

## CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2017 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 2017 (PY17), October 1, 2017 – September 30, 2018.

The CAPER may be used by City residents to obtain performance of funded housing and community development projects during PY17. 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 \$1,290,612 (CDBG) and \$576,108 (HOME) during PY17 from HUD. The City earned program income from projects previously funded with CDBG and/or HOME. Program income earned in PY17 was \$743,607 (CDBG), \$446,223 (HOME), and \$423,863 (HOME - Recapture). The City's HUD financial resources available during PY16 totaled \$3,480,413.

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

- Provided decent, safe, and sanitary rental housing to 336 low and moderate-income Boise households; 60% earn 0-30% of Area Median Income (AMI) and 87% earn 0-50% of AMI
- Granted 96 childcare scholarships for households low and moderate-income households
- Supported the provision of quality medical care to 6964 unduplicated individuals (17% increase over PY16); 4774 were extremely low-income (0-30%) Boise residents
- Counseling and case management services were provided to 143 victims of domestic violence
- Prevented homelessness with rental arrear payments for 132 households
- Assisted 116 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	CDBG: \$ / HOME: \$ / General Fund - PSH: \$ / General Fund: \$60000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	80	0	0.00%			
Address needs of Chronically Homeless Households	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / General Fund - PSH: \$ / General Fund: \$60000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		250	761	304.40%

Address needs of Chronically Homeless Households	Affordable Housing Homeless	CDBG: \$ / HOME: \$ / General Fund - PSH: \$ / General Fund: \$60000	Housing for Homeless added	Household Housing Unit	0			25		%
Homeless Prevention and Rapid Re-housing	Homeless	CDBG: \$ / General Fund: \$95000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		0	0	
Homeless Prevention and Rapid Re-housing	Homeless	CDBG: \$ / General Fund: \$95000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	14	14	100.00%	20	63	315.00%
Homeless Prevention and Rapid Re-housing	Homeless	CDBG: \$ / General Fund: \$95000	Homelessness Prevention	Persons Assisted	1250	313	25.04%	55	36	65.45%
Increase affordable homeownership options	Affordable Housing	CDBG: \$300000 / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	40	8	20.00%	8	2	25.00%

Increase Neighborhood Livability	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	33714	224.76%			
Increase supply of affordable/accessible rentals	Affordable Housing	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	14	14	100.00%	25	0	0.00%
Increase supply of affordable/accessible rentals	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	300	0	0.00%	50	0	0.00%
Increase supply of affordable/accessible rentals	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	0	0		5	0	0.00%
Preserve older homeowner and rental units	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	200	227	113.50%	50	119	238.00%
Preserve older homeowner and rental units	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	13	17.33%	10	6	60.00%

Supportive Services and Outreach	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	13114	52.46%	5100	6871	134.73%
Supportive Services and Outreach	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

**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 and 2 identifies the city of Boise’s (City) accomplishments for program year two of the current Five Year Consolidated Plan; and to date performance (Program Year 2016 and 2017) against the established goals for the Five-Years.

Exceeding Performance

Supportive Services and Outreach – partnerships with non-profit community agencies continues to provide access for vulnerable households. Eighty-nine (89%) of households served earned less than 50% of area median income.

Increase Livability - partnering resources for eligible activities within our neighborhood outreach department has generated more opportunities for our federal funds in the community.

Home Improvement (Multi-Family) - with the focused effort on older, city-owned properties, the city is able to improve energy efficiency and functionality within the portfolio

Adequately Performing

Homeownership and owner-occupied home improvements are steady. In January 2018, a new team member was hired to focus on these two programs.

Unexpected Performance

Address Needs of Chronically Homeless – Construction on the 40-units of Permanent Supportive Housing, which broke ground in October 2016 was completed in November 2018 (residents will be all moved by 12/31/18).

Increase Supply of affordable/accessible rentals - Construction on the 134-units broke ground in April 2018. This project is on a city-owned parcel of land and is expected to be completed by September 2019.

Subsistence Payment - The Jesse Tree of Idaho did not meet the expected performance of 250 beneficiaries. This was due to smaller sized households being served and higher rental arrear payments.

## 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)

	<b>CDBG</b>	<b>HOME</b>
White	6,471	19
Black or African American	242	1
Asian	102	0
American Indian or American Native	43	0
Native Hawaiian or Other Pacific Islander	45	0
<b>Total</b>	<b>6,903</b>	<b>20</b>
Hispanic	1,191	3
Not Hispanic	6,559	7

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

### Narrative

CDBG Other (Race) = 847 for a total of 7750 families served (when added to the 6903 above)  
HOME represents the 14 families provided TBRA assistance and six homebuyer activities.

## 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	2,674,413	2,339,489
HOME	HOME	1,446,194	797,432
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

**Table 3 - Resources Made Available**

### Narrative

During Program Year 2017 (PY17), the city of Boise amended its Action Plan to allow for previously unexpended CDBG Entitlement Funds and a reallocation of Revolving Loan Funds (RLF). These funds, with adjustments for PI, RLF received after the end of the program year and subtracting receipts that were in the previous program year.

The City of Boise entered into a Loan and Regulatory Agreement with Idaho Housing and Finance Association in March 2018 for the construction of 134 units. The City's HOME PI funds were \$800,000 for this project. To date, these funds have not been drawn. Other HOME EN funds were used for previously funded projects with pre-2015 funds, this includes TBRA and AutumnGold.

### 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.

The low-moderate area activities (bus benches) were completed in Census Tract 16 and 17 this year. The side-walk feasibility for a section in census tract 17 was completed and found to not be feasible until the current parcel sells (and it is determined the use of that parcel). During the program year, the City was able to support the school district (through our Neighborhood outreach team) in adding an ADA playground in an eligible area. The area was determined by using the school district boundaries for the school and adding the census tracts that were a part of the boundary. The project was completed prior to the start of the school year.

## 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. Attachment A documents the city of Boise's leverage.

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.

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 PY16 (FFY17) \$2,047,022 in local match and \$2,815,513 in bond financing.

The City's match liability for PY17 (FFY18) was \$151,704. The City had local match contributions in the amount of \$1,500 (homebuyer downpayment). The City was able to meet its match liability and is carrying forward to PY16 (FFY17) \$2,198,726 in local match and \$2,815,513 in bond financing. The City did not need to use any bond financing in PY17. *It should be restated that "match" is not a liquid asset available for reinvestment into the community.*

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	2,198,726
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,198,726
4. Match liability for current Federal fiscal year	151,704
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,047,022

**Table 5 – Fiscal Year Summary - HOME Match Report**

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
1071 - Butte	05/28/2018	149,000	0	0	0	0	0	149,000

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

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 \$
512,360	446,233	129,970	88,780	523,163

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	638,598	0	0	0	0	638,598
Number	5	0	0	0	0	5
<b>Sub-Contracts</b>						
Number	9	0	0	0	0	9
Dollar Amount	40,498	0	0	0	0	40,498
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	638,598	0	638,598			
Number	5	0	5			
<b>Sub-Contracts</b>						
Number	9	0	9			
Dollar Amount	40,498	0	40,498			

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	1	0	0	0	0	1
Dollar Amount	800,000	0	0	0	0	800,000

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		1		850,000		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		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	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## 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	30	14
Number of Non-Homeless households to be provided affordable housing units	80	265
Number of Special-Needs households to be provided affordable housing units	10	0
<b>Total</b>	<b>120</b>	<b>279</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	320	146
Number of households supported through The Production of New Units	75	0
Number of households supported through Rehab of Existing Units	60	125
Number of households supported through Acquisition of Existing Units	5	8
<b>Total</b>	<b>460</b>	<b>279</b>

Table 12 – Number of Households Supported

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

Explanation for the difference between goals and outcomes; problems encountered.

First, in using the PR-03 and PR-23, there are variances in the totals for projects. Projects that started in different years, but still had accomplishments reported in 2017 do not show on the report (ex: TBRA). These have been updated and are consisted throughout the CAPER.

**Number of homeless to be provided affordable housing units:** It was anticipated that New Path (the first Permanent Supportive Housing Project for chronically homeless households) would have been completed by September 30, 2018. However, they were not. As such, the 14 is limited to the HOME supported TBRA units.

**Number of non-homeless to be provided affordable housing units:** There was an anticipation that Adare Manor (134-units of affordable rental housing), Hawthorn (4-units of affordable homeownership), Housing Authority Sandhill Crane (50-units), and/or El-Ada affordable rental housing (28-units) that *should* have come on-line during the program year. Unfortunately, Adare Manor did not close until March 2018; Hawthorn has had delays beyond their control; Sandhill Crane and El-Ada did not receive tax credit funding. This is the total of: eight who purchased houses with the City of Boise funds; 132 who were provided assistance for rental arrears with CDBG, public services; and 125 owner-occupied/multi-family rehabilitation.

**Number of special-needs to be provided affordable housing units:** These eight individuals were part of the TBRA how were homeless and provided affordable housing. In establishing this goal, it was anticipated that more projects would have been completed and/or close to completion.

**Rental Assistance:** The original one year goal, included both federal and non-federal funds. As non-federal projects are not formally tracked in IDIS, this count is limited to the Jesse Tree of Idaho. Who faced barriers of smaller sized households and increased rental arrears support. A forthcoming amendment in January 2018, will reclarify all goals (eliminating those that are not federal funds; rather limiting to a narrative). This total includes: 14 TBRA and the 132 beneficiaries provided support by Jesse Tree.

**The Production of New Units:** There was an anticipation that Adare Manor (134-units of affordable rental housing), Housing Authority Sandhill Crane (50-units), and/or El-Ada affordable rental housing (28-units) that *should* have come on-line during the program year. Unfortunately, Adare Manor did not close until March 2018; Hawthorn has had delays beyond their control; Sandhill Crane and El-Ada did not receive tax credit funding.

**Rehab of Existing Units:** This provides for the total count of owner-occupied and multi-family units that have been rehabilitated during the program year.

**Acquisition of Existing Units:** Reflects the eight new affordable homeownership loans (6 HOME and 2 CDBG).

### **Discuss how these outcomes will impact future annual action plans.**

The forthcoming amendment to correct goals, will improve the goals and outcomes of the City of Boise's Federal Funds. Narratives will include the goals and outcomes for non-federal resources. This will clearly delineate the impact of federal and non-federal resources in our community.



Adare Manor (134-units) should be near completion by September 2019 and New Path, was completed in November 2018. New Path, will have 40-units of Permanent Supportive Housing Services to be reported. The future will be much brighter on new units.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	124	15
Low-income	62	2
Moderate-income	73	3
<b>Total</b>	<b>259</b>	<b>20</b>

**Table 13 – Number of Households Served**

**Narrative Information**

CDBG includes the totals for Jesse Tree of Idaho, Multi-family rehabilitation and Homeownership (CDBG); HOME includes the 14 units of TBRA and the six homeownership.

## **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) CoC-wide in October 2017; CE uses phased assessment process to put together a housing plan – fastest path back to permanent housing
- Bike patrol officers currently helping CE staff locate, assist, and verify homelessness for unsheltered persons
- Targeted outreach effort conducted throughout Spring and Summer 2018 to reach those with the lengthiest histories of homelessness and the most vulnerable, including those who frequently access the emergency medical and judicial systems, to assess for eligibility for New Path (first project-based PSH site)
- CE currently exploring how to implement a coordinated outreach arm of the system
- Currently using the VI-SPDAT as a proxy for service need but plan to adopt a new method in December 2018 to prioritize households
- CE data is being entered into HMIS; HMIS lead has trained CE staff and is building custom reports (other data can be found at <https://public.tableau.com/profile/alissa.parrish#!/vizhome/BCACOPHData/OPHFamilieswChildren>)
- CoC revised its approach to meeting the needs of persons experiencing chronic homelessness by expanding eligibility of PSH programs

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

- All emergency shelters have formally partnered with Our Path Home (CE) plus more than 30 other partner agencies
- Construction of New Path (first project-based PSH site) was nearly complete in September 2018; a comprehensive evaluation plan to measure outcomes is developed
- CoC revised its approach to meeting the needs of persons experiencing chronic homelessness by expanding eligibility of PSH programs

**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**

- Sustained a new fund at the CE access point to remove low-level barriers to obtain and retain housing
- Prevention providers and both school districts are formal partners of CE
- CoC monitoring performance of prevention providers – provider continues to revise program policies and procedures
- Partnerships between community non-profits (CATCH, Terry Reilly, etc.) continue to be strengthened and increasingly collaborative for households to make warm hand-offs among providers, including to access mainstream benefits

**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**

- In the process of creating a comprehensive data monitoring tool to track those points at which the system may become bottle-necked and to address the challenges to moving persons into permanent housing faster
- CE’s newly developed method of prioritization will better balance length of time homeless with the severity of service needs to refer households on the queue into housing programs
- Shelters host a weekly meet-up that brings together court services, probation check-in, GED, life skills, and substance use treatment classes, ID replacement and the department of health and welfare to provide services and overcome barriers
- Homelessness and Housing Roundtables (led by the Mayor’s Office) continue to educate and identify solutions

## **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
- 200 market rate housing units

The Section 8 Housing Choice Voucher Program serves approximately 2,172 low-income households throughout Ada County. 78% 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:

### **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. In working with the City of Meridian over the last few months, they demonstrated a model for partnering with the Housing Authority to promote homeownership. The City of Boise has notified the Housing Authority of available properties with AutumnGold and encouraged their support/participation in the City's Homeownership program.

### **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)**

During the Mayor's State of the City address, two barriers that have been addressed for affordable housing are lots sizes and the ability to allow for a change to accessory dwelling units. The proposed changes would mean increasing the allowed density for R-1C from eight units per acre to 10 and boosting the density for R-2D from 14 units per acre to 20.

### **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 2018 Idaho State Legislature session, state income taxes were reduced for individuals and corporations. The legislature again, chose not to address Medicaid Expansion; rather a bipartisan bill was passed to restore nonemergency dental coverage for about 30,000 Idaho Medicaid patients. 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. A citizen referendum for the Expansion of Medicaid reached the November 2018 ballot and was passed.

As continuously 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 2017 by:

- Trained 24 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.

Over the past year, the City has developed workshops to educate Council Members on strategies to "Grow Our Housing." The four strategies include:

- \* **Establish a Housing Land Trust** (A proposed \$20 million housing trust, secured through \$10 million in public funding and \$10 million in philanthropy, would facilitate housing affordability in perpetuity by acquiring and assembling land in strategic locations for housing).
- \* **Expand the Housing Incentive Program** (Expand the City's successful Downtown Housing Incentive Program into strategic locations within the City). The program would provide a financial incentive for the creation of housing that is affordable to 80% or below median income.
- \* **Increase Density Along Transit Corridors** (Promote residentially up-zones for increased housing density allowance in and around designated activity centers)
- \* **Enhance Public/Private Partnerships** (Prioritize housing affordability in policy and investment throughout the City by leveraging partnerships)



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

See Attachment 2 for the progress of impediments.

## **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 2017 (PY17). 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 of all grantees was completed 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.

### **Subrecipient Performance**

The Citizens Advisory Committee weighed heavily the Public Service subrecipients performance over the year and their on-site monitoring results. The agency that had no issues throughout the year, was provided an increase in funding. All other agencies that had varying issues (either with desk monitoring or on-site) had reductions in their awards. One agency, unfortunately, was cut entirely. Conversations have occurred with most who were impacted and sought additional information and/or technical assistance. This has been provided by the City.

### **Other Monitoring**

The City also monitored AutumnGold for compliance with HOME provisions. A few technical suggestions were provided, but overall, the agency is in substantial compliance.

During PY17, the Continuum of Care (CoC) monitored direct recipients of HUD CoC funds for compliance. The monitoring results were shared with the Executive Committee of the CoC.

Homelessness Prevention and Rapid Rehousing (HPRP) is a program that uses general funds to support

agencies in preventing homelessness and rapid rehousing. These agencies all were monitored at the same time as the CDBG Public Service subrecipients. Performance was a key consideration in making funding recommendations for PY18.

The City's focus on monitoring and compliance, continues to ensure that agencies are performing at a high standard. As such, this ensures that local funds can continue to support the most vulnerable in our community.

**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 7, 2018 through December 26, 2018.

A public hearing will be held on December 21, 2018.

**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 second program year, there are no changes to the program objectives. However, to clarify the goals and objectives with measures that are federally focused, an Amendment to the Five-Year Consolidated Plan, 2016 Annual Action Plan, and 2017 Annual Action Plan will be forthcoming. This Amendment, will most likely also have to include the 2016 and 2017 CAPER.

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

No

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

## **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.

Attachement 3 contains the properties that were to be inspected during the program year. However, due to a change and support by the City's Property Management Program; all units (304) will be inspected annually. Working on the program and starting with some of the non-HOME units first, was important. As such, the HOME required units were completed in November 2018 for PY17. All passed but one unit, which had a bedroom door padlocked. Property Management is having to work with that tenant for a re-inspection.

### **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

### **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**

In March 2018, the City and IHFA entered into a joint Loan and Regulatory Agreement with Adare Manor LLC for the construction of 134-units of affordable rental housing on City-owned land. This project is funded with \$800,000 of HOME PI. Of the 134-units, 120 are for those earning less than 80% of AMI.

### **Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

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 2017, the city started to use funds that invest preserving its affordable rental housing stock. This will continue in Program Year 2018, as Boise is not removed from the lack of affordability that is found in many communities throughout the United States. The investment in City-owned properties ensure that these units continue to be an option for the most vulnerable in our community.

Further, the City was able to provide HOME funds and general funds in an RFP for a Homeless Veteran's

Low-Income Housing Tax Credit. These funds would be combined with VASH Project-Based Vouchers. The developer selected through the City's RFP was awarded the Low-Income Housing Tax Credits through IHFA. It is hopeful that the financial part will close in early 2019; and the project should be completed by late 2020.