



## LIVABILITY



## Boise's Housing Strategy Safe, Affordable Housing Options

The City of Boise aspires to be the most livable city in the country. A home in a safe neighborhood is an indicator of a livable community. The City invests funds and provides development incentives for a comprehensive Housing Strategy to provide safe, affordable housing options for all citizens.

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**The City's Housing Strategy is a realistic depiction of need, available resources, and investments.** It emphasizes educating partners, constituents, and policy makers about the complexity of addressing all housing needs.

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### City of Boise | Housing & Community Development

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This document can be translated into other languages upon request.

The City of Boise recognizes the concept of affordable housing extends beyond the ability to pay. It also includes other elements of livability such as housing choice, access to transportation, health and human services, as well as employment, healthy food options, and community.

Boise's Housing Strategy is detailed in the City's Five-Year Consolidated Plan, which is available at [cityofboise.org/housing](http://cityofboise.org/housing).





## Energize Our Neighborhoods

### New Community Development Model

The **Energize Our Neighborhoods** initiative is a collaboration between Boise's residents, public and private partners, and the City to keep our neighborhoods unique and desirable. It focuses on aligning community resources to improve livability and make measurable change.

Energize Our Neighborhoods is an innovative model that is used throughout the City. Focusing on individual neighborhoods and using data as a road map will increase economic activity, improve safety, provide additional services and create more vibrant and connected neighborhoods.

Energize Our Neighborhoods is centered on eight livability focus areas. Boise's Housing Strategy is a key component of this new model of community development.

### Livability Focus Areas

- Children & Youth
- Economic Development
- Environment
- Health & Community Services
- Housing
- Placemaking, Arts & History
- Public Safety
- Transportation

## What is the Consolidated Plan?

The **Five-Year Consolidated Plan** is the City of Boise's framework for prioritizing and providing services for housing, homelessness, and community development over a five-year period beginning October 1, 2016. The plan details the City's strategy to use both federal and local financial resources to address the community's housing needs, as well as non-housing community development.

The Five-Year Consolidated Plan is submitted to the U.S. Dept. of Housing and Urban Development (HUD) as the City's official strategy.

Full details are available in the Five-Year Consolidated Plan, which is located at [hcd.cityofboise.org](http://hcd.cityofboise.org).





## Boise's Housing Strategy

### 1. Sponsor Supportive Services and Outreach

Supportive services often bridge the need between homelessness and housing stability. The City of Boise will leverage federal dollars with local funds to align supportive services with housing activities. The City supports agencies that provide services to the community's vulnerable populations, including youth, the medically indigent, veterans, the elderly, victims of domestic violence, and those with physical, mental and medical disabilities.

### 2. Address the Needs of Chronically Homeless Households

Research clearly indicates that permanent housing is more cost effective and achieves the same or better outcomes than other types of homeless assistance. As a result, Boise and its partners have adopted an evidenced-based permanent supportive housing model. "Housing First" will include both site-based and scattered site options. The Continuum of Care will also introduce "Coordinated Entry" as a system-wide change which prioritizes entry based on need.

### 3. Expand Affordable Rental Housing

Boise's growing population and employment opportunities have resulted in a high demand for available rental units. The City of Boise is partnering with public and private developers to expand the number of market-rate and affordable units, including mixed-income projects when applicable.

### 4. Homeless Prevention and Rapid Re-Housing

The City supports homeless prevention agencies that provide financial assistance and services to prevent homelessness and help those experiencing homelessness to be quickly re-housed and stabilized.

### 5. Preserve Existing Homeowner & Rental Units

To maintain and preserve existing housing stock, the City of Boise offers affordable home-improvement loans to income-qualified homeowners and owners of multi-family housing where the majority of tenants meet income guidelines. The loans can be used for necessary repairs to make the home a safe, decent, and sanitary place to live. Loans are available for energy and accessibility improvements, as well as general housing repairs.

### 6. Increase Affordable Homeownership Options

With favorable loan terms, many households can become homeowners with financial assistance. The City's Affordable Homeownership Loan Program helps income-qualified applicants purchase a home.

### 7. Increase Neighborhood Livability

Neighborhood livability is a collaborative effort between residents, public and private partners, and the City. City and community resources are realigned to demonstrate measurable change and keep neighborhoods desirable.



## Housing Strategy #1

Sponsor Supportive Services and Outreach



## Sponsor Supportive Services

### What are Supportive Services?

Supportive services assist homeless, low-income and disadvantaged households. Services may include child care, medical care, transportation, counseling, education or employment services.

The City of Boise funds supportive services programs provided by partner agencies. The City will continue to invest in public services that directly promote and assist the goal of permanent housing and permanent supportive housing.

Supportive services include:

- Support for households in need of quality childcare;
- Medical assistance and facilities available to households which have limited access to mainstream medical services;
- Facilities to support agencies which provide economic and social self-sufficiency service to households facing the challenges of poverty and the threat of homelessness;
- Case management to ensure that supportive services are coordinated and client centered;
- Other services that assist in supporting self-sufficiency.

### Transportation & Housing

Low incomes are often a result of a disability, age, or lack of employment. Low wage earners have a high reliance upon public transportation, which can be a challenge in Boise.

Households that pay more than 45% of their income on housing and transportation are considered to be “Cost-Burdened.”

Key informants interviewed while developing the Consolidated Plan noted that the lack of availability and accessibility of public transportation is a barrier to housing, employment and services for their low income clients. Current transportation is provided by the Valley Regional Transit (VRT) and the bus network, Valley-Ride. The Housing Needs Analysis notes that a lack of statewide public transportation funding makes expansion of bus service difficult for local governments.

The City provides incentives to developers who build housing along transit corridors.

## Who Receives Assistance?

Many people with special needs require supportive housing and services to enable them to live independently and to avoid homelessness.

The City funds many services, facilities, and housing programs designed to address their needs. These populations include the elderly, persons with mental, physical and developmental disabilities, persons with substance use disorders, persons with HIV/AIDS, victims of domestic violence, Veterans, at-risk youth, and refugees.

The primary housing need of many of these households is access to affordable rental units with supportive services and access to transportation.



## Continuum of Care

The **Boise City/Ada County Continuum of Care** is a strategic community plan to meet the housing and service needs of those at-risk of or experiencing homelessness. The Continuum of Care includes a formal network of organizations to address resources and their interface with other mainstream funding sources.

In order to secure financial resources for Boise and Ada County's citizens, the community must have an active Continuum of Care planning effort to compete for McKinney-Vento Homeless Assistance Grants.

As lead agency for the Continuum of Care, the City of Boise engages key stakeholders to create housing opportunities for high-need households. The Continuum of Care supports evidence-based permanent supportive housing for persons experiencing homelessness and chronic homelessness.

The Continuum of Care is a structured organizational model housed and staffed by the City. Its committees consistently plan for and evaluate existing programs and to comprehensively address local challenges. Committees include:

- Continuum of Care Team
- Executive Committee
- Fair Housing Working Group
- Housing Working Group
- Performance Measurement Working Group
- Coordinated Entry Working Group

### What is Coordinated Entry?

"Coordinated Entry" is the process of prioritizing housing for those who are the most vulnerable or have the most service needs. It standardizes access and assessment.

Jurisdictions in the Continuum of Care can assist in adapting coordinated entry throughout the Treasure Valley.

## Housing Strategy #2

Address the Needs of Chronically Homeless Households

## Housing First

The City of Boise, Idaho Housing Finance Association, and Boise City/Ada County Housing Authority have partnered on a unique effort to jointly fund a "Housing First" Permanent Supportive Housing project. This new "Housing First" model will make up to 40 units available. The project is anticipated in 2018.

In an initial effort to promote participant choice, a "Housing First" scattered-site option will also be introduced in 2017. The City, the Housing Authority, and a private owner will combine their portfolios, making 15 units available. Terry Reilly Health Services Inc. and CATCH Inc., will use "coordinated entry" to provide supportive services.

Both projects will be designed for chronically homeless households and use robust data tracking and performance measures.



## Rental Housing

### The City's Role

The City of Boise is unique, as it owns affordable rental properties that serve low income households. The City also:

- Coordinates unit occupancy with multiple providers of health, mental health, permanent supportive housing, and other services.
- Provides units to local agencies for their clients.
- Facilitates increased housing density, encourages job growth and employment, promotes construction of quality housing, coordinates homebuyer opportunities, and finances new housing units.
- Promotes integrating affordable housing in diverse locations.
- Encourages mixed-income housing development.
- Prioritizes local funding based on community need.
- Empowers disadvantaged households to maintain housing stability.

### Barriers to Affordable Housing

Similar to metropolitan areas across the nation, Boise is experiencing growth which impacts the residential housing market. Brisk building permit activity increased significantly during 2015, and is trending toward continued high levels of residential construction.

## Housing Strategy #3

Expand Affordable Rental Housing

### Barriers

The challenge of recruiting developers with the capacity to navigate the complex regulations of multiple funding sources is a barrier to expanding Boise's affordable housing inventory.

The City of Boise lacks the traditional methods available in other states to promote affordable housing. These missing tools include:

- Inclusionary Zoning
- State Housing Trust Fund
- Property Tax Exemptions

### City Incentives

To counter these barriers, the City has introduced creative solutions to minimize the lack of customary tools.

The City's incentives for new housing development include:

- A density bonus for parcels connecting to transit corridors.
- The Downtown Housing Incentives Program encourages development of mixed-income housing within the Downtown core.
- Creative utilization of City-owned resources, including land and facilities.
- Innovative partnerships between local agencies, governments and hospitals to jointly fund effective community solutions. One example is the Joint Powers Entity that governs the Allumbaugh House detoxification and mental health crisis center.



## Public Housing

The **Boise City/Ada County Housing Authority** operates a variety of programs for residents of Boise City and Ada County, including Section 8 Choice Vouchers, public housing, and rental units for people who are elderly or disabled.

Although people often confuse the City of Boise and the Boise City/Ada County Housing Authority as the same agency, they are separate entities. The City of Boise and the Housing Authority are partners in preserving and expanding affordable housing inventory. The Housing Authority:

- Administers 1,640 Housing Choice vouchers within the City of Boise and Ada County.
- Operates 250 housing vouchers for veterans (VASH) and HUD Supportive Housing rental assistance vouchers.
- Owns 240 units of public housing.
- If households can't find a suitable unit within 60 days or a landlord willing to take the voucher, the voucher must be returned.

## City of Boise Rental Housing

**The City of Boise is one of only a few municipalities in the United States to own and operate affordable rental housing.** The majority of the City's tenants are households with extremely low incomes.

The rental properties were purchased primarily with funds secured through the U.S. Department of Housing and Urban Development (HUD).

The portfolio consists of 300+ units, in more than 45 locations around the city. It includes studio apartments, large multi-family complexes and single family homes.

## Boise's Housing Needs

In October 2015, the City of Boise released a housing needs report that provided an overview of Boise's housing market, prices, issues, and needs. The document also provided data and recommendations for City actions to address the need for affordable housing. The report informed the development of the Five-Year Consolidated Plan.

The Housing Needs Analysis is available at [hcd.cityofboise.org](http://hcd.cityofboise.org).

## Housing Strategy #4

Homeless Prevention and Rapid Re-Housing

## Homeless Prevention & Rapid Re-Housing

- Rental assistance for households on the verge of eviction
- City-owned housing
- Prevent eviction due to inability to pay rent
- Rapidly re-house households experiencing homelessness

## Roundtables Housing & Homelessness

No single policy, government, organization or program can tackle or solve complex social problems. A proven approach calls for multiple entities from different sectors to engage in finding and enacting solutions together.

Each quarter, Mayor Bieter hosts a Roundtable of over 40 public and private Treasure Valley partners to identify and prioritize housing solutions. The group focuses on affordable housing and addressing homelessness in the community. This regional approach is a unique and effective method to collectively address housing needs. Roundtable priorities include:

- **Create New Permanent Housing First**  
Reduce Chronic Homelessness
- **Expand Rapid Re-Housing**  
Reduce Family Homelessness
- **Expand Affordable Housing**  
Prevent Homelessness

## Addressing Homelessness

Research has clearly indicated that permanent housing strategies, such as permanent supportive housing and rapid re-housing, are more cost effective and achieve the same or better outcomes than other types of homeless assistance.

In recent appropriations bills, Congress has directed HUD to make the Continuum of Care program more competitive. This means lower performing projects that receive McKinney-Vento Homeless Assistance grants are not automatically renewed.

For more information, see the United States Interagency Council on Homelessness (USICH) "Opening Doors: Federal Strategic Plan to Prevent and End Homelessness" which is available at [www.usich.gov/opening-doors](http://www.usich.gov/opening-doors).

### HUD Policies

#### 1. Create a Systemic Response to Homelessness

Includes system-wide coordinated entry

#### 2. Strategically Allocate Resources

Comprehensively review project quality, performance, and cost effectiveness

#### 3. End Chronic Homelessness

Target persons with the highest needs and longest histories of homelessness for existing and new permanent supportive housing

#### 4. End Family Homelessness

Expansion of rapid re-housing programs

#### 5. End Youth Homelessness

Engage youth providers in the Continuum of Care

#### 6. End Veteran Homelessness

Prioritize services for veterans if they cannot qualify for VA assistance

#### 7. Use a Housing First Approach

- Use data to quickly and stably house homeless persons
- Engage landlords and property owners
- Remove barriers to entry
- Adopt client-centered service methods



## Preserve Existing Units

### Rehabilitate and Upgrade

Older housing units may need rehabilitation or upgrades to make them safe and habitable. Older units may also have lead-based paint or other hazards that need to be mitigated.

The City's **Affordable Home Improvement Loan Program** offers loans to qualified applicants and owners of multi-family housing to make necessary repairs to bring their home up to code and make it a safe, decent, and sanitary place to live. The program can be used for energy and accessibility improvements, as well as general housing repairs.



### Housing Strategy #5

Preserve Existing Homeowner and Rental Units

## Increase Homeownership

### Affordable Options

While the options for homeownership in Boise are becoming limited for many households, there are still units priced at a level to households at or below 80% Area Median Income. Often, households with good credit and steady employment have not been able to save the funds needed for down payments.

The City of Boise offers an **Affordable Homeownership Loan Program** to assist income-qualified applicants purchase a home.



### Housing Strategy #6

Increase Affordable Homeownership Options

## Neighborhood Livability

### Keep Neighborhoods Desirable

**Energize Our Neighborhoods** is a collaborative effort between Boise's residents, public and private partners, and the City to keep neighborhoods desirable. This effort focuses on aligning community resources to improve livability and make measurable change. By focusing on individual neighborhoods and using data as a road map, this strategy creates vibrant and connected neighborhoods, thereby preventing slum and blight. Activities may include infrastructure improvements (sidewalks, streets, etc), public art, expanded/upgraded public facilities, ADA accessibility, or other needs identified by a neighborhood.



### Housing Strategy #7

Increase Neighborhood Livability



## Income Guidelines Housing Ladder

Boise's 2016 Median Income for a family of four is \$62,400.

## Fair Housing

### Affirmatively Furthering Fair Housing

Discrimination against people of different national origin, race, ethnicity, sexual orientation, gender identity/expression, families with children and families with disabilities can limit equal access to housing.

Along with the Five-Year Consolidated Plan, the City conducts an "Analysis of Impediments to Fair Housing Choice." This includes a review of local laws, regulations, and policies followed by an analysis of how these policies might impact the location, availability, and accessibility of housing. It also identifies lending practices and household economic conditions that affect housing choice, occupancy patterns, housing location, possible forms of discrimination, and other factors impacting fair housing.

### Impediments to Fair Housing

1. A lack of knowledge about Fair Housing roles and responsibilities by tenants and housing providers.
2. Tenants with limited English proficiency may have difficulty understanding and accessing information. In addition, the forms and documents used in obtaining housing services or completing transactions are often complex.
3. Some Homeowner Associations (HOA) may not be in full compliance with Fair Housing laws.
4. Discrimination by property owners/managers limit diverse groups from equal access to housing.
5. The increasing cost of homeownership and rental housing.
6. Neighborhood resistance to new affordable housing developments, particularly multi-family properties.
7. Various regulatory and economic factors limit housing choice.

### Fair Housing Action Plan

A Fair Housing Action Plan details how impediments will be addressed. The Plan is available at [FairHousing.cityofboise.org](http://FairHousing.cityofboise.org).

## 4 Workforce 120% of Median Income

Household	Annual Income	Rent*
1 Person	\$52,425	\$1,311
4 Person	\$74,850	\$1,871

## 3 Low 80% of Median Income

Household	Annual Income	Rent*
1 Person	\$34,950	\$874
4 Person	\$49,900	\$1,248

## 2 Very Low 50% of Median Income

Household	Annual Income	Rent*
1 Person	\$21,850	\$546
4 Person	\$31,200	\$780

## 1 Extremely Low 30% of Median Income

Household	Annual Income	Rent*
1 Person	\$13,100	\$328
4 Person	\$24,300	\$608

\* Rent listed is 30% of monthly income. Households spending more than 30% of their income on housing are considered cost-burdened.

## Income Levels

- 4 Workforce**  
Over 80% Median Income
- 3 Low Income**  
80% Median Income
- 2 Very Low Income**  
50% Median Income
- 1 Extremely Low Income**  
Less than 30% Median Income



### What is Low Income?

A single person in Boise with an annual gross income of \$34,950 qualifies as "Low Income."



## Make It Real

### Low Income

**Boise's Median Income for a family of four is \$61,300.** HUD defines "Low Income" as 80% of Median Income. This means that a single person with an annual gross income of \$33,800 qualifies as "Low Income."<sup>1</sup>

In Idaho, starting salaries for many occupations are in the "Low Income" range.<sup>2</sup>

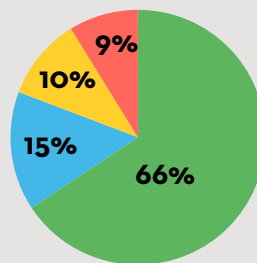
#### Occupation | Entry Wage

- Automotive Mechanic | \$24,275
- Bartender | \$16,840
- Childcare Worker | \$16,855
- Dental Assistant | \$25,930
- EMT & Paramedics | \$19,951
- Insurance Agent | \$25,986
- Janitor | \$16,841
- Loan Officer | \$27,783
- Paralegal | \$27,945
- Retail Salesperson | \$16,986
- Veterinary Assistant | \$18,173
- Waiter/Waitresses | \$16,829



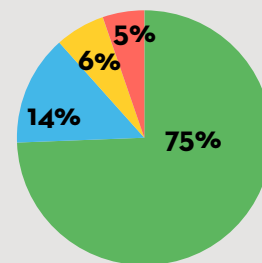
## Household Income

### Area Household Income Levels



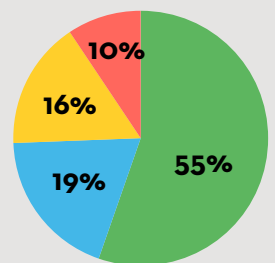
**Boise**

Households: 86,032



**Meridian**

Households: 24,119



**Garden City**

Households: 5,016

■ Over 80%   
 ■ 80%   
 ■ 50%   
 ■ Below 30%

1. [hcd.cityofboise.org/media/4891/2015%20Income%20Guidelines.pdf](http://hcd.cityofboise.org/media/4891/2015%20Income%20Guidelines.pdf)

2. Idaho Occupational Employment & Wage Release 2015. (<https://lmi.idaho.gov/publications/2015/OES/Idaho-2014.pdf>)

## Five-Year Consolidated Plan Resources

Sources	Uses	Expected Amount Available: Year 1			Four Year Projection	Description
		Investment	Leverage	Total		
<b>Community Development Block Grant (CDBG) Funds</b>						
Federal	Acquisition Admin & Planning Housing Public Improvements Public Services	\$ 1,299,794	\$300,000 Program income	\$ 1,599,794	\$ 4,800,000	Based on 5 year average
<b>HOME Investment Partnerships Program (HOME) Funds</b>						
Federal	Acquisition Homebuyer Assistance Multi-Family Rental New Construction New Construction for Ownership	\$ 582,489	\$ 300,000 Program income	\$ 882,489	\$ 2,200,000	Based on 5 year average Funding decline projected
<b>McKinney-Vento Homeless Assistance Act Funds</b>						
Federal	Admin & Planning Data Special Needs Housing	\$ 933,085	\$ 105,000	\$ 1,038,085	\$ 4,279,880	Funding for Boise City/Ada County Continuum of Care
<b>City of Boise General Funds - Homeless Prevention &amp; Rapid Re-Housing Program</b>						
Local	Housing	\$ 100,000	\$ 136,000	\$ 236,000	\$ 400,000	Rental assistance
<b>City of Boise General Funds - Permanent Supportive Housing</b>						
Local	New Construction	\$ 1,100,000	\$ 5,750,000	\$ 6,850,000	TBD	Housing First
<b>City of Boise - Other Funds</b>						
Local	Downtown Housing Incentive Program	\$ 225,000	\$ 0	\$ 225,000	TBD	Market-rate and affordable housing incentives
Local	Parks & Recreation	\$ 22,212	\$ 0	\$ 22,212	\$ 88,848	Winter day shelter
Local	Neighbors In Need Trust Fund	\$ 45,000	\$ 0	\$ 45,000	\$ 180,000	Interest Earnings
	<b>Totals</b>	<b>\$ 4,307,850</b>	<b>\$ 6,591,000</b>	<b>\$ 10,898,580</b>	<b>\$ 11,948,728</b>	

### In-Kind Contributions

The City of Boise also contributes land, residential property, and commercial space in support of housing and economic development for low-income persons.

## Glossary

- **AREA MEDIAN INCOME**

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The “Area Median Income” (AMI) is calculated annually by HUD. It reflects the median income in Ada County. Qualification for HUD-funded programs is based on percentages of the AMI. Households making 80% of AMI are considered “Low Income”; 50% is considered “Very Low Income” and 30% is “Extremely Low Income.”

- **BCACHA**

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The Boise City/Ada County Housing Authority. (See “Housing Authority”)

- **CCDC**

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The Capitol City Development Corporation (CCDC) is Boise’s redevelopment agency.

- **CDBG**

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The Community Development Block Grant (CDBG) program is a flexible federal program that provides communities with resources to address a wide range of unique community development needs. The CDBG program provides annual grants on a formula basis.

- **CHRONIC HOMELESSNESS**

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Unaccompanied homeless individuals/families that:

- Have been continuously homeless for a year or more, or
- Have had at least four episodes of homelessness in the past three years where those occasions cumulatively total at least 12 months, and
- Adult head of household with a disabling condition

- **CONTINUUM OF CARE**

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The Continuum of Care is a strategic community plan to meet the housing and service needs of those at-risk of or experiencing homelessness.

- **COST-BURDENED**

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Households that spend more than 30% of their income on housing are considered “Cost-Burdened.” They are considered “Extremely Cost-Burdened” if

they spend more than 50%. This does not include transportation costs. (See “Housing & Transportation Index”)

- **FAIR MARKET RENT**

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The Fair Market Rent generally establishes the amount of federal subsidy that can be utilized by households on HUD programs.

- **HCD**

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The City of Boise’s Housing & Community Development division.

- **HOME**

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The HOME Investment Partnerships Program (HOME) is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

- **HOMELESSNESS**

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Homelessness is defined as:

- People living in a place not meant for human habitation, in emergency shelter, in transitional housing, or exiting an institution where they temporarily resided.
- People losing their primary nighttime residence and lack the resources and support networks to remain in housing.
- Families with children who are unstably housed and likely to continue in that state. Includes unaccompanied youth.
- People fleeing or attempting to flee domestic violence, who have no other residence and lack the resources or support networks to obtain other permanent housing.

- **HOUSING AUTHORITY**

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The Boise City/Ada County Housing Authority (BC/ACHA) operates a variety of programs for residents of Boise City and Ada County, including Section 8 Choice Vouchers, public housing, and rental units for people who are elderly or disabled.

# BOISE'S HOUSING STRATEGY

- **HOUSING CHOICE**

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HUD's Housing Choice voucher program assists very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Vouchers place the choice of housing in the hands of the individual family. Participants are not limited to subsidized units and are able to find their own housing, including single-family homes, townhouses and apartments. Can be either site-based or tenant-based.

- **HOUSING FIRST**

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A recovery-oriented approach to ending homelessness. It centers on quickly moving people who are experiencing homelessness into independent and permanent housing and then providing additional supports and services as needed. Housing uses the Permanent Supportive Housing model and may include scattered-site or site-based housing.

- **HOUSING & TRANSPORTATION INDEX**

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Households paying more than 45% of their income on housing and transportation are considered to be "Cost-Burdened."

- **HMIS**

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The Homeless Management Information System (HMIS) is an information technology system used to collect client-level data and data on the provision of housing and services to homeless households and those at risk of homelessness. Each Continuum of Care must have an HMIS software solution that complies with HUD's data collection, management, and reporting standards.

- **HPRP**

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A Homelessness Prevention and Rapid Re-Housing Program (HPRP) provides financial assistance and services to prevent households from becoming homeless and help those experiencing homelessness to be quickly re-housed and stabilized.

- **HUD**

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The mission of the U.S. Department of Housing and Urban Development (HUD) is to create strong, sustainable, inclusive communities and quality affordable homes for all.

- **LIHTC**

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Low-Income Housing Tax Credits

- **MCKINNEY-VENTO**

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McKinney-Vento Homeless Assistance Act grants are the primary source of federal funding for programs serving people experiencing homelessness.

- **NEIGHBORS IN NEED TRUST FUND**

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The City of Boise established the Neighbors in Need Trust Fund to support solutions for homelessness. The interest earned is invested in community efforts to provide services and housing opportunities.

- **PERMANENT SUPPORTIVE HOUSING**

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Long-term housing that includes supportive services for homeless and chronically homeless households.

- **PUBLIC SERVICES**

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CDBG regulations allow the use of grant funds for a wide range of public service activities, which in part include employment services, child care, health services, and services for homeless persons.

- **RAPID RE-HOUSING**

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Rapid re-housing assistance to persons who are homeless.

- **SECTION 8**

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"Section 8" is a common name for the federal government's Housing Choice voucher program. (See "Housing Choice")

- **SUPPORTIVE SERVICES**

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Services to assist homeless, low-income or disadvantaged households. Services may include child care, medical care, counseling or employment services.

- **VASH**

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HUD's Veterans Affairs Supportive Housing (VASH) program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). Veterans who were dishonorably discharged are not eligible.

- **VOUCHERS**

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(See "Housing Choice")