

Boise City Consolidated Plan, Annual Action Plan and Analysis of Impediments to Fair Housing

April, 2016



Introduction

- Federal law requires Boise to develop a Consolidated Plan for Housing and Community Development and Fair Housing Plan in order to receive HUD block grant funds.
- The Housing and Community Development Division is responsible for creating these plans.
- All three plans are in a 41 day public comment period

Introduction

- Copies of the draft plans are available at locations in the City and on the City website for public comment
- Order of Discussion:
 - Consolidated Plan,
 - Annual Action Plan for the 2016 program year,
 - Fair Housing plan (called the Analysis of Impediments to Fair Housing Choice)

[Consolidated Plan 2016 - 2020]

- The Plan will govern the City's investment of federal funds for persons experiencing homelessness, housing and non-housing community development activities for the next five year period. This plan will be updated annually through preparation of the Annual Action Plan

[Consolidated Plan]

- The Draft Consolidated Plan was developed using information gathered from key informants, multiple sources of data, public input
- Public meetings were held to gather feedback on Priority Needs and Goals
- Draft Plan identifies Priority Needs and Goals to meet Priority Needs in Next Five Years

[Consolidated Plan]

- Ten Priority Needs Identified
 - Increase Supply of Affordable Rental Housing
 - Chronic Homelessness
 - Support for Households Challenged by Poverty
 - Expand Emergency Shelter and Short Term Housing
 - Preserve Older Housing Inventory
 - Affordable Homeownership Opportunities
 - Affordable, Accessible Supportive Housing
 - Financial Support for Households with Disabilities
 - Expand & Upgrade Community Facilities
 - Assistance to Prevent Homelessness

[Consolidated Plan]

- Ten Goals to Meet Priority Needs
 - Increase the Supply of Affordable Rental Housing
 - Address Needs of Chronically Homeless Households
 - Expand Supportive Services and Outreach
 - Expand & Maintain Emergency & Short Term Housing
 - Preserve Older Homeowner & Rental Units
 - Increase Affordable Homeownership Options
 - Increase Supply of Accessible, Supportive Housing
 - Financial Support for Households with Disabilities
 - Expand and Upgrade Community Facilities
 - Homeless Prevention

Consolidated Plan – Five Year Goals

- Goal #1 – Increase the Supply of Affordable Rental Housing
 - Use CDBG and HOME Funds

Consolidated Plan – Five Year Goals

- Goal #2 – Address Needs of Chronically Homeless Households
 - Use CDBG, HOME Funds, City General Funds

Consolidated Plan – Five Year Goals

Goal #3 – Expand Supportive Services and Outreach

- Use CDBG, City General Fund, COC funds

Consolidated Plan – Five Year Goals

- Goal #4 – Expand & Maintain Emergency & Short Term Housing
 - Use CDBG, City General Funds, COC funds

Consolidated Plan – Five Year Goals

- Goal #5 – Preserve Older Homeowner and Rental Units
 - Use CDBG, HOME funds

[Consolidated Plan – Five Year Goals]

- Goal #6 – Increase Affordable Homeownership Options
 - Use HOME, CDBG funds

Consolidated Plan – Five Year Goals

- Goal #7 – Increase Supply of Accessible, Supportive Housing
 - Use CDBG, HOME, City General Funds

Consolidated Plan – Five Year Goals

- Goal #8 – Financial Support for Households with Disabilities
 - Use HOME funds for TBRA

Consolidated Plan – Five Year Goals

- Goal #9 – Expand & Upgrade Community Facilities
 - Use CDBG, City General Fund

Consolidated Plan – Five Year Goals

- Goal #10 – Homeless Prevention
 - Use CDBG, City General Fund, Community Funds

[Annual Action Plan 2016]

- The Annual Action Plan presents the City's strategies for meeting five year goals during the next year (2016 program year) and may not include all goals
- 2016 Funding Levels:
 - CDBG - \$1,299,794
 - HOME - \$579,886
 - Other Local and Federal Funding Resources are also used to fund projects which meet goals

[Annual Action Plan 2016]

- Goal #1 – Increase the Supply of Affordable Rental Housing
 - \$500,000 in HOME Funds
 - New Rental Housing Construction – 20 units constructed

[Annual Action Plan 2016]

- Goal #3 – Expand Supportive Services and Outreach
 - \$112,000 in CDBG plus Local Funding
 - Terry Reilly – Boise Clinic supportive services and outreach to vulnerable persons and chronically homeless persons – 4,150 persons
 - Jesse Tree of Idaho - Early Learning Childcare Scholarships – 100 children served

[Annual Action Plan 2016]

- Goal #4 – Expand/Maintain Emergency & Short Term Housing
 - \$120,000 CDBG, plus CoC and Local Funds
 - Interfaith Sanctuary Housing Services - Homeward Bound case management – 400 persons served
 - Salvation Army - Finally Home – supportive services and outreach to homeless and vulnerable populations – 40 persons served
 - Women and Children’s Alliance– case management and counseling – 80 persons served

[Annual Action Plan 2016]

- Goal #5 – Preserve Older Homeowner and Rental Housing
 - \$200,000 CDBG
 - Boise Home Improvement Loan Program – 5 homes improved

[Annual Action Plan 2016]

- Goal #6 – Increase Affordable Homeownership Options
 - \$300,000 HOME
 - Autumn Gold – acquisition, rehab and resale of affordable homeownership units – 5 units

[Annual Action Plan 2016]

- Goal #10 – Homeless Prevention
 - \$36,000 CDBG
 - Jesse Tree of Idaho – Emergency Rental and Emergency Assistance – 250 households served

Analysis of Impediments to Fair Housing Choice

- Plan identifies Impediments to Fair Housing Choice and lists actions the City will take to ameliorate or eliminate those impediments.

Analysis of Impediments to Fair Housing Choice

- 2016 Survey of realtors, lenders, service providers
- interview findings – key informants
- Other data
- HMDA loan data

[2016 Impediments & Actions]

- **IMPEDIMENT 1. LACK OF KNOWLEDGE ABOUT FAIR HOUSING ROLES AND RESPONSIBILITIES OF CONSUMERS AND PROVIDERS.**

[2016 Impediments & Actions]

- Action 1A: The City will continue to be a partner with other agencies and programs to increase awareness of Fair Housing Laws and policies including those at the Federal level, State level and local level. The City will provide an updated Fair Housing website as part of the City of Boise web portal. The Fair Housing website will contain necessary information in English and Spanish including Fair Housing Laws and Ordinances as well as information on agencies to contact and the steps needed to file a complaint. It will also contain the City's adopted Analysis of Impediments to Fair Housing Action Plan.

[2016 Impediments & Actions]

- Action 1B: As the administrator and technical assistance provider for federal and local housing programs the City will work with subgrantees as well as private housing providers to ensure that housing consumers are dealt with in a non-discriminatory fashion as defined by Fair Housing rules. The City will provide printed and electronic information to landlords and property managers that they can pass on to prospective tenants and purchasers. This information will be a brief summary of the information contained on the City's Fair Housing website.

[2016 Impediments & Actions]

- Action 1 C: The City's Housing and Community Development Division will partner with professional associations and fair housing agencies to provide community forums and meetings educating Boise citizens on Fair Housing laws. These are important to ensure equal access to housing, programs and services the City provides. The City of Boise Title VI Plan will also be explained and highlighted at public Fair Housing events.

[2016 Impediments & Actions]

- **IMPEDIMENT 2. HOUSING CONSUMERS WITH LIMITED ENGLISH PROFICIENCY HAVE DIFFICULTY IN UNDERSTANDING AND ACCESSING INFORMATION ON FAIR HOUSING AND THE OFTEN COMPLEX FORMS AND DOCUMENTS USED IN OBTAINING SERVICES OR COMPLETING A TRANSACTION FOR HOUSING.**

[2016 Impediments & Actions]

- Action 2A: The City will update its Language Assistance Plan, contained in its Title VI plan.

[2016 Impediments & Actions]

- Action 2B: The City, as outlined in its Citizen Participation Plan, will continue to provide notice that interpreter services will be made available at public meetings and meetings discussing City services and programs so that potential applicants will have equal access to programs and services in spite of their limited English proficiency.

[2016 Impediments & Actions]

- Action 2C: The City will provide information and referrals for interpreters skilled in various languages. The will utilize the Boise Interpreters (BOINT) Website as a source for information on hiring interpreters and their listing of interpreters available in the community.

[2016 Impediments & Actions]

- Action 2D: As needed, Housing and Community Development will partner with subgrantees to ensure that application forms, program guidelines, leases, loan agreements, can be available in English and Spanish on a standard basis and individuals with other language needs or sensory limitations will have access to interpretation services that will help them understand the various documents used in housing transactions.

[2016 Impediments & Actions]

- **IMPEDIMENT 3. SOME HOMEOWNER ASSOCIATIONS(HOA) AND COMMUNITIES WITH COVENANTS MAY NOT BE IN FULL COMPLIANCE WITH FAIR HOUSING LAWS.**

[2016 Impediments & Actions]

- Action 3A: The City of Boise's Planning and Development Services Department will prepare electronic and printed information that outlines model provisions that should be included in HOA Covenants, Conditions and Rules, and covenants for new residential developments in order to comply with Fair Housing Rules and policies. In addition to guidance on ensuring equal access to housing, the City will provide information relating to accessibility rules which may impact covenant restrictions on such items as not allowing exterior ramps or fencing or railings needed for the safety of children and residents with disabilities.

2016 Impediments & Actions

- **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.**

[2016 Impediments & Actions]

- Action 4A: The City of Boise and its partners will continue 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 the protected classes of people outlined above. The educational effort will include providing written and electronic information on how housing providers can ensure that advertising, screening processes, lease policies, and general interactions with those seeking housing are treated equally. The City educational effort will also include information for builders on ways to address accessibility requirements through the design and construction of accessible, adaptable units.

[2016 Impediments & Actions]

- Action 4B: Through its online and printed Fair Housing materials, the City Title VI Coordinator, will assist complainants who wish to file a discrimination complaint, in filing the necessary forms and providing guidance on the process the City and other state and federal agencies will utilize in responding to complaints.

[2016 Impediments & Actions]

- Action 4C: The City will post Fair Housing Information at all facilities controlled by the City of Boise. This effort will be extended to City subgrantees which provide housing services. Those agencies will be required to post the Fair Housing sign/information at all housing facilities assisted with local or federal funds.

[2016 Impediments & Actions]

- **IMPEDIMENT 5. THE INCREASING COST OF BOTH RENTAL AND FOR SALE HOUSING.**

[2016 Impediments & Actions]

- Action 5A: In its 2016-2021 Consolidated Plan, the City has prioritized increasing the supply of accessible, affordable rental housing as its number one priority. The City will implement this priority by expending its federal and local resources to support development efforts to provide more rental housing to very low and low income households, particularly those with special needs.

[2016 Impediments & Actions]

- Action 5B: The City will examine current planning and development review procedures to provide fast tracking and concurrent review of affordable rental projects (based on the definitions included in Chapter 11-01-10.8 page 358 of the Boise City Code).

[2016 Impediments & Actions]

- Action 5C: The City will work with its stakeholders to develop a document, policy or ordinance that more clearly outlines what incentives, concessions and enhancements it will make available to increase production of affordable rental housing that meets the needs of those with the greatest challenges.

[2016 Impediments & Actions]

- Action 5D: The City will serve as lead convener of state level and federal agencies and private sources of capital to create a more robust set of tools to address the development cost of new housing. This enhanced finance approach will focus on Low Income Housing Tax Credits, HOME Investment Partnership Funding, various supportive housing financing sources, various tax exempt bonds and affordable loans from lenders doing business in the Boise community.

[2016 Impediments & Actions]

- Action 5E: The City will review density limitations, minimum lot sizes and other regulations that may constrict housing providers' ability to produce both smaller apartments and for sale homes for sectors of the market which cannot presently afford the products available in Boise.

[2016 Impediments & Actions]

- Action 5F: The City of Boise will engage Ada County and the other surrounding municipalities in an assessment of publicly owned properties that could possibly be utilized for affordable housing. This assessment will cover mechanisms such as ground-leases vertical development leases or sale. Such properties would include public facilities that may be good candidates for repurposing or even adding housing units to public facilities such as community centers, fire stations, police stations, libraries or other existing structures that would be suitable for the addition of housing. While Boise is the economic center of a County-wide economy, the surrounding municipalities have employment centers that employ individuals in jobs with salaries that qualify for affordable housing.

[2016 Impediments & Actions]

- Action 5G: Development Readiness Measures: The City through its mapping and property records system will identify vacant and underutilized residentially-zoned properties in zoning areas that have adequate infrastructure to support urban densities for residential uses. This action would effectively steer development to sites that are considered suitable by the locality and expedite the pace at which affordable development occurs.

[2016 Impediments & Actions]

- Action 5H: The City will continue to provide limited financial assistance to households who qualify for long term mortgages. The City will utilize its Impact Fee Waiver policies for starter homes that meet the City definition of affordable housing.

[2016 Impediments & Actions]

- **IMPEDIMENT 6: NEIGHBORHOOD RESISTANCE TO NEW AFFORDABLE HOUSING DEVELOPMENT PARTICULARLY MULTI-FAMILY RENTAL DEVELOPMENT.**

[2016 Impediments & Actions]

- Action 6A: The City, working with a variety of stakeholders, will conduct outreach and educational efforts to create among residents, a better understanding of the critical rental housing shortage and the impact of a lack of choice has on the lives of children and families who are being priced out of the Boise market. The City will reach out to stakeholder groups including the faith community, sub-grantees, Fair Housing organizations, community service organizations, businesses and public institutions and neighborhood groups in order to present a unified community message that the housing market in Boise has to do a better job of providing diverse housing options for families at a range of income levels.

[2016 Impediments & Actions]

- **IMPEDIMENT 7: VARIOUS REGULATORY AND ECONOMIC FACTORS LIMIT HOUSING CHOICE.**

[2016 Impediments & Actions]

- Action 7A: Minimum lot sizes have a significant influence driving the development cost of for-sale housing products. The City will assess the feasibility of introducing a more permissive minimum lot size in residential zones particularly in residential neighborhoods with legacy lot sizes that have a large square footage that could accommodate another structure either as an accessory dwelling unit or a stand-alone housing unit. This assessment would include an analysis of infrastructure capacity and the impact on parking on subdivided large lots.

[2016 Impediments & Actions]

- Action 7B: As referenced in Impediment 5, the City of Boise will expedite the review of affordable rental and for sale housing development applications as a way to minimize the carrying costs of projects that include affordable housing as described in the City's priority housing needs and planning and zoning regulations.

[2016 Impediments & Actions]

- Action 7C: The City will examine its new development requirements, particularly community connectivity requirements, to ensure that the installation of new roads and access paths do not contribute to inflating development costs for priority housing projects.

[2016 Impediments & Actions]

- Action 7D: Within zone areas where greater density, through greater building heights will lower the per unit land costs of new housing, the City will increase density levels and also consider whether gross floor area measurements would be a better measurement device than unit numbers. This analysis will facilitate the creation of smaller units on the same footprint of land.

[Comments?]

To submit written comments, address them by April 22, 2016 to:

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Boise City Consolidated Plan, Annual Action
Plan and Analysis of Impediments to Fair
Housing Draft Document Presentation



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