

CONTENTS

CR-05: Goals and Outcomes..... 1

CR-10: Racial and Ethnic Composition of Families Assisted..... 5

CR-15: Resources and Investments (91.520(a))..... 7

CR-20: Affordable Housing (91.520(b))..... 13

CR-25: Homeless and Other Special Needs (91.220 (d,e); 91.320 (d,e); 91.520 (c))..... 15

CR-30: Public Housing (91.220(h); 91.320(j))..... 17

CR-35: Other Actions (91.220(j-k); 91.320 (i-j))..... 19

CR-40: Monitoring (91.220 and 91.230)..... 25

CR-45: CDBG 91.520(c)..... 26

CR-50: HOME 91.520(d)..... 27

Attachments

Attachment A – Integrated Disbursement Information System (IDIS) Reports

- CDBG Activity Summary Report (GPR) (IDIS – PR03)
- Summary of Consolidated Plan Projects (IDIS – PR06)
- Grantee Summary Activity Report (IDIS – PR08)
- CDBG Housing Activities (IDIS – PR10)
- Status of HOME Activities (IDIS – PR22)
- CDBG Summary of Accomplishments (IDIS – PR23)
- HOME Summary of Accomplishments (IDIS – PR23)
- Status of CHDO Funds by Fiscal Year (IDIS – PR25)
- CDBG Financial Summary Report (IDIS – PR26)
- Status of HOME Grants (IDIS – PR27)
- CDBG Performance Measures Report (IDIS – PR83)
- Housing Performance Report – CDBG (IDIS – PR85)
- Housing Performance Report – HOME (IDIS – PR85)
- CDBG Lead Based Paint Report – (IDIS – PR89)

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The 2016 Program Year Consolidated Annual Performance and Evaluation Report (CAPER) for the city of Boise (City) is presented in conformance with the required format and template. Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) grantees are required to respond each year in order to be compliant with Federal Regulations. This is for Program Year 2016 (PY16), October 1, 2016 – September 30, 2017.

The CAPER may be used by City residents to obtain performance of funded housing and community development projects during PY16. The City has participated in CDBG since 1974 and HOME since 1992. The community benefits by providing programs and services that benefit low- and moderate-income persons/households. Housing and Community Development (HCD), a division of the Planning and Development Services Department, administers CDBG and HOME funds for the City.

The City received entitlement funding in the amounts of \$1,299,794 (CDBG) and \$583,007 (HOME) during PY16 from HUD. The City earned program income from projects previously funded with CDBG and/or HOME. Program income earned in PY16 was \$801,998 (CDBG), \$540,116 (HOME), and \$922,612 (HOME - Recapture). The City's HUD financial resources available during PY16 totaled \$4,147,527.

The following are brief highlights of accomplishments over the first program year:

- Provided decent, safe, and sanitary rental housing to 331 low and moderate-income Boise households; 58% earn 0-30% of Area Median Income (AMI) and 85% earn 0-50% of AMI
- Granted 98 childcare scholarships for households experiencing homelessness
- Supported the provision of quality medical care to 5,778 unduplicated individuals (10% increase over PY15); 3,828 were extremely low-income (0-30%) Boise residents
- Counseling and case management services were provided to 149 victims of domestic violence (22% increase over PY15)
- Prevented homelessness with rental arrear payments for 181 households
- Assisted 37 households with case management who transitioned from living in a homeless shelter to more permanent housing

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Address needs of Chronically Homeless Households	Affordable Housing Homeless	General Fund - \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	80	0	0.00%	0	0	0%
Address needs of Chronically Homeless Households	Affordable Housing Homeless	General Fund - \$0	Housing for Homeless added	Household Housing Unit	0	0	0%	55	0	0%
Homeless Prevention and Rapid Re-housing	Homeless	CDBG: \$37,200	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1250	250	20%	250	181	72%
Increase affordable homeownership options	Affordable Housing	CDBG RLF: \$201,889	Direct Financial Assistance to Homebuyers	Households Assisted	40	5	12.50%	8	5	62.50%
Increase Neighborhood Livability	Non-Housing Community Development	CDBG: \$174,414	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	500	3.33%	5,000	10,784	71.89%

Increase supply of affordable/accessible rentals	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	300	0	0.00%	120	0	0.00%
Preserve older homeowner and rental units	Affordable Housing	CDBG: \$672,899	Rental units rehabilitated	Household Housing Unit	200	152	76%	200	152	76.00%
Preserve older homeowner and rental units	Affordable Housing	CDBG: \$446,722	Homeowner Housing Rehabilitated	Household Housing Unit	75	7	9.33%	20	7	35.00%
Supportive Services and Outreach	Non-Housing Community Development	CDBG: \$205,400	Public service activities other than Low/Moderate Income Housing Benefit	Housholds Assisted	25000	5000	25%	5000	6243	124.86%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Table 1 identifies the city of Boise’s (City) accomplishments for program year one of the current Five Year Consolidated Plan.

Exceeding Performance

Supportive Services and Outreach – partnerships with non-profit community agencies continues to provide access for vulnerable households. Eighty-seven (87%) of households served earned less than 50% of area median income.

Adequately Performing

Home Improvement (Multi-Family), Homeownership, and Homeless Prevention and Rapid Rehousing are performing for a first year action plan. Neighborhood Livability is an area benefit activity, meaning that all persons are included.

Unexpected Performance

Address Needs of Chronically Homeless – Construction was behind schedule for Program Year 2016. The 40-units of Permanent Supportive Housing broke ground in October 2016. The City anticipates supporting additional projects with acquisition, infrastructure and/or demolition in the forthcoming program year.

DRAFT

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	5,319	7
Black or African American	211	
Asian	100	
American Indian or American Native	44	
Native Hawaiian or Other Pacific Islander	37	
Total	5,711	7
Hispanic	1,094	1
Not Hispanic	4,617	6

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The numbers presented in Table 2 reflect those whom were supported with funds for Public Services, homeownership, housing rehabilitation, and Tenant-Based Rental Assistance. This was an increase of 8% over the previous program year. The additional two tables represent all populations served with activities by Housing and Community Development.

2016 PY AFFIRMATIVE MARKETING PERFORMANCE

[[INCLUDING INFORMATION ON APPLICANTS-BENEFICIARIES]]

Prepared 11/27/2017

SUBRECIP AWARDDEE	CDBG HOME		<30% AMI	31% to 50% AMI	51% to 80% AMI	Over income	Total Persons Served	Total Households Served	Female Head of Hold (Applicant)	White	%	Black or African American	%	Asian	%	Am Indian or Alaska Native	%	Native Hawaiian or Pacific Islander	%	Other Multi-Racial	%	Hispanic or Latino	%
Public Services																							
WCA	X		94	23	14	18	149	N/A	49	122	81.9%	3	2.0%	2	1.3%	9	18.4%	1	0.7%	12	8.1%	16	10.7%
Giraffe Laugh	X		76	11	11	0	98	N/A	71	80	81.6%	7	7.1%	4	4.1%	1	1.0%	1	1.0%	12	12%	27	27.6%
Jesse Tree	X		40	42	99	0	181	N/A	25	144	79.6%	3	1.7%	6	3.3%	6	3.3%	0	0.0%	22	12%	32	17.7%
TRHS	X		3828	1283	482	185	5778	N/A	413	4803	83.1%	178	3.1%	87	1.5%	22	0.4%	27	0.5%	661	11%	1009	17.5%
Salvation Army	X		37	0	0	0	37	N/A	6	23	62.2%	5	13.5%	0	0.0%	1	2.7%	8	21.6%	0	0.0%	1	2.7%
Subtotal			4075	1359	606	203	6243	0	564	5172	82.8%	196	3.1%	99	1.6%	39	0.6%	37	0.6%	707	11.3%	1085	17.4%
Housing																							
Homeownership	X		0	2	2	0	4	4	1	4	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	25.0%
Multi-Family Rehab	X		95	44	11	2	152	152	22	130	85.5%	15	0.0%	1	0.0%	5	0.0%	0	0.0%	0	0.0%	8	5.3%
HCD-Rehab	X		0	6	1	0	7	7	0	6	85.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
HCD (Rental Hsg)*	X X		188	88	38	6	518	331	98	356	68.7%	138	26.6%	4	0.8%	17	3.3%	0	0.0%	3	0.6%	20	3.9%
BCACHA/TBRA	X X		6	1	0	0	7	7	7	7	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	14.3%
Subtotal			289	141	52	8	688	501	128	503	73.1%	153	22.2%	5	0.7%	22	3.2%	0	0.0%	3	0.4%	30	4.4%
			42%	20%	8%	1%																	
TOTAL			4364	1500	658	211	6931	501	692	5675	82%	349	5%	104	15%	61	1%	37	0.5%	710	10%	1115	16%
			63%	22%	9%	3%																	

SUBRECIP AWARDDEE	CDBG HOME		<30% AMI	31% to 50% AMI	51% to 80% AMI	Over Income	Total Persons Served	Total Households Served	Female Head of Hold (Applicant)	Disabled	%	Elderly	%
Public Services													
WCA	X		94	23	14	18	149	N/A	55	31	20.8%	6	4.0%
Giraffe Laugh	X		76	11	11	0	98	N/A	71	20	20.4%	0	0.0%
Jesse Tree	X		40	42	99	0	181	N/A	25	41	22.7%	3	1.7%
TRHS	X		3828	1283	482	185	5778	N/A	413	1207	20.9%	427	7.4%
Salvation Army	X		37	0	0	0	37	N/A	7	15	40.5%	0	0.0%
Subtotal			4075	1359	606	203	6243	0	571	1314	21.0%	436	7.0%
Housing													
Homeownership	X		0	2	2	0	4	4	1	0	0.0%	0	0.0%
Multi Fam Rehab	X		95	44	11	2	152	152	22	1	0.7%		0.0%
HCD-Rehab	X		0	6	1	0	7	7	0	0	0.0%	3	42.9%
HCD (Rental Hsg)*	X X		199	88	38	6	518	331	98	189	36.5%	63	12.2%
BCACHA/TBRA	X X		7	0	0	0	7	7	6	2	28.6%	0	0.0%
Subtotal			301	140	52	8	688	501	127	192	27.9%	66	9.6%
TOTAL			4376	1499	658	211	6931	501	698	1506	21.7%	502	7.2%

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	2,158,991	\$2,720,909
HOME	HOME	833,007	\$317,972
Other	Other	1,000,000	0

Table 3 - Resources Made Available

Narrative

During Program Year 2016 (PY16), the city of Boise amended its Action Plan to allow for previously unexpended Entitlement Funds and a reallocation of Revolving Loan Funds (RLF). These account for additional funds expended of CDBG.

Unexpended HOME funds are related to a multi-family development. The city of Boise is still awaiting final documents for underwriting in conformance with HOME guidelines. Once these documents are reviewed, a loan and regulatory agreement will be issued for the expenditure of funds.

The \$1,000,000 of "Other" funds was not expended in PY16, however, it was expended in early Program Year 2017. This supports 40-units of Permanent Supportive Housing for chronically homeless individuals.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-wide	100	100	See below

Table 4 – Identify the geographic distribution and location of investments

Narrative

The city of Boise's (City) basis for allocating investments is geographically delineated within its municipal boundaries. Funding is determined by: meeting national objectives; qualifying eligible activities; or through a competitive application process. The City does not specify target areas (meeting HUD eligibility criteria) either by census tract or block group.

Of the 45 Census Tracts identified for Boise, 33 Census tracts are directly within the City's boundaries. Census Tracts 1000, 1001, 1002, 1004, 1009, 1014, and 1017 have low- to moderate-income percentages greater than 51%. The use of CDBG and HOME funding is not pre-determined on areas of low- and moderate- income and/or minority concentration. Service agencies providing public services are primarily located in the downtown core, however, low- and moderate-income clients served reside throughout the City.

Two low-moderate area activities (sidewalk feasibility and bus benches) were started and substantially completed in Census Tract 17. Both will be completed in Program Year 2017.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The city of Boise (City) pursued all appropriate avenues in using available CDBG and HOME program funds to leverage other resources. Leveraged resources are critical in completing activities that address priorities and needs identified in the Five Year Consolidated Housing and Community Development Plan. The City leveraged \$10.8 million with \$1.9 million of CDBG and HOME funds invested in the community.

PY 2016 CDBG AND HOME GRANT LEVERAGE						
Project	CDBG HOME Expended	Other Federal	State/Local	Private Funds	Other Funds	Totals
Women's and Children's Alliance Domestic Violence	\$56,200	\$65,710	\$45,718	\$0	\$22,000	\$189,628
Giraffe Laugh, Inc. Childcare Scholarships	\$31,200	\$57,608	\$98,250	\$0	\$1,270,695	\$1,457,753
Terry Reilly Health Services, Inc. Boise Health Clinic	\$83,200	\$4,199,690	\$288,152	\$0	\$1,934,763	\$6,505,805
The Jesse Tree of Idaho, Inc. Emergency Rental and Mercy Assistance	\$36,000	\$53,000	\$132,475	\$5,000	\$25,000	\$251,475
The Salvation Army, Boise Corps	\$31,200	\$87,677	\$157,825	\$2,056	\$0	\$278,758
Boise City/Ada County Housing Authority Tenant Based Rental Assistance	\$33,526	\$0	\$0	\$0	\$0	\$33,526
Boise City Section 8 Loan Payment	\$148,078	\$0	\$0	\$0	\$0	\$148,078
Homeownership Programs (AutumnGold and City)	\$336,953	\$0	\$384,213	\$1,460	\$0	\$722,626
Boise City Home Improvement Loan Program	\$1,211,193	\$0	\$0	\$0	\$0	\$1,211,193
Boise City Rental Property Development Program	\$2,734	\$0	\$0	\$0	\$0	\$2,734
TOTALS	\$1,970,284	\$4,463,685	\$1,106,633	\$8,516	\$3,252,458	\$10,801,576

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$2,233,994
2. Match contributed during current Federal fiscal year	\$1,460
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$2,235,454
4. Match liability for current Federal fiscal year	\$36,728.38
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$2,231,825

Table 5 – Fiscal Year Summary - HOME Match Report

Participating jurisdictions are required to provide a 25% non-federal match of total eligible HOME funds expended. HOME funds that do not require match include:

- administrative expenses;
- planning costs;
- Community Housing Development Organization (CHDO) operating expenses;
- CHDO capacity building; and
- CHDO project specific assistance.

Competitive applications for HOME funding to document no less than a 25%, non-federal match. Subrecipients of HOME funds are required to submit no less than annually a match report for review. Match reports are required until the project is completed. Housing and Community Development verifies the match report and supporting documentation for its suitability.

For subrecipients that are unable to contribute 25% match, the City will provide the necessary commitment. The City is carrying forward from PY15 (FFY16) \$2,233,944 in local match and \$2,815,513 in bond financing.

The City’s match liability for PY16 (FFY17) was \$36,728.38. The City had local match contributions in the amount of \$1,460 (homebuyer downpayment). The City was able to meet its match liability and is carrying forward to PY16 (FFY17) \$2,231,825 in local match and \$2,815,513 in bond financing. The City did not need to use any bond financing in PY16.

It is noted that these amounts are not liquid resources available for reinvestment in the community.

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1035	12/9/2016	\$950.00	0	0	0	0	0	\$950.00
1035	12/15/2016	\$510.02	0	0	0	0	0	\$510.02

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
Program Income - 302,079	540,116	109,090	12,270	733,105
Recapture- 844,261	922,612	0	0	1,766,873

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	4				4	
Dollar Amount	600.00					
Sub-Contracts						
Number	0					
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number	4		4			
Dollar Amount			600.00			
Sub-Contracts						
Number	0					
Dollar Amount						

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Dollar Amount						

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired	0					
Businesses Displaced	0					
Nonprofit Organizations Displaced	0					
Households Temporarily Relocated, not Displaced	0					
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Cost	0					

Table 10 – Relocation and Real Property Acquisition

DRAFT

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	40	7
Number of Non-Homeless households to be provided affordable housing units	250	185
Number of Special-Needs households to be provided affordable housing units	14	0
Total	304	192

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	250	188
Number of households supported through The Production of New Units	120	0
Number of households supported through Rehab of Existing Units	20	159
Number of households supported through Acquisition of Existing Units	8	4
Total	398	351

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The number of households utilizing Tenant-Based Rental Assistance (TBRA) was expected to be higher. The city of Boise worked with the Boise City/Ada County Housing Authority to identify strategies for increase usage. The Women's and Children's Alliance (WCA) started transitioning sheltered households to TBRA. From April 2017 to September 2017, six households were placed on TBRA. There are an additional five households that are waiting to find housing by January 31, 2018. The WCA provides case management to the households.

A key problem continues to be the landlord driven rental market. Landlords (due to extremely low vacancy) can charge rents that exceed fair market and do not have to accept vouchers. That said, finding landlords who will work with programs that provide rental assistance takes time.

The production of new units did not come to fruition in Program Year 2016, as planned. The 40-units of Permanent Supportive Housing broke ground in October 2017 and is set for completion in early 2019. Adare Manor is working on completion of design review and awaiting a final Congressional decision on the potential elimination of private activity bonds for housing. These private activity bonds are a key piece of the financing structure for Adare.

The Jesse Tree of Idaho, who provides Emergency Rental Assistance had staff turnover this year, which accounted for a lower number of households assisted. It is anticipated, that being fully staffed and working with the Boise City/Ada County of Continuum of Care to reduce program barriers, may result in more households served.

Ormand Street Cottages in the Vista Neighborhood broke ground in during the program year and is set for completion in late 2018/early 2019 (calendar year).

Discuss how these outcomes will impact future annual action plans.

The city of Boise will explore strategies that ensure access to safe, decent, affordable housing with vouchers. This will require collaboration and partnerships in the private housing market.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	21	0
Low-income	11	7
Moderate-income	10	0
Total	42	7

Table 13 – Number of Households Served

Narrative Information

Direct impacts of program performance have been evidenced with continued supportive services. The city of Boise (City) has successfully established collaborative partnerships between area housing and supportive service agencies. Collaborative partners continue to identify the emerging affordable housing needs in Boise. With no state housing trust fund or ability to impose fees at the local level; solutions for affordable housing options are limited. Where feasible, the City has looked for creative solutions to assist in partnering with developers.

The Boise housing market continues to be strong while the annual household income has remained fairly stagnant. Stagnant income has created a negative impact on those who earn less than 80% of area median income to purchase an affordable house. The average purchase price for an existing home is \$278,000 (9.6% increase over last year; 31% increase over the last two years) versus \$354,000 (16.7% increase over last year) for a new home. This creates a trickle-down effect with households remaining in rental housing. The rental market favors landlords with vacancy rates that are less than 3% resulting in higher rents. Simply put, there are few places that households who earn 0-50% of area median income can find or afford.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:

- Officially launched Coordinate Entry (CE) for households with children in May 2017 and for households without children in October 2017
 - Targeted outreach effort will start in December 2017 to engage households experiencing homelessness that have not been assessed by CE staff
- CE is actively assessing each household's needs and coordinating services on behalf of the households served
- CE conducts weekly case-conferencing and has over 20 formal partnering agencies
- CE working group has now evolved into the Our Path Home Advisory Board
- Currently using the VI-SPDAT as a proxy for service need but working to develop our own model to prioritize households and measure acuity
- CE data is being entered into HMIS; new HMIS lead agency has trained CE staff and is building custom reports

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

- One of the two shelters has formally partnered with Our Path Home (CE); continued efforts to engage the Rescue Mission and guests staying there
- New Path (Permanent Supportive Housing) broke ground and developed a comprehensive evaluation plan in place to measure outcomes
- Officially adopted Progressive Engagement as a strategy to rapidly re-house households
- City of Boise Parks and Recreation has partnered with a shelter to employ individuals for seasonal employment

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs:

- Launched a pilot fund (for deposits, first month rent, etc.) at Our Path Home to remove low-level barriers to obtaining and retaining housing
- Jesse Tree and Boise School District formal partners of Coordinated Entry for referrals and case management

- CoC monitoring performance of prevention providers – provider revised program policies and procedures
- Partnerships between community non-profits (CATCH, Terry Reilly, etc.) continue to be strengthened and collaborative for households

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

- Hired a new Homeless Management Information Service (HMIS) Lead Agency – this has increased responsiveness to data needs
- Drafted by project type, performance measures with targeted performance goals
- Coordinated Entry currently prioritizing length of time homeless to refer households on the queue into housing programs
- Homelessness and Housing Roundtables (lead by the Mayor’s Office) have continued to educate and identify solutions

DRAFT

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Boise City/Ada County Housing Authority (BCACHA) is the housing authority for the cities of:

- Boise
- Meridian
- Kuna
- Garden City
- Eagle
- Star
- Unincorporated Ada County

BCACHA owns, manages, and maintains 250 public housing units for low-income households.

- 160 units are for elderly/disabled
- 80 units are HUD-assisted multi-family
- 10 units for families on scattered

The Section 8 Housing Choice Voucher Program serves approximately 1,800 low-income households throughout Ada County. 64% percent of voucher recipients are Boise residents. This program allows clients to choose affordable rental units that meet program requirements within Ada County. Once an affordable rental unit has been identified the household may pay a portion of the rent, based on income. BCACHA provides the Section 8 rental subsidy portion to the landlord.

Actions to address the needs of public housing include:

- Opportunities for residents and community members to become involved with the development of policies, programs, and services regarding public housing.
- Implement activities that recognize residents and community members as a positive resource for effective and responsible public housing.
- Coordinator and catalyst in developing opportunities for public housing residents—aimed at increasing economic and human potential.
- Public housing residents assist in designing BCACHA strategies, participate in on-site resident council/groups and activity committees, and increase communication of resources for residents.

In addition, the city of Boise owns and operates affordable rental housing. In PY16, the City served 353 households (573 persons) with affordable rental housing. Of the households served, 60% of those households earned 0-30% of the Area Median Income (AMI) and 86% earned 0-50% of AMI. Twenty (20) percent receive some housing assistance through other HUD programs. This demonstrates the City’s efforts to provide housing for “worst-case housing needs” including persons with disabilities.

The City began acquiring properties in the mid-1990’s to be used as affordable rental housing. At the conclusion of PY16, the City operates 307 units of rental housing. The range of rental rates per month is:

CITY OF BOISE AFFORDABLE RENTAL RATES		
Bedroom Type	Price Range	Fair Market Rents*
Single Room Occupancy	\$255-\$410	\$512
1 bedroom	\$285-\$475	\$629
2 bedroom	\$415-\$550	\$807
3 bedroom	\$605-\$650	\$1168
4 bedroom	\$750	\$1380
5 bedroom	\$850	\$1587
6 bedroom	\$950	\$1794

**Based on the HOME Fair Market Rents, 2017 Final. The City of Boise uses HOME Fair Market Rents as it is the most restrictive.*

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

To the extent that persons with disabilities participate in the Section 8 Housing Choice Voucher Program, persons on fixed incomes may qualify to convert rental vouchers to a homeownership voucher.

Actions taken to provide assistance to troubled PHAs

The Boise City/Ada County Housing Authority is a high performing Public Housing Authority; no assistance is provided at this time.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

A continued barrier to expanding affordable housing is recruiting developers with the capacity to produce affordable housing. The financial resources available in the community have been inadequate to move proposals forward. Entitlement funds administered by the city of Boise are limited for the purpose of developing affordable housing.

A second barrier to expanding affordable housing is the conflict of regulation between the Low-Income Tax Credit Program and Affirmatively Furthering Fair Housing. The Low-Income Tax Credit Program prioritizes developments that are in low-income census tract areas. This conflicts with Affirmatively Furthering Fair Housing. Effectively, Affirmatively Furthering Fair Housing strives to increase opportunities for housing that do not continue to concentrate or segregate housing in already identified low-income or racially concentrated areas. Over the last year, a private (qualified) developer has expressed interest in submitting an application for tax credits; however, the areas identified were low-income. Housing and Community Development staff had to turn away the opportunity.

Municipal boundaries for Boise provide an adequate supply of land (based on zoning classifications) for construction. The city of Boise has a limited array of incentives that could positively impact the cost of new affordable development. A density bonus is available for parcels that connect to transit corridors.

With these continued barriers, the city of Boise's Housing and Community Development Division started working on evolving a *Housing Strategy* during the end of Program Year 2016. This will be completed during Program Year 2017.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The city of Boise continues to work collaboratively with agencies that provide supportive services and/or access to resources. Many of these are available independent of financial ability to pay.

During the 2017 Idaho State Legislature session, a bill to raise minimum wage was again drafted. The minimum wage continues to remain at \$7.25 (no change from 2009). For a household of four (2 parents/2 children) a living wage is \$15.49 per hour/\$32,219 annually. As previously stated, until Idaho starts to evaluate living wages, housing, and education as priorities; it is imperative that the City continue to partner with agencies to afford those most vulnerable access to health care, counseling, early education, and housing (where feasible).

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City promoted the evaluation and reduction of lead-based paint hazards in Program Year 2016 by:

- Trained 21 local contractors on Renovation Repair and Painting (RRP). In-kind support was provided for the training.
- Provided partners, tenants, and homeowners with pre-1978 housing the following disclosures (as applicable):
 - “Protect Your Family from Lead in Your Home”
 - “Renovate Right”
- Advertised Lead-based Paint (LBP) rules in the City of Boise’s Planning and Development Division
- Increased awareness on EPA’s Renovation, Remodeling, and Painting rule, including lead-safe work practices.
- Confirmed Lead-based Paint risk assessments and/or inspections were conducted on all pre-1978 housing in the City’s Homeownership and Home Improvement Loan Programs.
- Conducted over 10 Lead-based Paint Inspections with an XRF gun (three multi-family properties and seven single-family houses).
- Required all contractors and contracting firms performing work on City-owned rental housing and HUD-financed projects to be EPA certified. EPA certification is required for construction on pre-1978 projects where lead-based paint may be disturbed.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The emphasis of activities funded through local and federal sources is to help people rise out of poverty, rather than mere temporary assistance. Essential short-term direct aid such as emergency rental assistance is provided to prevent homelessness. The city of Boise (City) continues to work on poverty's root causes and assists people in becoming self-sufficient. Two key components of helping people attain self-sufficiency are employment and affordable housing. Examples of employment programs that directly influence people's ability to escape poverty include job readiness education, micro-enterprise training and assistance, cultural enrichment, and job placement services. The United Way of the Treasure Valley is a key granting agency for employment programs.

The City focuses its housing efforts on: housing advocacy, homelessness prevention, expiring affordable rental preservation, rental development, and rehabilitation and homeownership assistance. The City (annually) invests general funds in building a public transit system, so households can access employment centers that are less expensive than driving a car. Recognizing that limited funds should be focused where the need is greatest, the City gives preference to projects that directly benefit low- and moderate-income residents or serve low- and moderate-income neighborhoods.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The local government and agencies that serve homeless and low-income populations are well-coordinated service and housing delivery system. The City of Boise's Housing and Community Development (HCD) Division is lead for providing planning, coordination, and financial assistance to the agencies delivering services in Boise. HCD also serves as the lead agency for the Boise City/Ada County Continuum of Care (CoC). Housing programs and services in Boise and to some extent, Ada County; are designed to meet the specific needs of persons experiencing homelessness, persons at risk of becoming homeless, and special needs populations including elderly and those with physical and mental health challenges. The City works closely with an array of housing providers that address housing needs of homeless persons, disabled, elderly, and low-income households. The City supports the efforts of those agencies through the use of federal and local funds that are made available for program support. HCD also provides technical assistance and performance evaluation for agencies receiving federal and local funds. With the level of resources that are available in the community, the City does an effective job of leading the effort to have a comprehensive array of services available to support low-income populations.

One of the strongest developments in institutional structure over the last program year, the implementation of Coordinated Entry. The CoC (after two years of building a plan) successfully

launched in May 2017 Coordinated Entry. The City supported this effort by using local funds to cover administration costs. Coordinated Entry has been effective and efficient for households in homelessness. Data is being collected and will be reported in the next CAPER.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The city of Boise (City) owns and operates affordable rental properties that serve extremely low, very low, and low-income individuals. The City coordinates with local providers of health, mental health, homeless, and other services for its residents. Funding by CDBG and HOME has been used over the years to acquire housing units for increased supply of affordable housing. This investment of federal funds has been in response to specific affordable housing needs in Boise. To further encourage coordination of services, the City uses CDBG Public Service and other local funds to support local nonprofit organizations. These nonprofits include health, mental health, housing, and homeless services within the community.

The Boise City/Ada County Continuum of Care (CoC) is coordinated by a full-time City employee. The primary focus of this position is the coordination of homeless activities to address local needs. City staff that administer the CoC, CDBG, and HOME programs are housed together. This provides an opportunity to decrease duplication of efforts, increase efficiency of systems, and implement initiatives that are designed to work in concert with each other.

The Continuum of Care will continue the efforts in planning an annual Landlord Engagement event. This will aim to enhance communication between service and housing providers, dispelling myths, providing education and honoring landlords who have chosen to help serve those being referred by service providers. Further, Coordinated Entry (as part of the CoC) is a mechanism that is enhancing coordination between public and private agencies.

The City will develop communication tools regarding housing strategies. This will help to coordinate the way in which information is distributed regarding affordable housing options, investments, and goals.

Identify actions taken to overcome the effects of any impediments identified in the to decrease jurisdictions analysis of impediments to fair housing choice. 91.520(a)

IMPEDIMENT 1: Lack of Knowledge About Fair Housing Roles and Responsibilities of Consumers and Providers

Over the past program year, the city of Boise has partnered to provide Landlord Training (April 2017) and Fair Housing Training (April 2017). The Fair Housing Training was held at City Hall and broadcast throughout the State of Idaho. This continues to be a valuable training to

provide necessary education on Fair Housing.

The City of Boise's Housing and Community Development (HCD) staff continue to work closely with Planning and Development staff in reviewing proposals and educating on Fair Housing.

IMPEDIMENT 2: Housing Consumers with Limited English Proficiency Have Difficulty in Understanding and Accessing Information on Fair Housing and the Complex Forms and Documents Used in Obtaining Services or Completing a Transaction for Housing

The city of Boise (City) makes available its department Limited English Proficiency (LEP) Plans at: <https://hr.cityofboise.org/title-vi/title-vi-lep-documents/>

The City's Housing and Community Development Division requires that all subrecipients have LEP plans for their program. These are reviewed annually as part of the file.

The City will continue to be a resource and provide technical assistance as requested for vital documents that need translation services.

IMPEDIMENT 3: Some Homeowner Associations (HOA) and Communities with Covenants May Not Be In Full Compliance with Fair Housing Laws.

The City's Fair Housing Action Plan requires that a City Attorney review Covenants, Conditions, and Rules for new housing developments and adherence to Fair Housing Laws. CC&R's must comply with Idaho Code 67-6530:

"The legislature declares that it is the policy of this state that persons with disabilities or elderly persons are entitled to live in normal residential surroundings and should not be excluded therefrom because of their disability or advanced age, and in order to achieve statewide implementation of such policy it is necessary to establish the statewide policy that the use of property for the care of eight (8) or fewer persons with disabilities or elderly persons is a residential use of such property for the purposes of local zoning."

IMPEDIMENT 4: Discrimination by Property Owners and Managers Against People of Different National Origin, Ethnicity, Race, Sexual Orientation, Families with Children, and Families with Disabilities Limits These Groups from Equal Access to Housing.

The city of Boise (City) continues its outreach and educational efforts to inform builders, property owners, and managers of the provisions and requirements that must be met in providing equal access to housing for protected classes. The City continued to partner with other agencies serving the Boise area to educate property owners, managers, and builders on their Fair Housing responsibilities.

The City's Title VI Coordinator will assist citizens of Boise who wish to file a discrimination complaint. Assistance may include filing out the necessary forms and explaining the process for responding to complaint.

The City continues to post Fair Housing information at all facilities controlled by the city of Boise. This effort will be extended to all subgrantees that receive funds from the City's Housing and Community Development Division; whether they provide housing or public services. Agencies will be required to post Fair Housing signs at all facilities assisted with local or federal funds.

IMPEDIMENT 5: The Increasing Cost of Both Rental and For Sale Housing

The city of Boise (City) continues to support with limited federal funds, applications that increase the supply of rental and single family houses. Two projects were submitted for tax credits and/or bond financing. The bond financing project received support, but the program is in jeopardy with Congress. The other project had to resubmit in August 2017.

A project to bring four additional units of home ownership in the Vista Neighborhood has broken ground and is set to be complete by early 2019.

IMPEDIMENT 6: Neighborhood Resistance to New Affordable Housing Development Particularly Multi-family Rental Development.

During Program Year 2016 (PY16), work with AmeriCorps VISTA members started building the foundation for education and outreach. Energize Our Neighborhoods will become a conduit for assisting in the education to registered Neighborhood Associations. It is anticipated that during Program Year 2017, the education tools will be piloted before final implantation.

IMPEDIMENT 7: Various Regulatory and Economic Factors Limit Housing Choice

During the Program Year, the City continued to review:

- Feasibility of minimum lot sizes that may allow for a more permissive minimum lot size in residential zones (particularly in residential neighborhoods with legacy lot sizes). Legacy lots sizes have a large square footage that could accommodate another structure either as an accessory dwelling unit or a standalone housing unit. This assessment would include an analysis of infrastructure capacity and the impact on parking on subdivided large lots.
- New development requirements, particularly community connectivity requirements that ensure the installation of new roads and acces paths do not contribute to inflating development costs.

CR-40 - Monitoring 91.220 and 91.230

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

Compliance monitoring of CDBG and HOME program activities continued in Program Year 2016 (PY16). The Monitoring and Compliance Specialist conducted on-site monitoring of CDBG subrecipients. For compliance with 2 CFR 200, the following were completed for subrecipients:

- Risk assessment of subgrantee, based on previous year performance
- Desk monitoring (monthly submission of invoices and reports; documents required per contract)
- On-site monitoring (follow-up was conducted from PY15); all grantees will receive on-site monitoring in PY17
- Technical assistance is provided as needed for subgrantees, as requested
 - Compliance is emphasized with Section 504 and actions to address Limited English Proficiency. Policies and Procedures for Affirmative Marketing Plans and final HUD Guidance on Limited English Proficiency were provided, as requested.

The city of Boise (City) requests documentation on Minority Business Outreach and Women's Business Enterprises from subrecipients. Further, the City solicits Section 3 contractors for projects conducted and managed by the City of Boise's Housing and Community Development Division.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The draft CAPER was made available for public review and comment from December 5, 2017 through December 26, 2017.

Legal notices announcing the public hearing and citizen comment period were advertised in English and Spanish in the Idaho Statesman newspaper on December 5 and 21, 2017.

A public hearing will be held on December 22, 2017.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

At the end of the first program year, there are no changes to the program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

The city of Boise does not have any open Brownfields Economic Development Initiative Grants.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

DRAFT

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Please refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Describe other actions taken to foster and maintain affordable housing. 91.220(k)

The city of Boise has and will continue to work with developers to find solutions that will maintain and foster affordable housing. During Program Year 2016, the city started to use funds that invest preserving its affordable rental housing stock. This will continue in Program Year 2017, as Boise is not removed from the lack of affordability that is found in many communities throughout the United States.