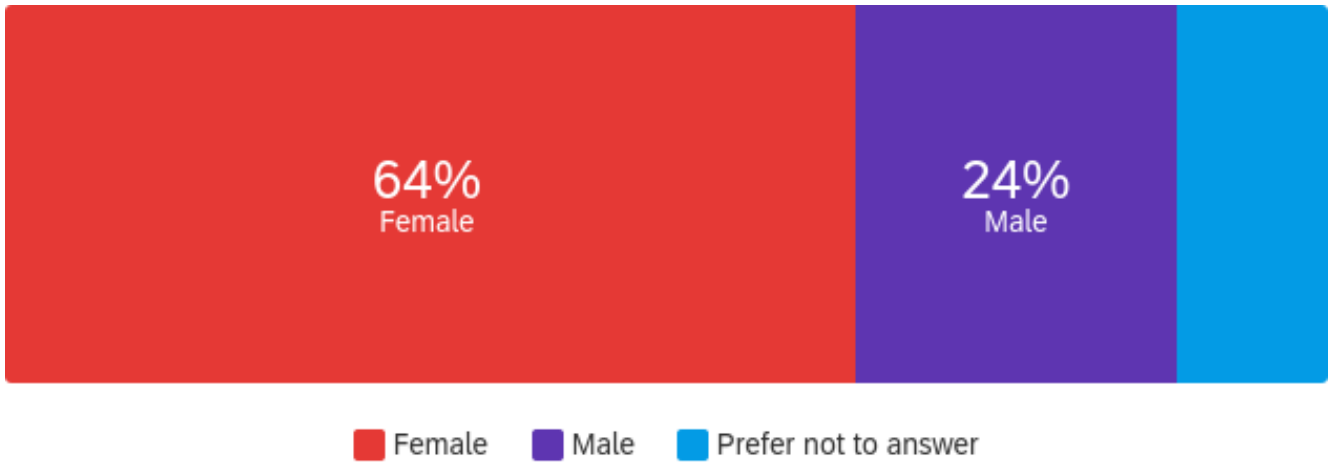
#	Answer	%	Count
2	No, I don't identify as Hispanic/Latinx	79.91%	899
3	Prefer not to answer	15.73%	177
1	Yes, I identify as Hispanic/Latinx	4.36%	49
	Total	100%	1125

Q31 - Please select your age range.



#	Answer	%	Count
1	18-24 years old	2.83%	33
2	25-34 years old	12.94%	151
3	35-44 years old	16.11%	188
4	45-61 years old	28.02%	327
5	62+	33.76%	394
6	Prefer not to answer	6.34%	74
	Total	100%	1167

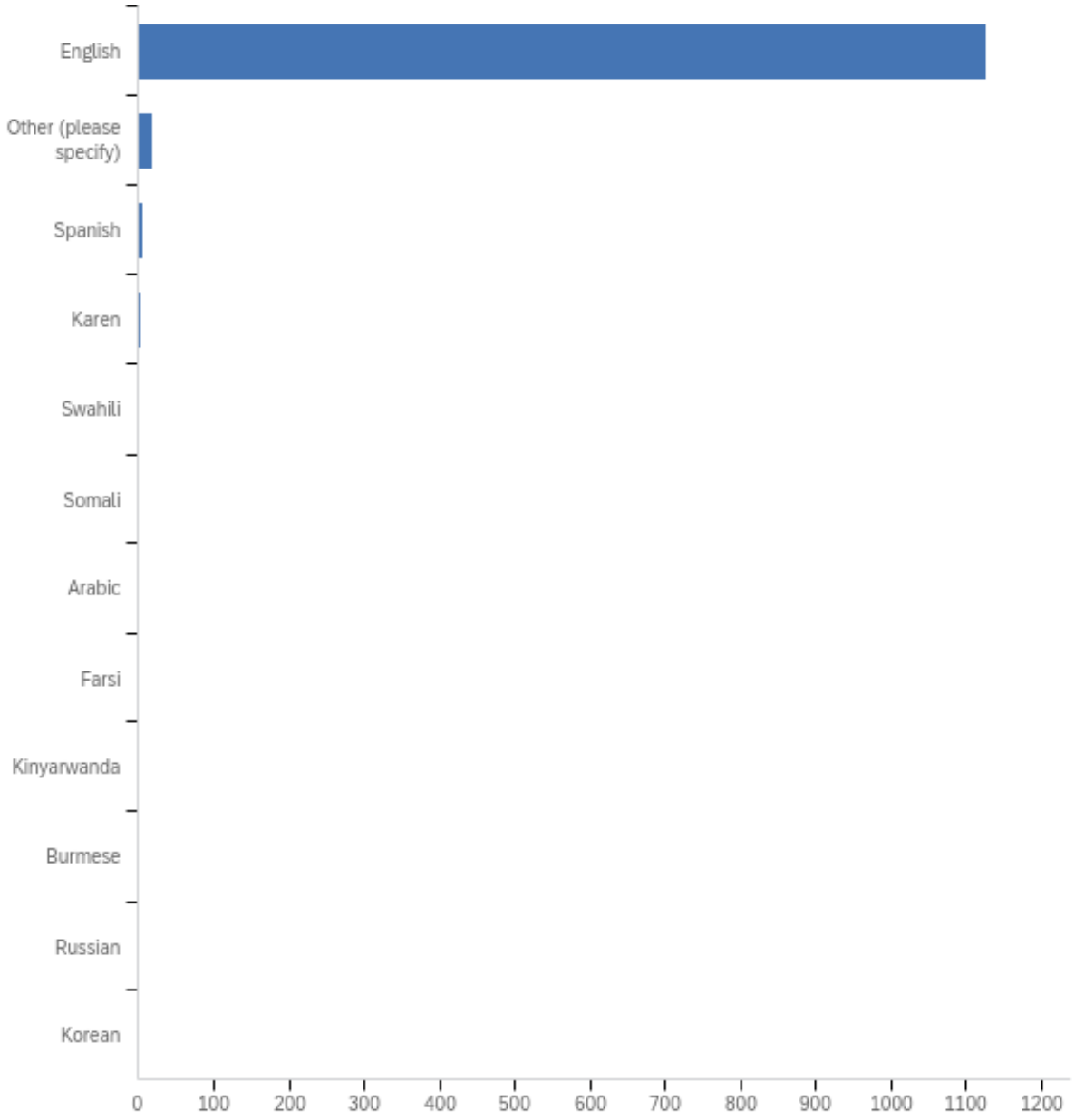
Q32 - What is your gender identity?



#	Answer	%	Count
1	Female	64.18%	747
2	Male	24.31%	283
6	Prefer not to answer	11.51%	134
	Total	100%	1164

Unable to export widget. Please contact Qualtrics Support.

Q33 - What is the primary language you speak at home? Please select one.



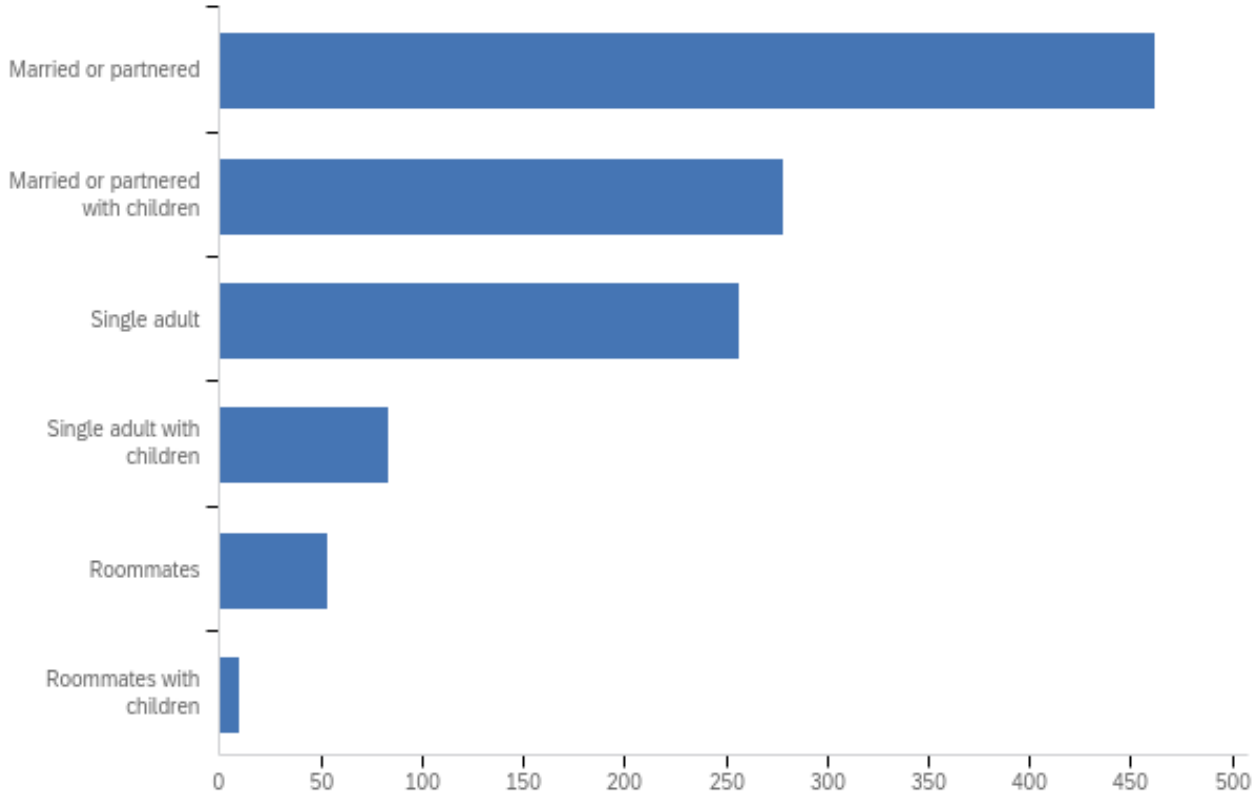
#	Answer	%	Count
1	English	97.07%	1127
12	Other (please specify)	1.64%	19
2	Spanish	0.52%	6
9	Karen	0.26%	3
8	Somali	0.17%	2

3	Swahili	0.17%	2
11	Farsi	0.09%	1
6	Arabic	0.09%	1
10	Korean	0.00%	0
7	Russian	0.00%	0
5	Burmese	0.00%	0
4	Kinyarwanda	0.00%	0
	Total	100%	1161

23_12_TEXT - Other (please specify)

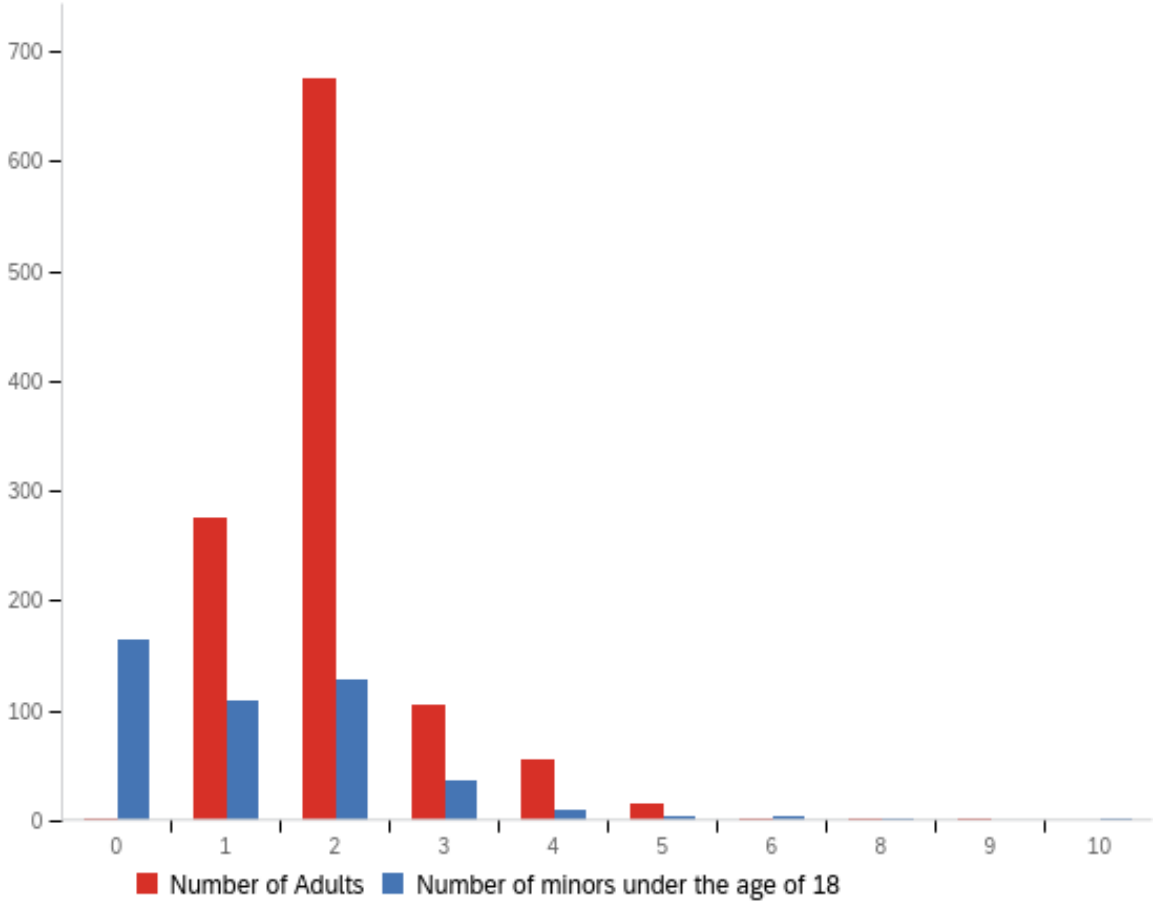
Other (please specify) - Text
Bilingual, non-Spanish
Really?
Multiple
American (English)
N/A
Question supports biasis
Na
Portuguese
Klingon
italian
why are you asking these questions? It’s discriminatory
Prefer not to answer
mandarin

Q35 - What option best describes your household?



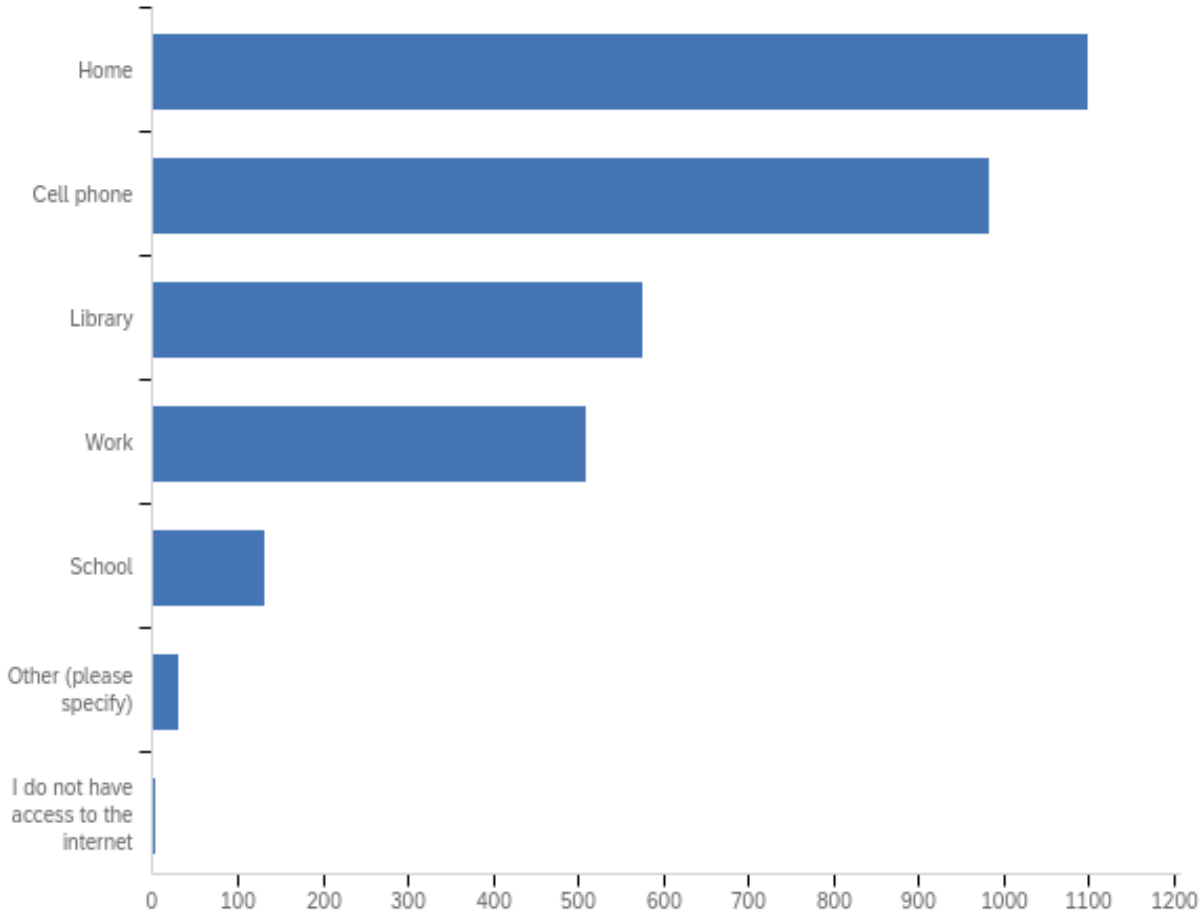
#	Answer	%	Count
3	Married or partnered	40.38%	462
4	Married or partnered with children	24.30%	278
1	Single adult	22.47%	257
2	Single adult with children	7.34%	84
5	Roommates	4.63%	53
6	Roommates with children	0.87%	10
	Total	100%	1144

Q36 - Including yourself, what is the makeup of your household? Drag the slider to indicate the number.



#	Answer	%	Count
0	0	0.09%	1
1	1	24.40%	276
2	2	59.77%	676
3	3	9.20%	104
4	4	4.86%	55
5	5	1.33%	15
6	6	0.18%	2
8	8	0.09%	1
9	9	0.09%	1
	Total	100%	1131

Q37 - Please select the location(s) where you are able to access the internet. Select all that apply.

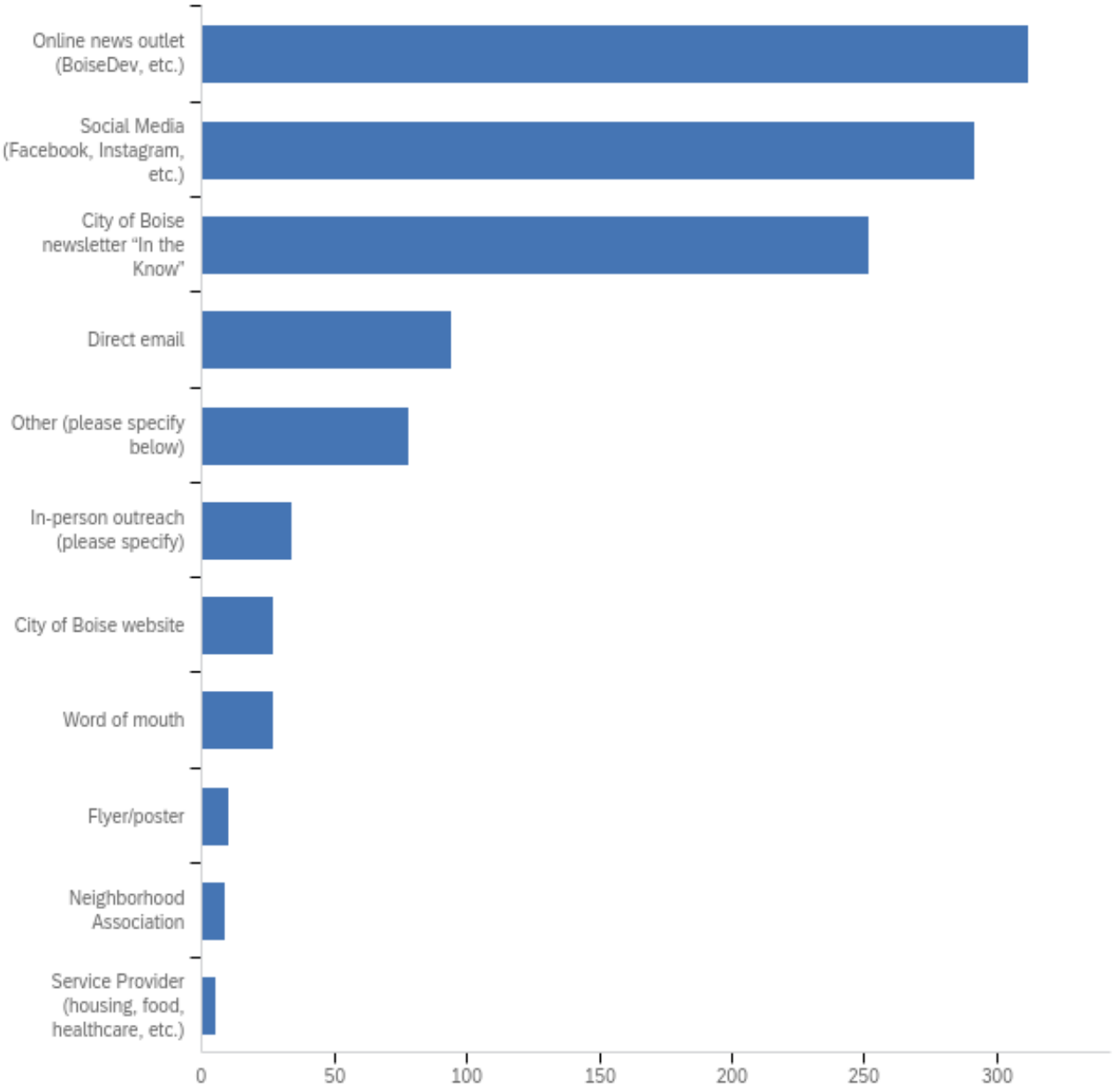


#	Answer	%	Count
1	Home	32.99%	1099
2	Cell phone	29.54%	984
3	Library	17.26%	575
5	Work	15.28%	509
4	School	3.93%	131
6	Other (please specify)	0.90%	30
7	I do not have access to the internet	0.09%	3
	Total	100%	3331

27_6_TEXT - Other (please specify)

Other (please specify) - Text
Hospital
Internet
Anywhere with 4 or 5G service.
Coffee shop
Coffee shop
Cell phone
Church
Again…we work hard and pay our bills
Business i.e coffee shops, restaurant's etc.
Just about everywhere
Starlink
Club house/library
Car
Church
Personal Computers (two in our household)
All coffee shops and libraries
Limited access nesessary
Bank
Gym
neighbors
Parks, cafes
Starlink
Public parks
Everywhere I can get a cell signal
Many businesses
most places

Q38 - How did you hear about this survey?



#	Answer	%	Count
11	Online news outlet (BoiseDev, etc.)	27.37%	312
6	Social Media (Facebook, Instagram, etc.)	25.61%	292
1	City of Boise newsletter “In the Know”	22.11%	252
3	Direct email	8.25%	94
8	Other (please specify below)	6.84%	78

9	In-person outreach (please specify)	2.98%	34
7	Word of mouth	2.37%	27
2	City of Boise website	2.37%	27
10	Flyer/poster	0.88%	10
4	Neighborhood Association	0.79%	9
5	Service Provider (housing, food, healthcare, etc.)	0.44%	5
	Total	100%	1140

28_8_TEXT - Other (please specify below)

Other (please specify below) - Text
Child’s school weekly newsletter
Neighborhood Interactive
FB
NextDoor Forum
Facebook
Facebook
Work place
School district news letter
Boise School District email
My neighbor
School district newsletter
Facebook post
Linked from city of Boise survey about housing
Facebook. People are pissed 😤
I think it was a Boise School District newsletter
Facebook
Biise Dev
Direct Mail; but not the "In The Know" newsletter.
Boise dev

BoiseDev newsletter

Boise Dev

City of Boise mailed survey

Direct mailer to my home.

Mail

BSD newsletter

City of Boise housing quality survey

Boise school district

It was mailed to me

Housing quality survey- some QA work should have been done before sent out

Survey came in the mail

LinkedIn

Direct Mail Survey

flyer mailed to me

City of Boise flyer in mail

Flyer enclosed with Verification of Occupancy form.

LinkedIn

LinkedIn

Next door App

LinkedIn - Kiah's post

City of Boise newsletter and Boise Dev

Boise DEV

BoiseDev

BoiseDev

Boise Dev

City cast boise

Boise Dev email

Hey Boise

City Cast Boise

LinkedIn

Boise School District news letter
School district
Boise school district
Whitney school digital newsletter / parent square
School newsletter
Open streets fair on Ustick
Boise School District Newsletter
Boise DEv
Neighbors United
Boise DEV
Boise Dev
BoiseDev
Boise dev
BoiseDev e-newsletter
Boise Dev
BoiseDev
BoiseDev
Boise Dev
Boise Schools Newsletter
Linkedin
School district newsletter
school newsletter
Work Outreach
Boise Dev newsletter
Pride
work
At Pride

ATTACHMENT D: PARTNER SURVEY

PARTNER SURVEY
CONSOLIDATED PLAN 2026-2030

Q3 - Please provide the name of your organization. Your individual survey responses will be anonymous.

Please provide the name of your organization. Your individual survey responses will be anonymous.
Idaho Head Start Association (completing survey from the Head Start providers' lens--IHSA is an advocacy organization & does not provide direct services)
LEAP Housing
J Fisher
Boise Rescue Mission
CATCH, Inc.
CATCH, INC
N/A
Faces of Hope
St. Luke's Health System-Boise
Boise Rescue Mission Ministries
Idaho Youth Ranch Hays House
Idaho Office for Refugees
Idaho Legal Aid Services
Jannus, Inc
State independent living council
St Luke’s board member
Saint Alphonsus Health System Community Health and Well-Being
State Independent Living Council
Interfaith Sanctuary
Boise Rescue Mission
Jesse Tree

El-Ada
Friends of Children and Families
Faces of Hope
Treasure Valley Habitat for Humanity
CATCH, Inc.
Boise School District
Faces of Hope

Q4 - Which of the following organization type(s) describes your organization? Select all that apply:

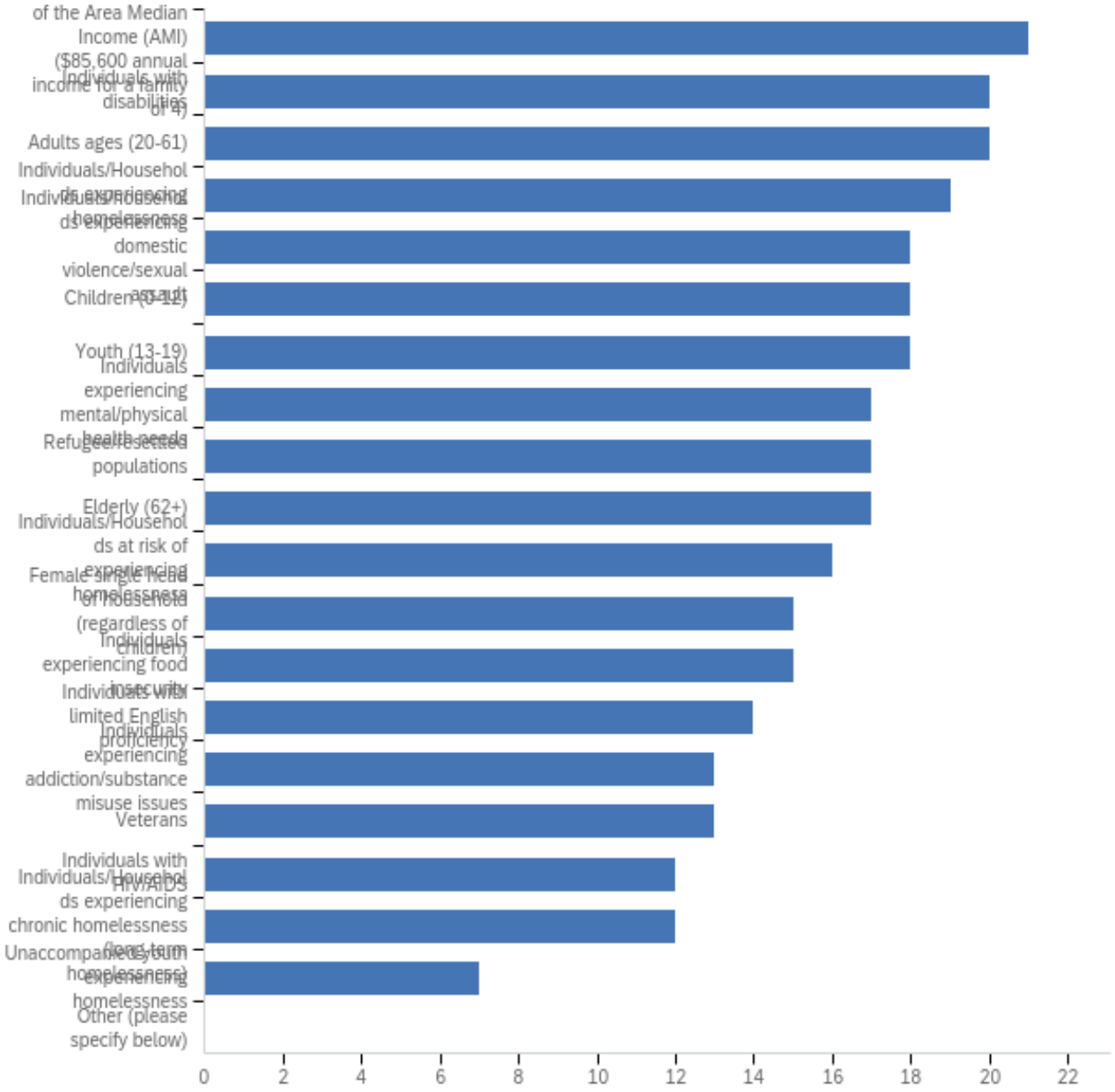
#	Answer	%	Count
9	Domestic violence service provider	37.93%	11
10	Homeless services provider	31.03%	9
1	Housing services provider	27.59%	8
6	Senior/elderly service provider	24.14%	7
7	Disabilities service provider	20.69%	6
13	Employment/job training services provider	17.24%	5
12	Education services provider	17.24%	5
5	Child service provider	17.24%	5
2	Housing developer	13.79%	4
11	Health services provider	10.34%	3
27	Public sector (city, county, state)	6.90%	2
15	Health agency/facility	6.90%	2
28	Other:	3.45%	1
14	Fair housing services provider	3.45%	1
8	HIV/AIDS service provider	3.45%	1
4	Continuum of Care lead applicant	3.45%	1
26	Private sector banking/financing	0.00%	0
25	Community Development Financial Institution (CDFI)	0.00%	0
24	Neighborhood Organization	0.00%	0
23	Emergency management agency	0.00%	0
22	Agency managing public land/water resources	0.00%	0
21	Agency managing flood prone areas/natural disasters	0.00%	0
20	Provider of services to narrow the digital divide	0.00%	0
19	Broadband service provider	0.00%	0
18	Transportation agency/service provider	0.00%	0
17	Corrections agency/institution	0.00%	0

16	Child welfare/foster care agency	0.00%	0
3	Public Housing Authority	0.00%	0
	Total	100%	29

Q4_28_TEXT - Other:

Other: - Text
Youth Crisis Shelter

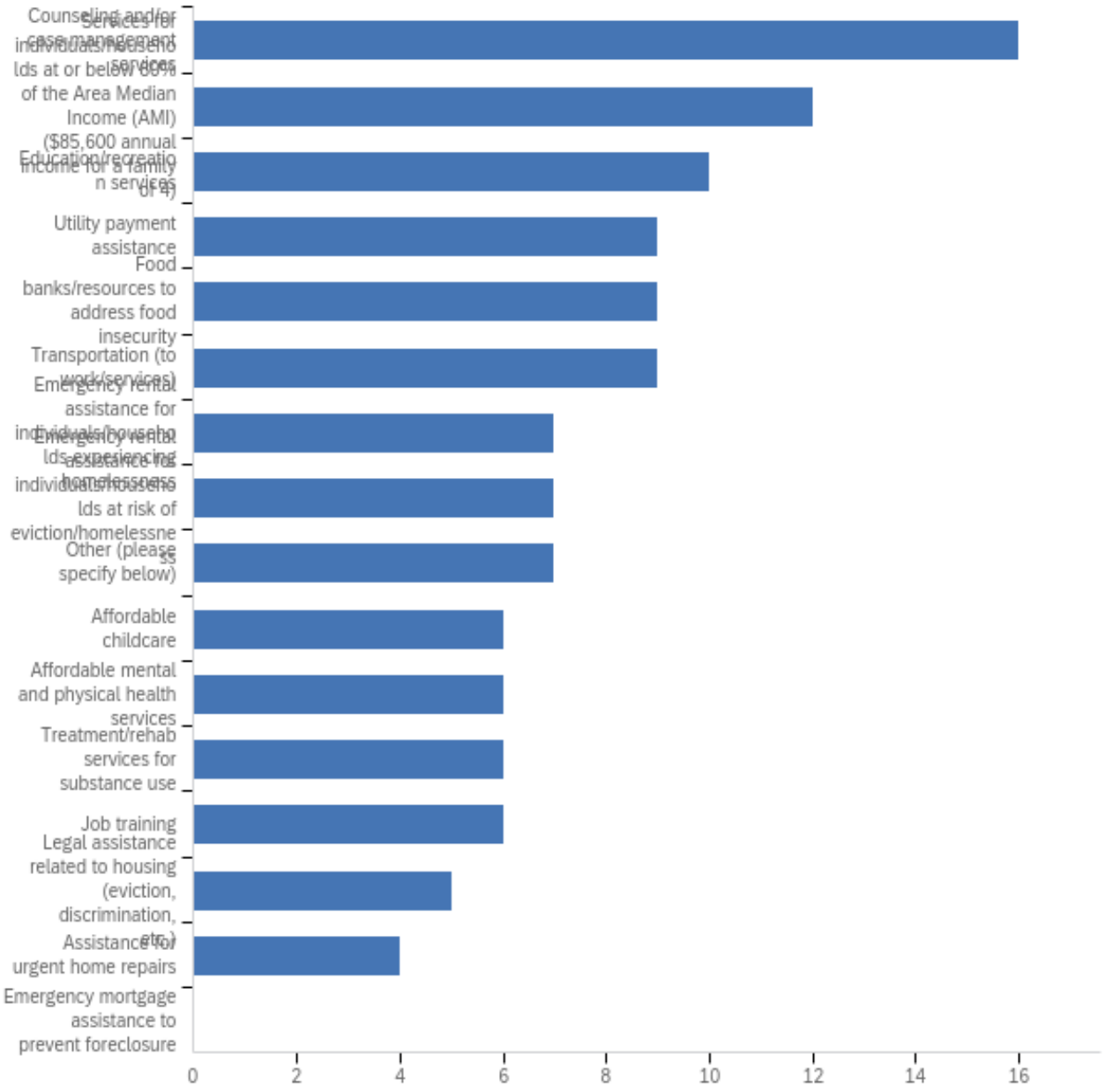
Q5 - We recognize that many organizations serve diverse populations. Based on your organization's focus or mission, please select the target population(s) of your organization's services. Select all that apply.



#	Answer	%	Count
2	Individuals/households at or below 80% of the Area Median Income (AMI) ($85,600 annual income for a family of 4)	72.41%	21
18	Adults ages (20-61)	68.97%	20
3	Individuals with disabilities	68.97%	20

7	Individuals/Households experiencing homelessness	65.52%	19
17	Youth (13-19)	62.07%	18
16	Children (0-12)	62.07%	18
10	Individuals/households experiencing domestic violence/sexual assault	62.07%	18
19	Elderly (62+)	58.62%	17
12	Refugee/resettled populations	58.62%	17
5	Individuals experiencing mental/physical health needs	58.62%	17
8	Individuals/Households at risk of experiencing homelessness	55.17%	16
11	Individuals experiencing food insecurity	51.72%	15
1	Female single head of household (regardless of children)	51.72%	15
13	Individuals with limited English proficiency	48.28%	14
15	Veterans	44.83%	13
6	Individuals experiencing addiction/substance misuse issues	44.83%	13
9	Individuals/Households experiencing chronic homelessness (long-term homelessness)	41.38%	12
4	Individuals with HIV/AIDS	41.38%	12
14	Unaccompanied youth experiencing homelessness	24.14%	7
20	Other (please specify below)	0.00%	0
	Total	100%	29

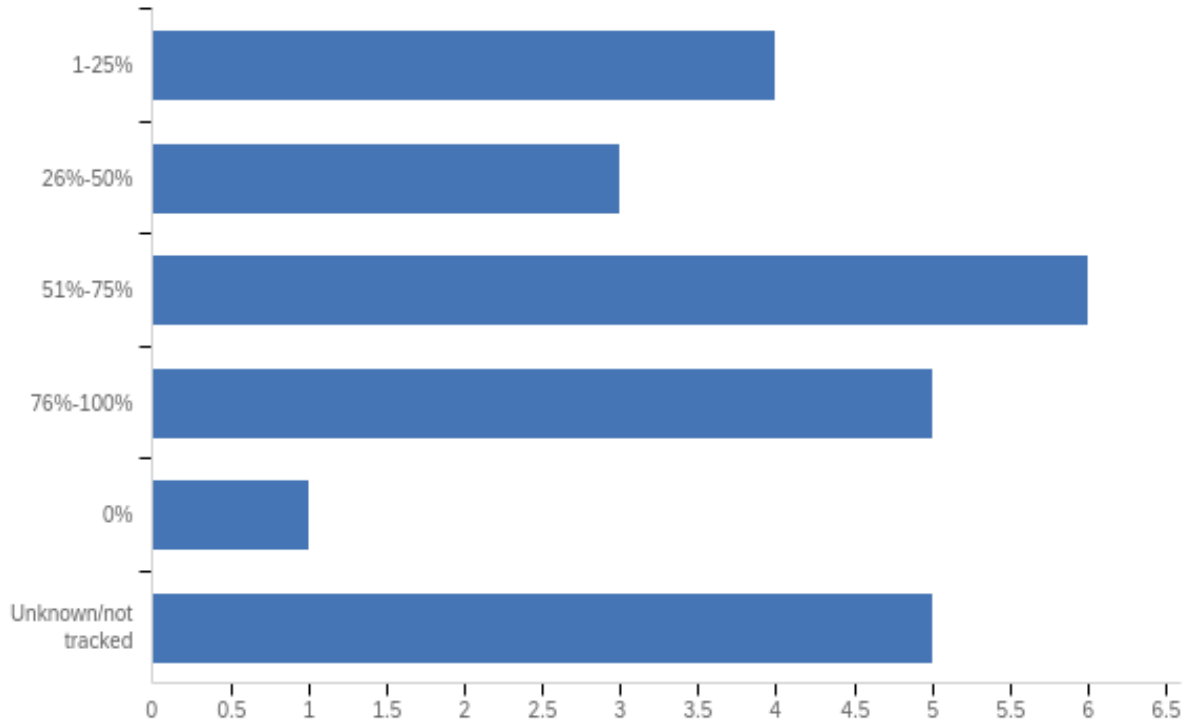
Q6 - Which type(s) of service(s) does your organization directly provide to clients? Select all that apply.



#	Answer	%	Count
3	Counseling and/or case management services	55.17%	16
14	Services for individuals/households at or below 80% of the Area Median Income (AMI) ($85,600 annual income for a family of 4)	41.38%	12
11	Education/recreation services	34.48%	10
15	Transportation (to work/services)	31.03%	9

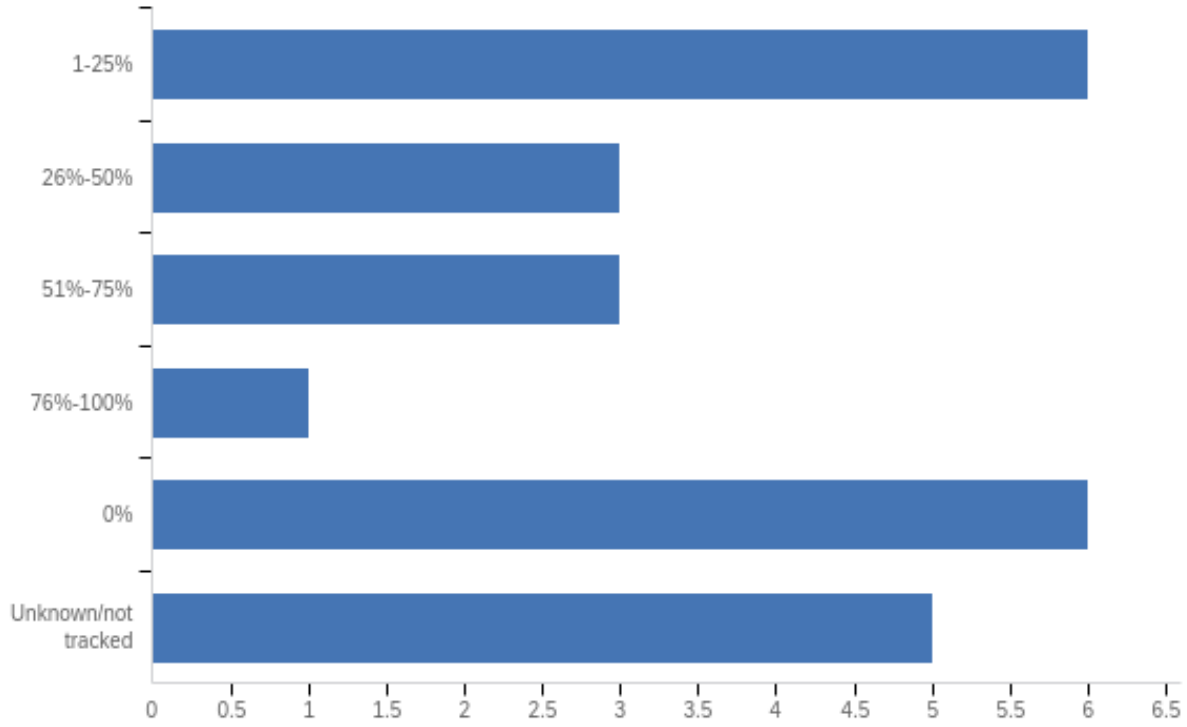
12	Food banks/resources to address food insecurity	31.03%	9
9	Utility payment assistance	31.03%	9
16	Other (please specify below)	24.14%	7
7	Emergency rental assistance for individuals/households at risk of eviction/homelessness	24.14%	7
6	Emergency rental assistance for individuals/households experiencing homelessness	24.14%	7
13	Job training	20.69%	6
4	Treatment/rehab services for substance use	20.69%	6
2	Affordable mental and physical health services	20.69%	6
1	Affordable childcare	20.69%	6
5	Legal assistance related to housing (eviction, discrimination, etc.)	17.24%	5
10	Assistance for urgent home repairs	13.79%	4
8	Emergency mortgage assistance to prevent foreclosure	0.00%	0
	Total	100%	29

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



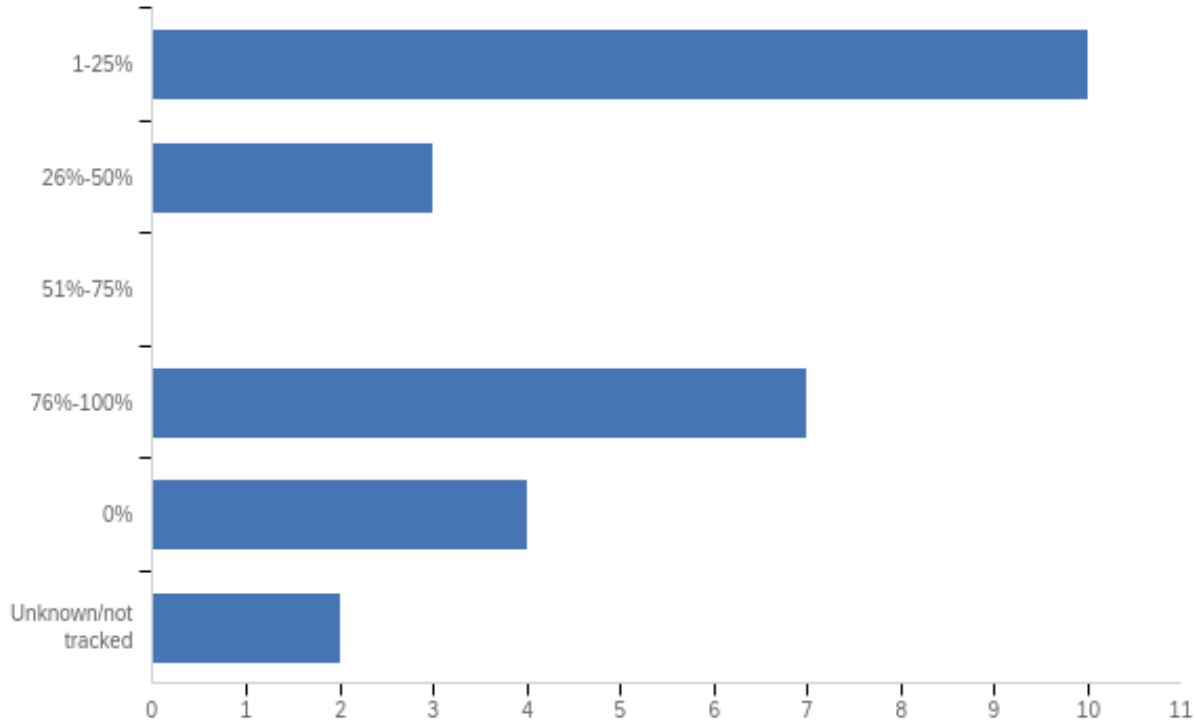
#	Answer	%	Count
1	1-25%	16.67%	4
2	26%-50%	12.50%	3
3	51%-75%	25.00%	6
4	76%-100%	20.83%	5
6	0%	4.17%	1
7	Unknown/not tracked	20.83%	5
	Total	100%	24

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



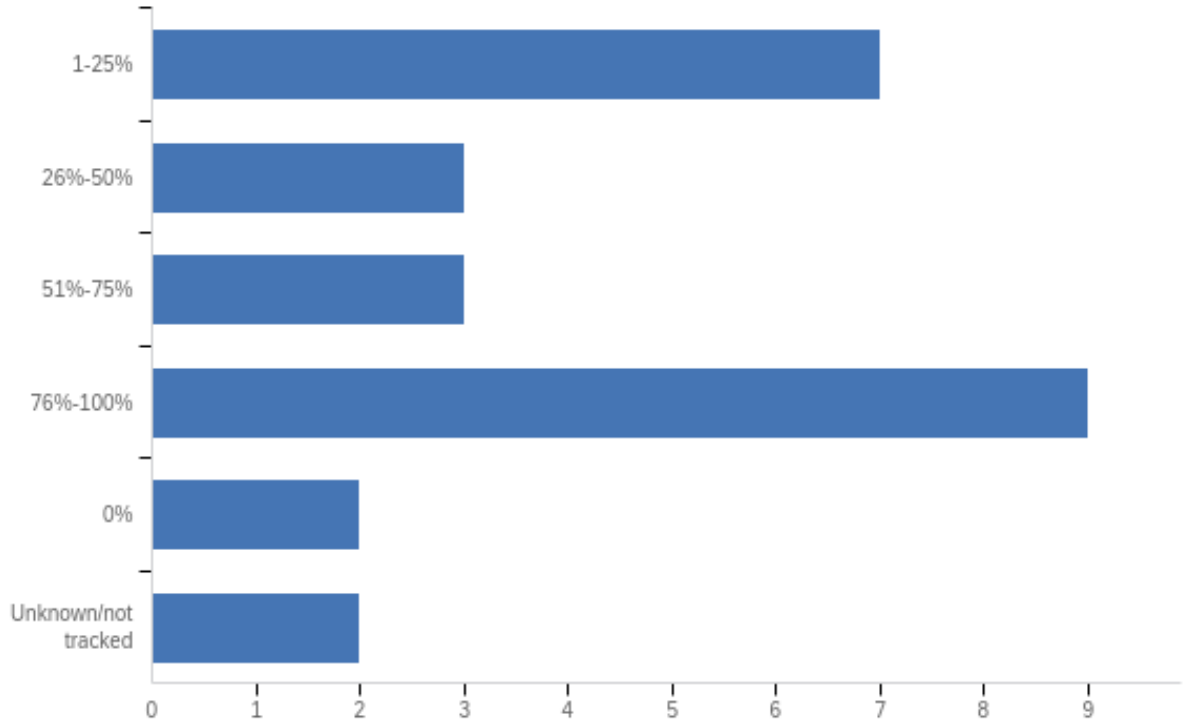
#	Answer	%	Count
1	1-25%	25.00%	6
2	26%-50%	12.50%	3
3	51%-75%	12.50%	3
4	76%-100%	4.17%	1
6	0%	25.00%	6
7	Unknown/not tracked	20.83%	5
	Total	100%	24

Q9 - Please select the percentage of your clients who are experiencing homelessness (an estimate is fine).



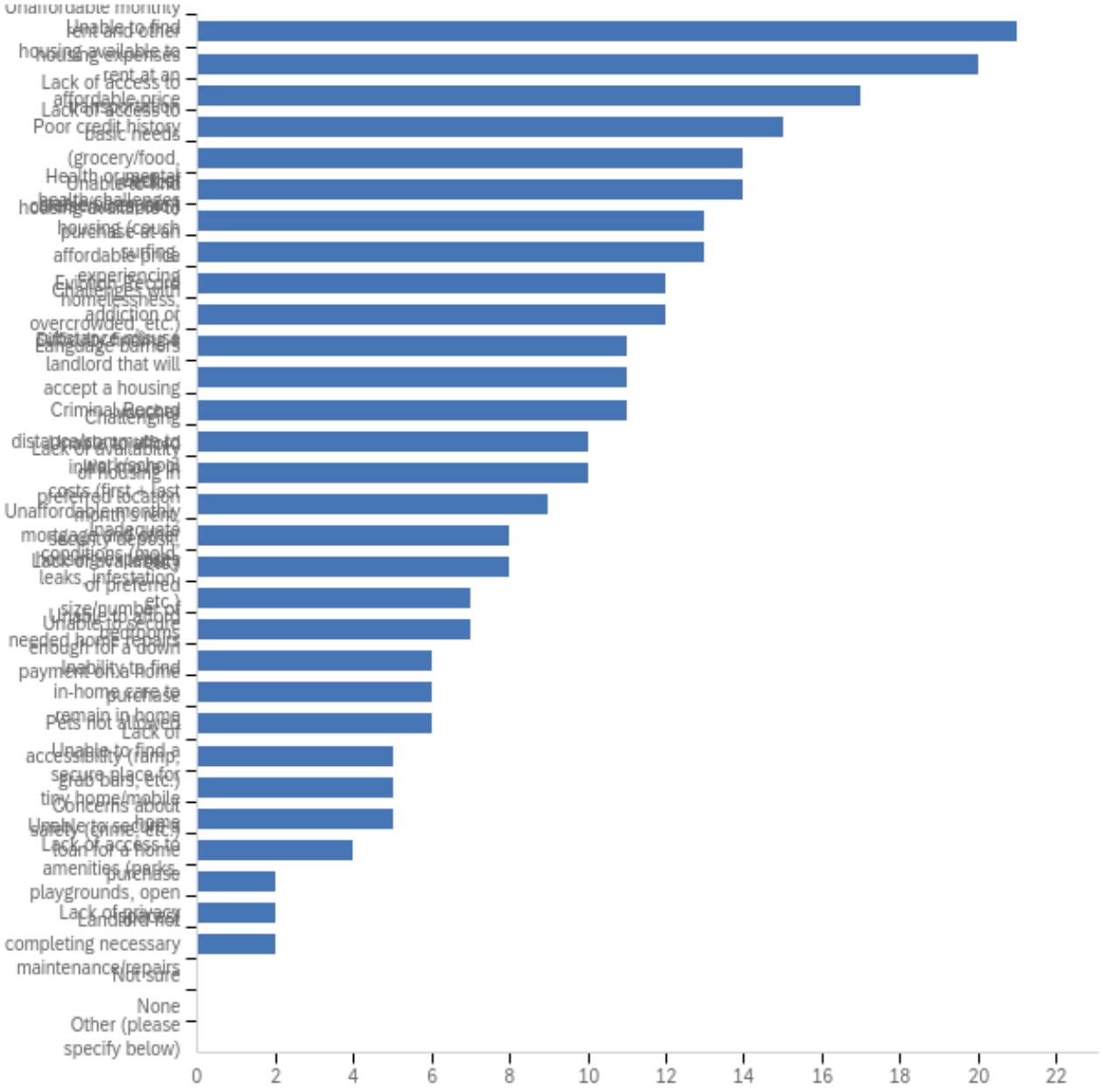
#	Answer	%	Count
1	1-25%	38.46%	10
2	26%-50%	11.54%	3
3	51%-75%	0.00%	0
4	76%-100%	26.92%	7
6	0%	15.38%	4
7	Unknown/not tracked	7.69%	2
	Total	100%	26

Q10 - 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%	26.92%	7
2	26%-50%	11.54%	3
3	51%-75%	11.54%	3
4	76%-100%	34.62%	9
6	0%	7.69%	2
7	Unknown/not tracked	7.69%	2
	Total	100%	26

Q12 - What are the primary housing challenges your clients face? Select up to five.



#	Answer	%	Count
5	Unaffordable monthly rent and other housing expenses	80.77%	21
9	Unable to find housing available to rent at an affordable price	76.92%	20
3	Lack of access to transportation	65.38%	17
6	Poor credit history	57.69%	15
25	Health or mental health challenges	53.85%	14

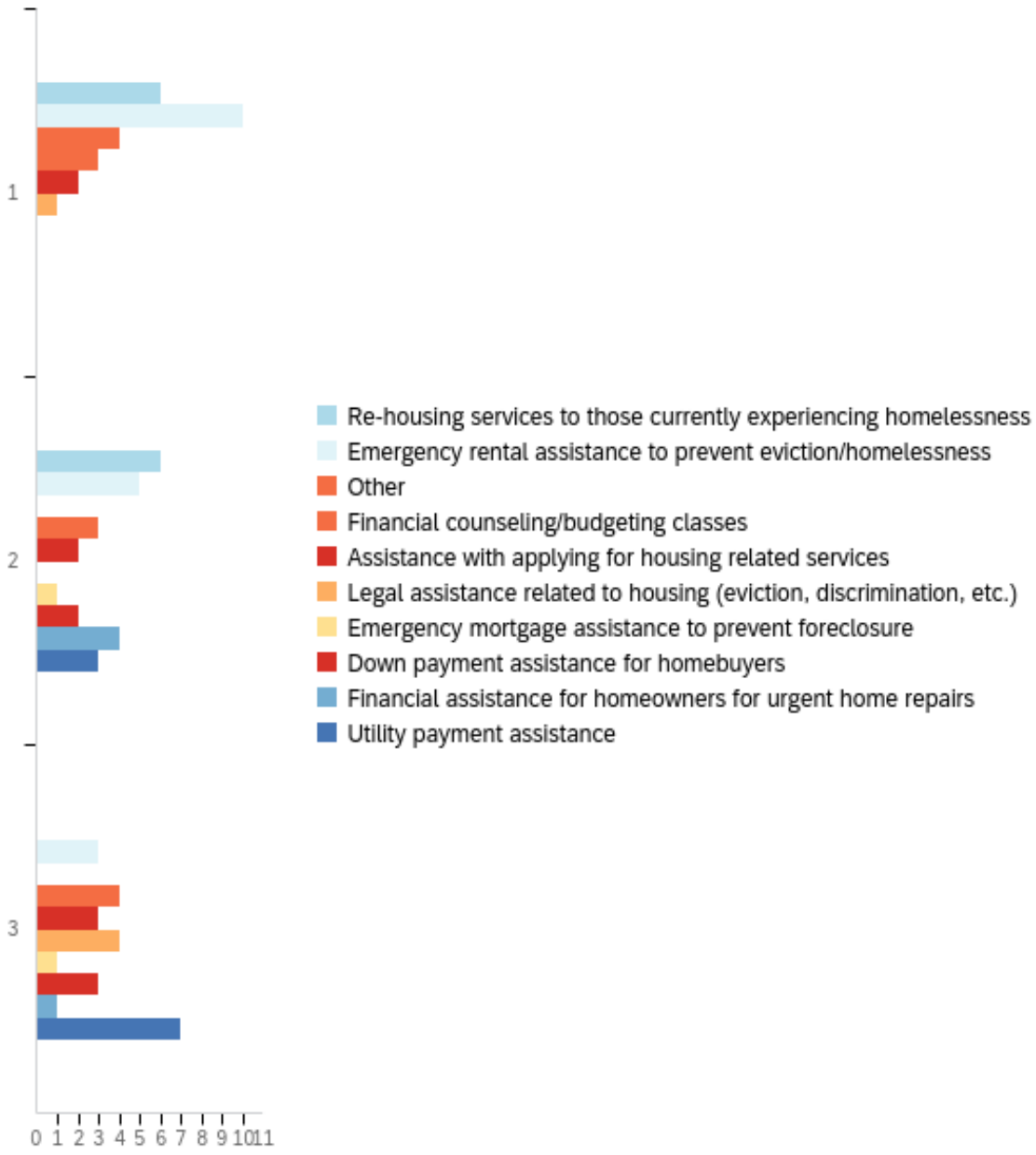
2	Lack of access to basic needs (grocery/food, medical care/services, etc.)	53.85%	14
13	Lack of stable/permanent housing (couch surfing, experiencing homelessness, overcrowded, etc.)	50.00%	13
8	Unable to find housing available to purchase at an affordable price	50.00%	13
26	Challenges with addiction or substance misuse	46.15%	12
24	Eviction Record	46.15%	12
23	Criminal Record	42.31%	11
15	Difficulty finding a landlord that will accept a housing voucher	42.31%	11
14	Language barriers	42.31%	11
10	Lack of availability of housing in preferred location	38.46%	10
7	Challenging distance/commute to work/school	38.46%	10
16	Unable to afford initial move in costs (first + last month's rent, security deposit, etc.)	34.62%	9
20	Inadequate conditions (mold, leaks, infestation, etc.)	30.77%	8
4	Unaffordable monthly mortgage and other housing expenses	30.77%	8
21	Unable to afford needed home repairs	26.92%	7
11	Lack of availability of preferred size/number of bedrooms	26.92%	7
27	Pets not allowed	23.08%	6
22	Inability to find in-home care to remain in home	23.08%	6
17	Unable to secure enough for a down payment on a home purchase	23.08%	6
29	Concerns about safety (crime, etc.)	19.23%	5
19	Unable to find a secure place for tiny home/mobile home	19.23%	5
12	Lack of accessibility (ramp, grab bars, etc.)	19.23%	5
18	Unable to secure a loan for a home purchase	15.38%	4
33	Landlord not completing necessary maintenance/repairs	7.69%	2
28	Lack of privacy	7.69%	2
1	Lack of access to amenities (parks, playgrounds, open spaces)	7.69%	2
32	Other (please specify below)	0.00%	0
31	None	0.00%	0
30	Not sure	0.00%	0
	Total	100%	26

Q13 - Please indicate the statement that best fits your opinion: Housing affordability is:



#	Answer	%	Count
2	the most pressing concern for our community	80.77%	21
3	a moderate concern for our community	19.23%	5
5	not a concern for our community	0.00%	0
	Total	100%	26

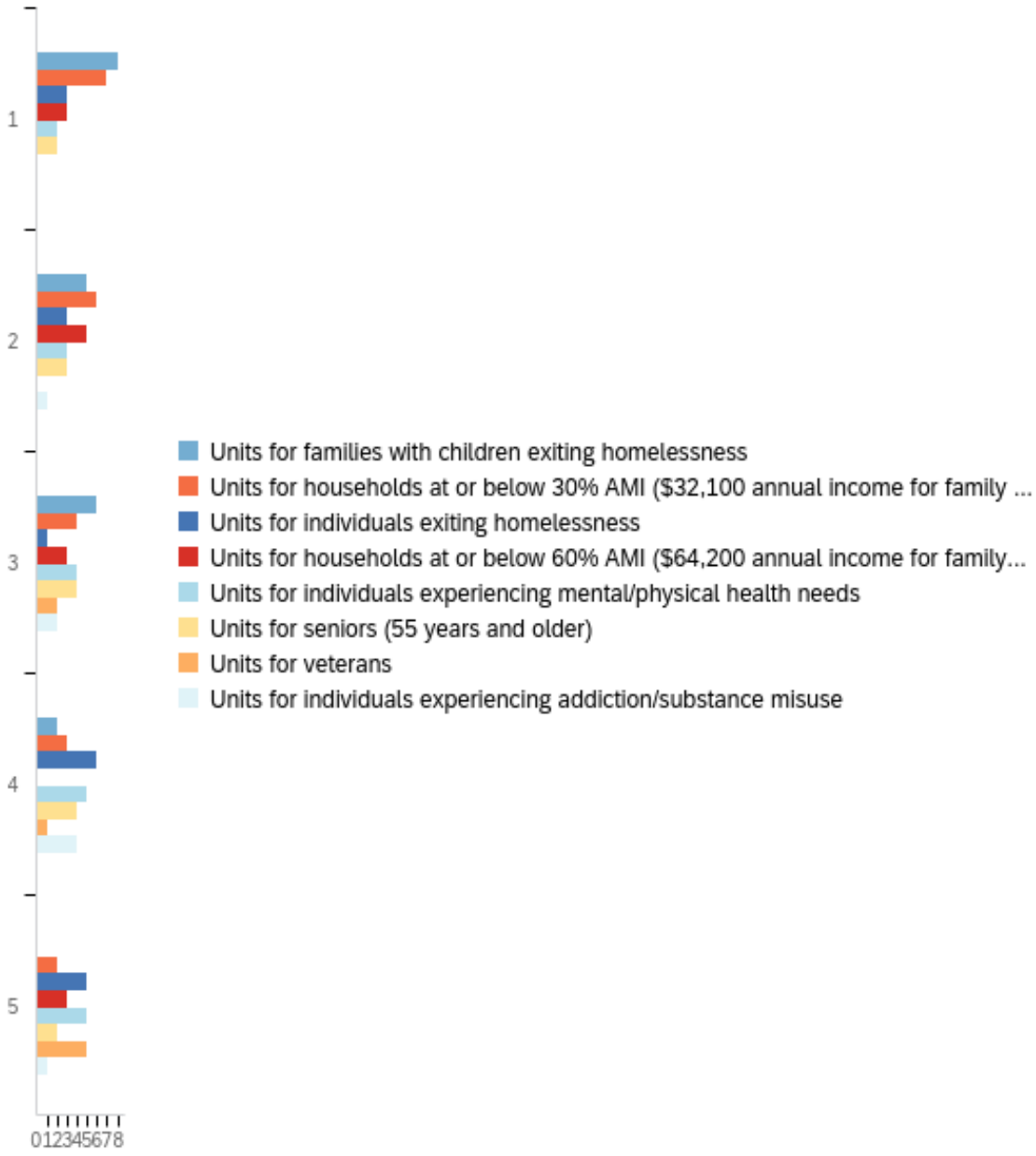
Q14 - Please rank up to 3 housing-related services that would be most beneficial to your clients (1 = your top priority).



#	Question	1		2		3	
5	Emergency rental assistance to prevent eviction/homelessness	38.46%	10	19.23%	5	11.54%	3
6	Re-housing services to those currently experiencing homelessness	23.08%	6	23.08%	6	0.00%	0
10	Other	15.38%	4	0.00%	0	0.00%	0
2	Financial counseling/budgeting classes	11.54%	3	11.54%	3	15.38%	4

9	Assistance with applying for housing related services	7.69%	2	7.69%	2	11.54%	3
3	Legal assistance related to housing (eviction, discrimination, etc.)	3.85%	1	0.00%	0	15.38%	4
1	Down payment assistance for homebuyers	0.00%	0	7.69%	2	11.54%	3
4	Emergency mortgage assistance to prevent foreclosure	0.00%	0	3.85%	1	3.85%	1
7	Financial assistance for homeowners for urgent home repairs	0.00%	0	15.38%	4	3.85%	1
8	Utility payment assistance	0.00%	0	11.54%	3	26.92%	7
	Total	Total	26	Total	26	Total	26

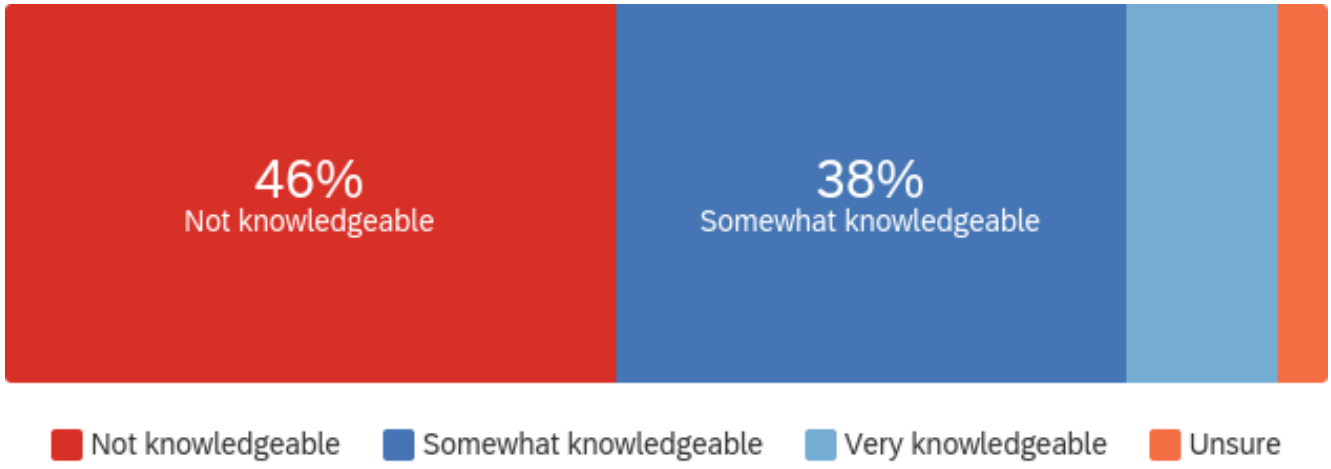
Q15 - Rental housing developments may target some or all units for specific tenant needs. Please prioritize up to five (5) of the following types of dedicated/targeted units for rental housing. (1 = your top priority)



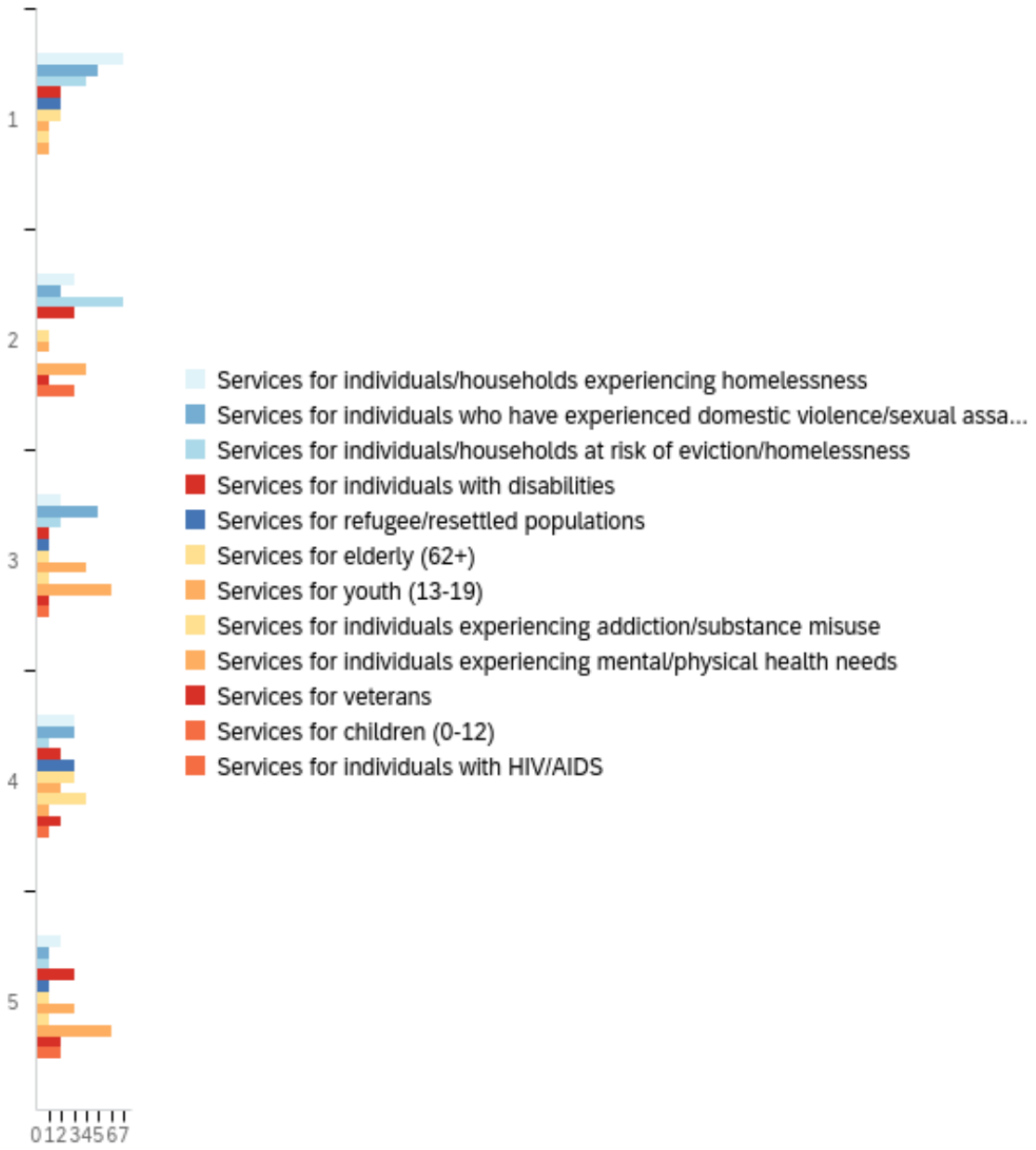
#	Question	1		2		3		4		5	
7	Units for families with children exiting homelessness	32.00%	8	19.23%	5	23.08%	6	8.00%	2	0.00%	0
2	Units for households at or below 30% AMI ($32,100 annual income for family of 4)	28.00%	7	23.08%	6	15.38%	4	12.00%	3	8.70%	2

1	Units for households at or below 60% AMI ($64,200 annual income for family of 4)	12.00%	3	19.23%	5	11.54%	3	0.00%	0	13.04%	3
8	Units for individuals exiting homelessness	12.00%	3	11.54%	3	3.85%	1	24.00%	6	21.74%	5
4	Units for seniors (55 years and older)	8.00%	2	11.54%	3	15.38%	4	16.00%	4	8.70%	2
6	Units for individuals experiencing mental/physical health needs	8.00%	2	11.54%	3	15.38%	4	20.00%	5	21.74%	5
3	Units for veterans	0.00%	0	0.00%	0	7.69%	2	4.00%	1	21.74%	5
5	Units for individuals experiencing addiction/substance misuse	0.00%	0	3.85%	1	7.69%	2	16.00%	4	4.35%	1
	Total	Total	25	Total	26	Total	26	Total	25	Total	23

Q16 - How knowledgeable do you think your clients are about Fair Housing laws/rights, renter protections, and how to file a complaint?



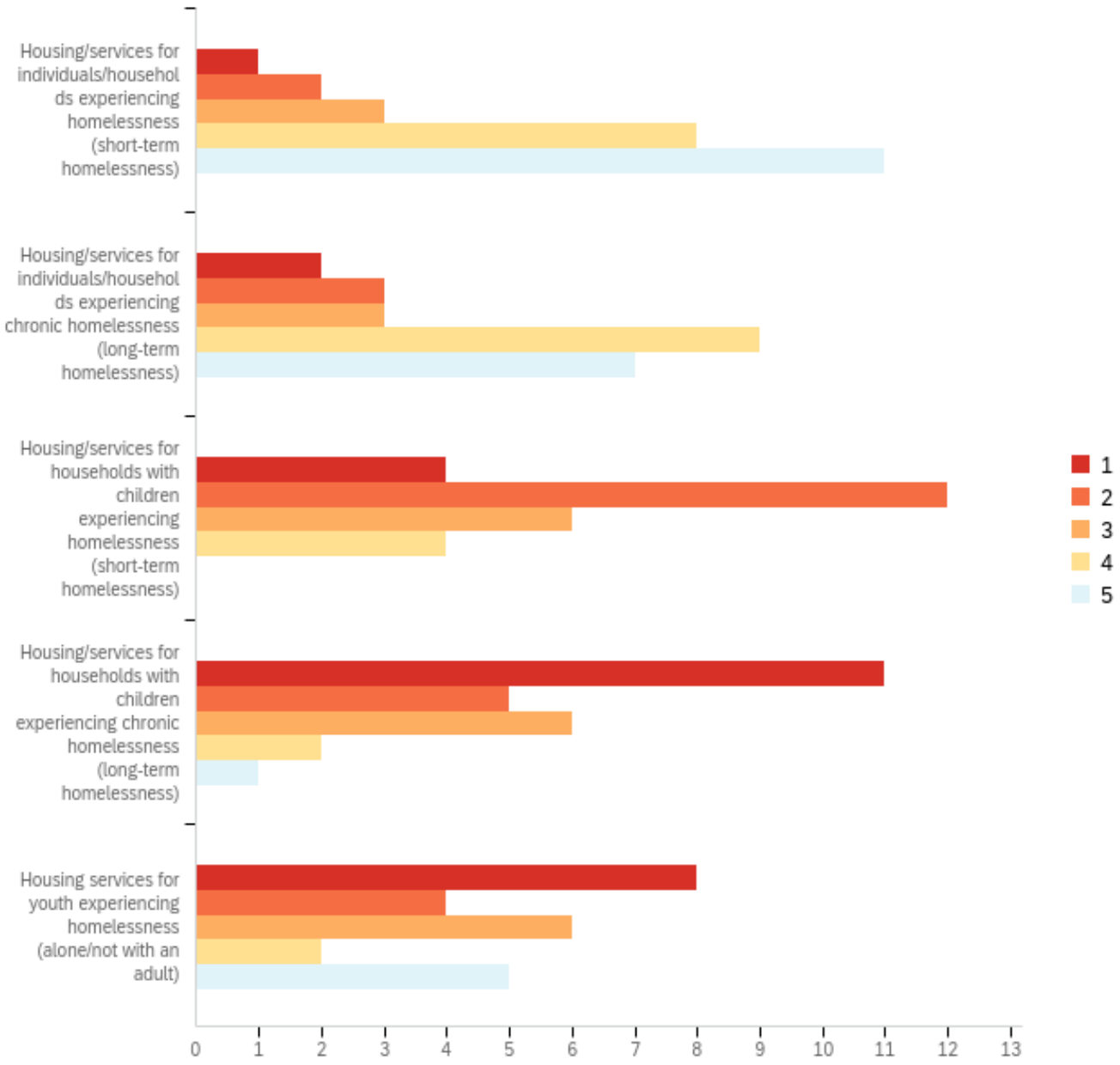
Q18 - Please rank up to five (5) of the following support services in order of prioritization of need. (1 = your top choice).



#	Question	1		2		3		4		5	
5	Services for individuals/households experiencing homelessness	28.00%	7	12.00%	3	8.00%	2	12.00%	3	8.70%	2
7	Services for individuals who have experienced domestic violence/sexual assault	20.00%	5	8.00%	2	20.00%	5	12.00%	3	4.35%	1
6	Services for individuals/households at risk of eviction/homelessness	16.00%	4	28.00%	7	8.00%	2	4.00%	1	4.35%	1

1	Services for individuals with disabilities	8.00%	2	12.00%	3	4.00%	1	8.00%	2	13.04%	3
8	Services for refugee/resettled populations	8.00%	2	0.00%	0	4.00%	1	12.00%	3	4.35%	1
12	Services for elderly (62+)	8.00%	2	4.00%	1	4.00%	1	12.00%	3	4.35%	1
3	Services for individuals experiencing mental/physical health needs	4.00%	1	16.00%	4	24.00%	6	4.00%	1	26.09%	6
4	Services for individuals experiencing addiction/substance misuse	4.00%	1	0.00%	0	4.00%	1	16.00%	4	4.35%	1
11	Services for youth (13-19)	4.00%	1	4.00%	1	16.00%	4	8.00%	2	13.04%	3
2	Services for individuals with HIV/AIDS	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
9	Services for veterans	0.00%	0	4.00%	1	4.00%	1	8.00%	2	8.70%	2
10	Services for children (0-12)	0.00%	0	12.00%	3	4.00%	1	4.00%	1	8.70%	2
	Total	Total	25	Total	25	Total	25	Total	25	Total	23

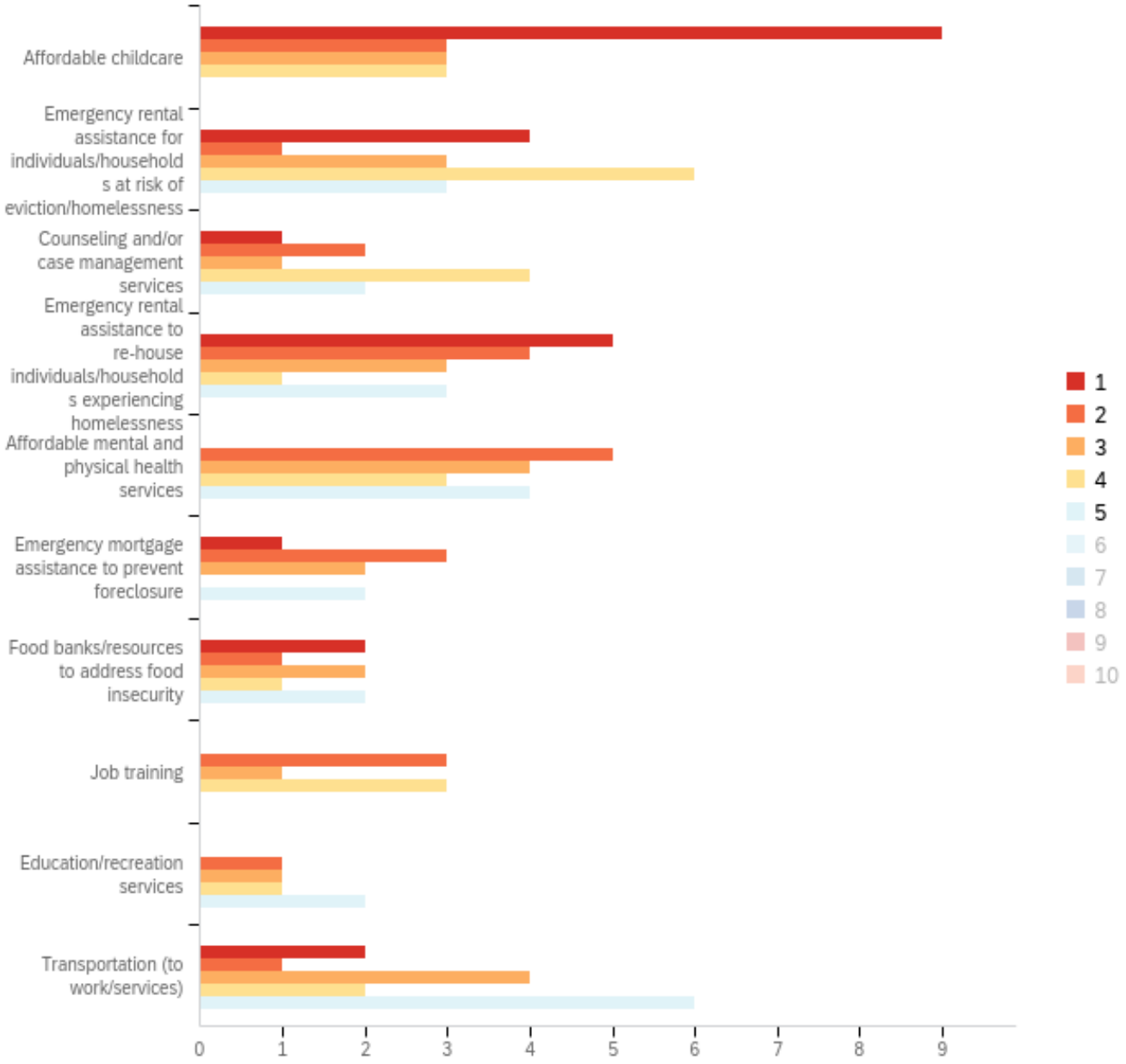
Q19 - For those experiencing homelessness, please rank the following housing/services in the order of prioritization of need. (1 = your top choice).



#	Question	1		2		3		4		5	
4	Housing/services for households with children experiencing chronic homelessness (long-term homelessness)	42.31%	11	19.23%	5	25.00%	6	8.00%	2	4.17%	1
5	Housing services for youth experiencing homelessness (alone/not with an adult)	30.77%	8	15.38%	4	25.00%	6	8.00%	2	20.83%	5

3	Housing/services for households with children experiencing homelessness (short-term homelessness)	15.38%	4	46.15%	12	25.00%	6	16.00%	4	0.00%	0
2	Housing/services for individuals/households experiencing chronic homelessness (long-term homelessness)	7.69%	2	11.54%	3	12.50%	3	36.00%	9	29.17%	7
1	Housing/services for individuals/households experiencing homelessness (short-term homelessness)	3.85%	1	7.69%	2	12.50%	3	32.00%	8	45.83%	11
	Total	Total	26	Total	26	Total	24	Total	25	Total	24

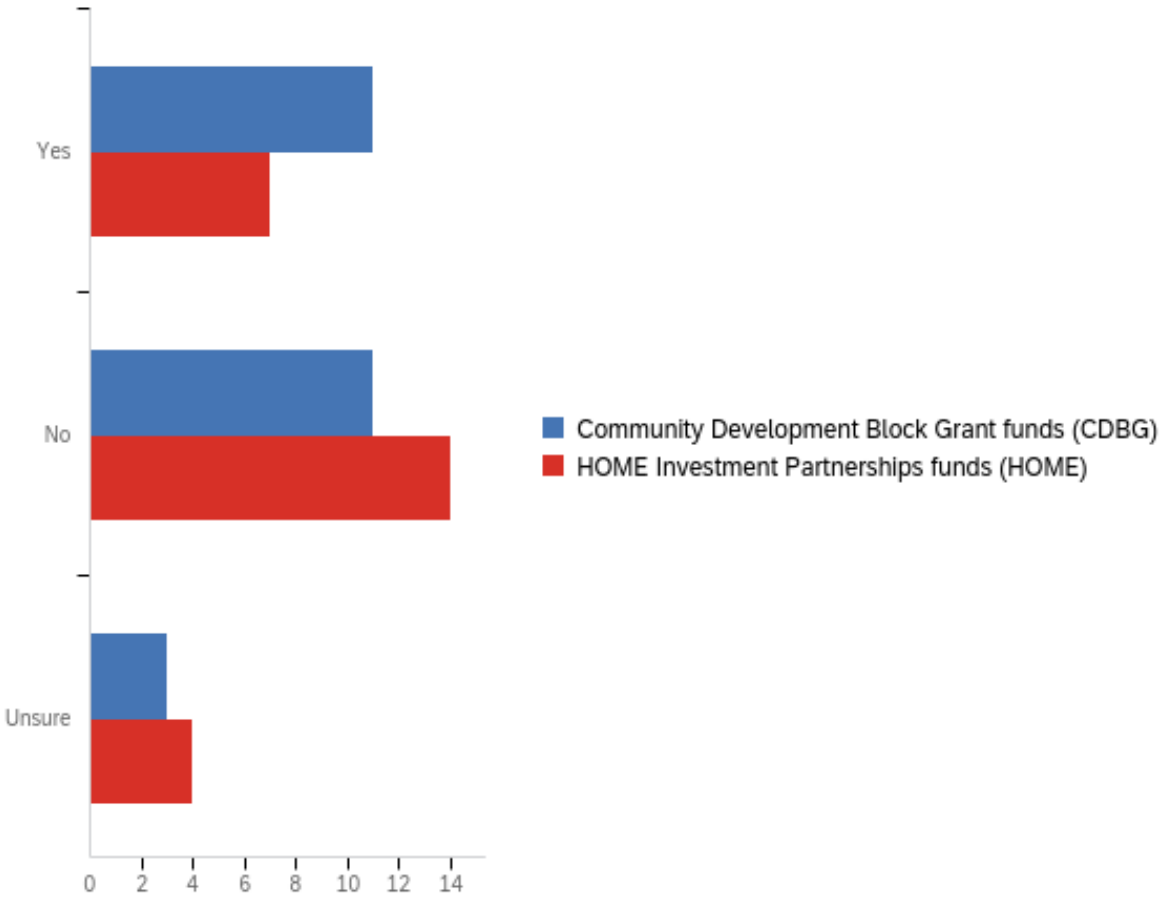
Q20 - When thinking about low- and moderate-income residents at or below 80% AMI ($85,600 annual income for a family of 4), please rank up to five (5) of the following community needs based on urgency. (1 = most urgent).



#	Question	1		2		3		4		5	
1	Affordable childcare	37.50%	9	12.50%	3	12.50%	3	12.50%	3	0.00%	0
4	Emergency rental assistance to re-house individuals/households experiencing homelessness	20.83%	5	16.67%	4	12.50%	3	4.17%	1	12.50%	3

3	Emergency rental assistance for individuals/households at risk of eviction/homelessness	16.67%	4	4.17%	1	12.50%	3	25.00%	6	12.50%	3
7	Food banks/resources to address food insecurity	8.33%	2	4.17%	1	8.33%	2	4.17%	1	8.33%	2
10	Transportation (to work/services)	8.33%	2	4.17%	1	16.67%	4	8.33%	2	25.00%	6
5	Counseling and/or case management services	4.17%	1	8.33%	2	4.17%	1	16.67%	4	8.33%	2
6	Emergency mortgage assistance to prevent foreclosure	4.17%	1	12.50%	3	8.33%	2	0.00%	0	8.33%	2
2	Affordable mental and physical health services	0.00%	0	20.83%	5	16.67%	4	12.50%	3	16.67%	4
8	Job training	0.00%	0	12.50%	3	4.17%	1	12.50%	3	0.00%	0
9	Education/recreation services	0.00%	0	4.17%	1	4.17%	1	4.17%	1	8.33%	2
	Total	Total	24	Total	24	Total	24	Total	24	Total	24

Q23 - Have you applied for or considered applying for the following:



#	Question	Yes		No		Unsure	
1	Community Development Block Grant funds (CDBG)	61.11%	11	44.00%	11	42.86%	3
2	HOME Investment Partnerships funds (HOME)	38.89%	7	56.00%	14	57.14%	4
	Total	Total	18	Total	25	Total	7

Q24 - 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.
No
NA
No we do not apply for these grants. We do not accept government money.
No
n/a
In the past, haven't been sure when the application cycle was to apply for funding.
Emergency Shelter has not been eligible to apply for funding for the past few years. OPH is currently in discussions about priorities for funding and hopefully shelter moves back in to eligibility for funding.
N/A
No challenges with applying for CDBG.
N/A
Not offered to home ownership or home repair programs in recent history
None
I can't remember.

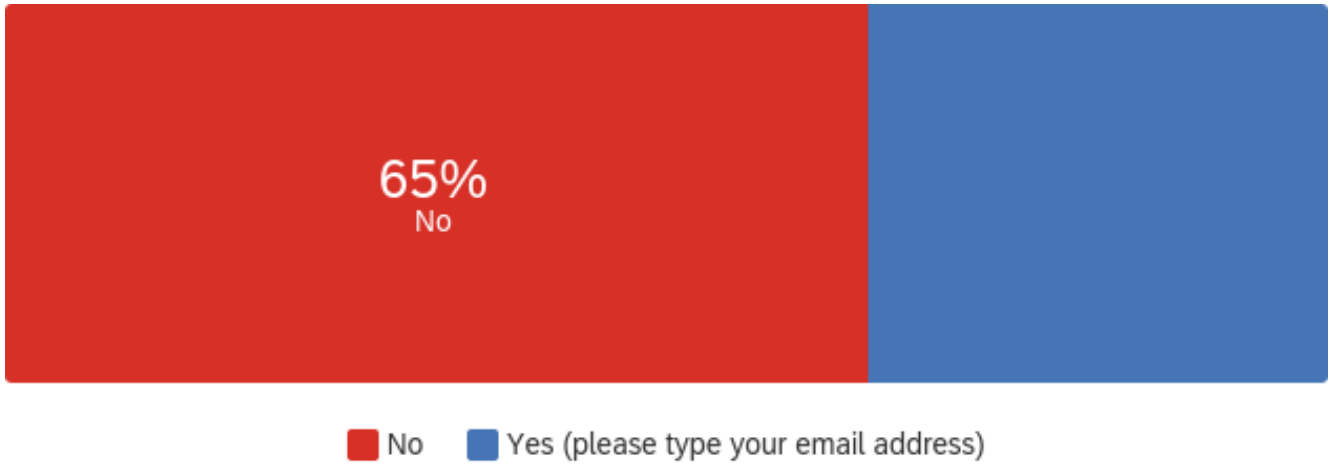
Q25 - Have you experienced challenges when applying for HOME Investment Partnerships funds (HOME) funds? If so, please describe.

Have you experienced challenges when applying for HOME Investment Partnerships funds (HOME) funds? If so, please describe.
Yes. Don’t get me wrong - this is one of the only funding sources available housing production. I am thankful for it. But in the spirit of feedback. Application is too large in comparison to comparable funding sources. It could be trimmed back. Decision making too ambiguous - scoring is not analytical and difficult to assess likelihood of success. The funding would be better as subsidy vs loan.
The challenges are generally related to the bureaucracy associated with the federal program rules.
N/A
No
n/a
Emergency Shelter has not been eligible to apply for funding for the past few years. OPH is currently in discussions about priorities for funding and hopefully shelter moves back in to eligibility for funding.
Some of the requirements in the applications are nonsensical or overly burdensome to answer.
N/A
Have not applied.
N/A
Not offered to home ownership or home repair programs in recent history
None
I don't know if we have applied.

Q26 - If you experience challenges to applying for these funds, what tools/supports could be provided to make this funding more accessible?

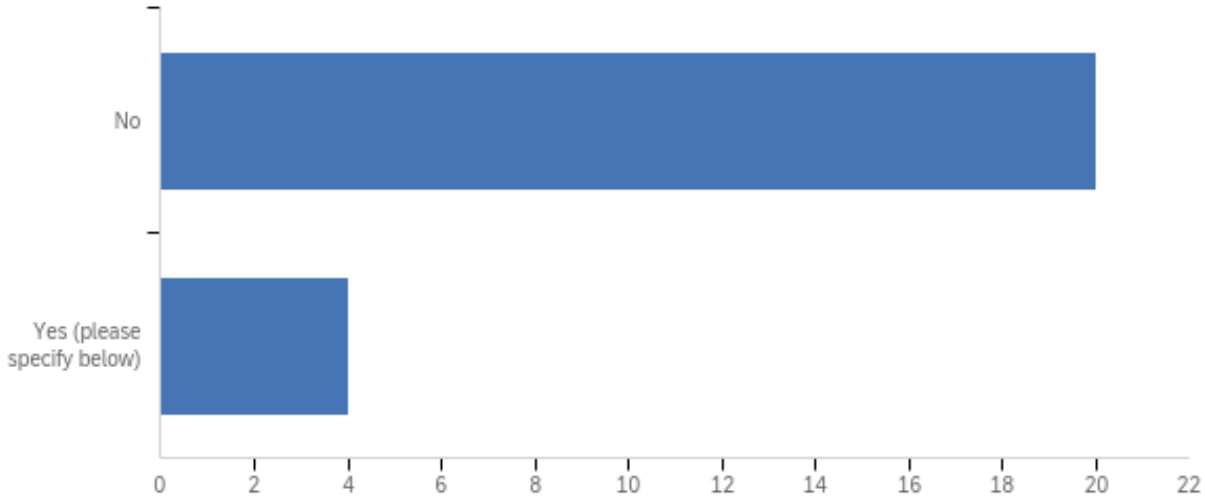
If you experience challenges to applying for these funds, what tools/supports could be provided to make this funding more accessible?
Technical assistance with direct feedback about project fit for funding opportunity. A self score tool. Timing and collaboration with LIHTC funding round. Lighten up application or create a two step process to pre-screen app before full app is submitted.
N/A
N/A
n/a
A calendar or email notification that shows when applications open and close.
Recognizing that Shelter is part of the COC and vital to providing a safe space for people to come off the streets to receive service and support until housing options become available.
N/A
In my opinion, staff do a good job with tools/support for applying for CDBG funds.
Making the money more accessible to a wider variety of services
N/A
?

Q27 - Would you be interested in a follow up conversation regarding access to CDBG or HOME funds?



#	Answer	%	Count
2	No	65.22%	15
1	Yes (please type your email address)	34.78%	8
	Total	100%	23

Q28 - 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	83.33%	20
2	Yes (please specify below)	16.67%	4
	Total	100%	24

Q24_2_TEXT - Yes (please specify below)

Yes (please specify below) - Text
Thank you CoB. We value your hard work and partnership. Appreciate your consideration of users experience. There are very few resources for the production of below market rate housing. Thankful that the city of Boise is a resource that can assist in making it happen. Would love to be included in the planning stages to understand the city's goals with the use of these types of funds. This would allow us the ability to secure sites and plan development activities to match with funding available.
It's hard to navigate renting in the community and it is scarce I looked at 25 different places to find 2 winners 🏆 there is a science to finding the right place and it's not the same for everyone
There are a lot of projects selected based on the proposal that fall well short of the goals noted in that proposal, but the City of Boise continues to provide new opportunities to those companies who will again fall far short of the goal noted in their proposals.
Elderly people are a fast growing part of the homeless population. I for see a crisis in the not distant future.

ATTACHMENT E: HOUSING INVENTORY COUNT REPORT

HUD 2024 Continuum of Care Homeless Assistance Programs
Housing Inventory Count Report

Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care in the 2024 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2024. The data presented in this report are limited to beds available for occupancy on the night of the count (beds under development are excluded). For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (https://www.hudexchange.info/grantees/). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

CoC Number: ID-500

CoC Name: Boise/Ada County CoC

Summary of all available beds reported by Continuum of Care:

								Subset of Total Bed Inventory		
	Family Units[1]	**Family Beds[1]**	**Adult-Only Beds**	**Child-Only Beds**	**Total Yr-Round Beds**	**Seasonal**	**Overflow / Voucher**	**Chronic Beds[2]**	**Veteran Beds[3]**	**Youth Beds[3]**
Emergency, Safe Haven and Transitional Housing	**93**	**178**	**637**	**4**	**819**	**9**	**10**	**n/a**	**73**	**4**
Emergency Shelter	77	123	540	4	667	9	10	n/a	10	4
Transitional Housing	16	55	97	0	152	n/a	n/a	n/a	63	0
Permanent Housing	**58**	**184**	**271**	**0**	**455**	**n/a**	**n/a**	**153**	**193**	**0**
Permanent Supportive Housing*	21	72	266	0	338	n/a	n/a	153	185	0
Rapid Re-Housing	37	112	5	0	117	n/a	n/a	n/a	8	0
Grand Total	**151**	**362**	**908**	**4**	**1,274**	**9**	**10**	**153**	**266**	**4**

Available CoC beds reported by Program Type:

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.
**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2024 HMIS Data Standards.
[1]Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.
[2]Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.
[3]Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

HUD 2024 Continuum of Care Homeless Assistance Programs
Housing Inventory Count Report

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Emergency Shelter

									Subset of Total Bed Inventory		
Provider Name	**Facility Name**	**Family Units[1]**	**Family Beds[1]**	**Adult-Only Beds**	**Child-Only Beds**	**Seasonal**	**Overflow / Voucher**	**Total Beds**	**Chronic Beds[2]**	**Veteran Beds[3]**	**Youth Beds[3]**
Boise Rescue Mission	Boise Rescue Mission - City	13	33	110	0	0	0	143	n/a	0	0
Boise Rescue Mission	Boise Rescue Mission - River	0	0	218	0	0	0	218	n/a	0	0
Idaho Youth Ranch Non-HMIS	Idaho Youth Ranch - Hays Ho	0	0	0	4	0	0	4	n/a	0	4
Interfaith Sanctuary Housing Services Inc.	Interfaith Sanctuary Housing	57	69	0	0	0	0	69	n/a	0	0
Interfaith Sanctuary Housing Services Inc.	Interfaith Sanctuary Housing	0	0	166	0	9	10	185	n/a	0	0
Supportive Housing & Innovative Partner	Supportive Housing & Innova	0	0	10	0	0	0	10	n/a	10	0
Women's and Children's Alliance Non-H	Serena's House [ES] [Non-H	7	21	36	0	0	0	57	n/a	0	0
Total		**77**	**123**	**540**	**4**	**9**	**10**	**686**	**n/a**	**10**	**4**

Transitional Housing

									Subset of Total Bed Inventory		
Provider Name	**Facility Name**	**Family Units[1]**	**Family Beds[1]**	**Adult-Only Beds**	**Child-Only Beds**	**Seasonal**	**Overflow / Voucher**	**Total Beds**	**Chronic Beds[2]**	**Veteran Beds[3]**	**Youth Beds[3]**
Boise City Ada County Housing Authorit	Boise City Ada County Housi	1	2	4	0	n/a	n/a	6	n/a	0	0
Boise Rescue Mission	Boise Rescue Mission - River	0	0	36	0	n/a	n/a	36	n/a	36	0
Boise Rescue Mission	Boise Rescue Mission - River	0	0	30	0	n/a	n/a	30	n/a	0	0
El Ada, Inc.	El Ada, Inc. - GPD VA Per Di	0	0	12	0	n/a	n/a	12	n/a	12	0
Supportive Housing & Innovative Partner	Supportive Housing & Innova	0	0	15	0	n/a	n/a	15	n/a	15	0
Women's and Children's Alliance Non-H	Women's and Children's Allia	15	53	0	0	n/a	n/a	53	n/a	0	0
Total		**16**	**55**	**97**	**0**	**n/a**	**n/a**	**152**	**n/a**	**63**	**0**

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.
**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2024 HMIS Data Standards.
[1]Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.
[2]Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.
[3]Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

HUD 2024 Continuum of Care Homeless Assistance Programs
Housing Inventory Count Report

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Permanent Supportive Housing

									Subset of Total Bed Inventory		
Provider Name	**Facility Name**	**Family Units[1]**	**Family Beds[1]**	**Adult-Only Beds**	**Child-Only Beds**	**Seasonal**	**Overflow / Voucher**	**Total Beds**	**Chronic Beds[2]**	**Veteran Beds[3]**	**Youth Beds[3]**
Boise City Ada County Housing Authorit	Boise City Ada County Housi	14	51	59	0	n/a	n/a	110	110	0	0
Boise VA Medical Center	Boise VA Medical Center - H	7	21	164	0	n/a	n/a	185	0	185	0
Terry Reilly Health Services (TRHS)	Terry Reilly Health Services (	0	0	43	0	n/a	n/a	43	43	0	0
Total		**21**	**72**	**266**	**0**	**n/a**	**n/a**	**338**	**153**	**185**	**0**

Rapid Re-Housing

									Subset of Total Bed Inventory		
Provider Name	**Facility Name**	**Family Units[1]**	**Family Beds[1]**	**Adult-Only Beds**	**Child-Only Beds**	**Seasonal**	**Overflow / Voucher**	**Total Beds**	**Chronic Beds[2]**	**Veteran Beds[3]**	**Youth Beds[3]**
CATCH	CATCH - Linda Fund RRH	0	0	0	0	n/a	n/a	0	n/a	0	0
CATCH - Ada County	CATCH - HUD CoC Rapid R	19	55	0	0	n/a	n/a	55	n/a	0	0
CATCH - Ada County	CATCH - HUD ESG Rapid R	2	7	0	0	n/a	n/a	7	n/a	0	0
CATCH - Ada County	CATCH - HUD CoC DV Bon	15	47	0	0	n/a	n/a	47	n/a	0	0
El Ada, Inc. SSVF	El Ada, Inc. - SSVF Rapid Re	1	3	5	0	n/a	n/a	8	n/a	8	0
Total		**37**	**112**	**5**	**0**	**n/a**	**n/a**	**117**	**n/a**	**8**	**0**

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.
**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2024 HMIS Data Standards.
[1]Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.
[2]Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.
[3]Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.