

EXECUTIVE SUMMARY

The city of Boise's 2001-2005 Consolidated Housing and Community Development Plan coordinates all elements of community development: affordable housing, neighborhood revitalization, economic development and human services into a single plan for a unified vision for community development actions.

The Plan describes community needs, resources, priorities and proposed activities to be undertaken with respect to the Community Development Block Grant (CDBG) , Home Investment Partnerships (HOME) Program and other U.S. Department of Housing and Urban Development (HUD) Programs.

The Consolidated Plan states in one document the city of Boise's plan to pursue the following overall goals of the Community Development and housing assistance programs of HUD:

To provide decent housing- which includes:

- # assisting homeless persons obtain affordable housing;
- # assisting persons at risk of becoming homeless;
- # retention of affordable housing stock;
- # increase the availability of affordable permanent housing in standard condition to low income and moderate income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion sex, national origin, familial status, or disability;
- # increasing the supply of affordable housing with structural features and services to enable persons with special needs to live in dignity and independence; and
- # providing affordable housing that is accessible to job opportunities.



Downtown Boise, Idaho

To establish and maintain a suitable living environment- which includes:

- # improving the safety and livability of neighborhoods;
- # increasing access to quality public and private facilities and services;
- # reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- # restoring and preserving properties of special historic, architectural or aesthetic value; and conservation of energy resources.

To expand economic opportunities for all residents; particularly for persons of low and moderate income- which includes:

- # job creation and retention;
- # establishment, stabilization and expansion of small business (including microbusinesses);
- # providing of public services concerned with employment;
- # providing jobs to low income persons living in areas affected by those programs or activities, or jobs resulting from carrying out activities under programs covered by the plan;
- # availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices;
- # access to capital and credit for development activities that promote the long term economic and social viability of the community; and
- # empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted and public housing.



FIVE YEAR STRATEGY

Beginning in program year 2001 and continuing through program year 2005, the City of Boise will target available federal, state and local resources to accomplish the following objectives:

Housing Objectives

- # Facilitate the development and preservation of 800 decent, safe affordable rental housing units intended to serve very low, low, and moderate income households;
- # Promote equal opportunity for all residents of the City to reside in housing and neighborhoods of their choice;
- # Prevent the physical decline of existing residential neighborhoods through the rehabilitation of 250 housing units occupied by very low, low and moderate income and special needs households;
- # Facilitate affordable homeownership opportunities for 150 lower income families.

Homeless and Special Needs Objectives

- # Support the creation & operation of a sound, effective and efficient human services delivery system which recognizes the importance of providing holistic versus episodic care and

encourages personal responsibility.

- # Support the development and implementation of a universal application for human services and encourage the establishment of central point(s) of access to the community's human services system.
- # Assure that adequate emergency shelter and transitional housing facilities are available for the community's homeless population.
- # Develop and maintain collaborative and cooperative relationships with faith based service providers, their constituents and community members.

Non-housing Objectives

- # Establish effective liaisons with neighborhoods, adjacent municipalities, County, State and Federal agencies to ensure the community is influential in affecting policies impacting the City.
- # Develop and implement quantitative and qualitative outcome measurements to assure that publicly funded programs and/or services meet the highest possible standards of progressiveness, innovation, quality of care, effectiveness and accountability.
- # Encourage publicly funded human service providers/programs to examine entrepreneurial opportunities in an effort to reduce/eliminate their dependence on continued public funding and to promote the long term viability of the organization.
- # Encourage and expand collaborative relationships with the academic community which provide for student internships and/or practicum experiences and promote the efficient transfer of technology.
- # Encourage improved educational, training and employment opportunities for City residents.
- # Encourage the development of affordable quality child-care accessible to lower income households and expand supervised, educational and recreational after-school activities for at risk school age children.



Boise Foothills

City of Boise One Year Action Plan

FY 2001 Community Development Block Grant Funding

\$1,380,000

Public Services

Agency/Organization	Program/Activity	Recommended Funding
Community House, Inc.	Emergency Shelter/Transitional Housing	\$150,000
Terry Reilly Health Services	Boise Clinic/Low Income Health Care	\$ 90,000
Women and Children's Alliance	Crisis Center/Staffing & Operations	\$ 55,000
Neighborhood Housing Services	Homeward Bound/Supportive Housing	\$ 20,000
City of Boise, Parks & Recreation	Catch Them While They're Young	\$ 25,000
Giraffe Laugh Child Care	Child Care Scholarships	\$ 15,000
El-Ada Community Action Agency	Lease Assistance/Day Resource Center	\$ 8,000
Boise City/Ada County Housing	Fair Housing Initiative	\$ 10,000
City of Boise Housing & CD	Emergency Rental Assistance	\$ 8,500
Learning Lab, Inc	Literacy Training	\$ 9,100

Economic Development

City of Boise, Housing & CD	Employment Training/Culinary Arts	\$ 45,000
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Housing & Public Facilities

City of Boise, Housing & CD	Affordable Homeownership Program	\$450,000
City of Boise, Housing & CD	Housing Rehabilitation Program	\$168,400
Friends of Children & Families	River Street Nbhd/Head Start Program	\$ 16,000
City of Boise, Parks & Recreation	River Street Nbhd/Basketball Court	\$ 35,000

Planning & Administration

City of Boise, Housing & CD	Program administration, monitoring, etc.	\$275,000
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FY 2001 Home Investment Partnerships (HOME) Program Funding

\$698,000

City of Boise, Housing & CD	10-12 unit multi-family housing	\$523,500
Community House, Inc	15% CHDO Set-aside	\$104,700

City of Boise, Housing & CD	HOME Program Administration	\$ 69,800
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I. INTRODUCTION

A. Purpose of the Consolidated Plan

The Consolidated Housing and Community Development Plan is the document that the city of Boise submits to the U.S. Department of Housing and Urban Development (HUD) as an application for funding from the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs. The Consolidated Plan replaces individual plans and applications for these programs.

The city of Boise's 2001-2005 Consolidated Housing and Community Development Plan coordinates all elements of community development: affordable housing, neighborhood revitalization, economic development and human services into a single plan for a unified vision for community development actions.

The Consolidated Plan describes community needs, anticipated resources, priorities and proposed activities to be undertaken with respect to CDBG, HOME and other HUD Programs.

B. Principal Study Investigators and Authors

The city of Boise's Housing and Community Development (HCD) divisions, serves as the lead agency for development and implementation of the Five Year Consolidated Housing and Community Development Plan. The Consolidated Plan is intended to serve as the guiding framework for operation and administration of the CDBG and HOME program funds received by the city of Boise beginning January 1, 2001 and ending December 31, 2005.

Much of the data used in the development of this Consolidated Plan was based on 1990 U.S. Census information. With the release of 2000 census information in late 2002 and early 2003, the city of Boise may very well find it necessary to update this document through the amendment process and/or to develop a new Five Year Consolidated Plan prior to the expiration of the period covered by this plan

C. Overview of Methods Used to Identify Needs and Priorities

Boise's Consolidated Plan was developed with input from a variety of sources including the city's previous Five Year (1996-2000) Consolidated Plan, the Boise City Disinvestment Monitoring Report (April 12, 2000), the Boise City 2000-2001 Two Year Budget, the city of Boise's FY 2000 Continuum of Care and the State of Idaho Five-Year Strategic Housing and Community Development Plan. Public meetings to receive comment from interested organizations and individuals were held on February 14 and July 20, 2000. One-on-one meetings and small group meetings with fair housing and disability advocates, social service organizations, members of the faith based community and affordable housing

providers were conducted throughout the Consolidated Plan Development process.

Substantial unmet and arguably priority needs were identified through this process, however, limited resources make it necessary for the City to limit its involvement to those areas traditionally reserved for local government. For example, the responsibility for K-12 education, indigent care, and most social services are generally reserved for the state and/or counties. Without the significant transfer of resources, local governments such as the city of Boise could not begin to scratch the surface in addressing these needs.

Nevertheless, issues such as living wage jobs; decent, safe, affordable housing; the availability of recreational opportunities; homelessness, poverty and the proliferation of drugs and criminal activity have a significant and long lasting impact on city residents, schools and neighborhoods and affect the community's quality of life and overall viability.

The city of Boise utilizes a citizens advisory committee to review annual applications for CDBG and HOME program funding and to provide recommendations on the allocation of these funds. The recommendations of the citizens advisory committee are submitted to Boise's mayor and city council which ultimately decides how available funding will be allocated.

D. Summary of Accomplishments for Prior Five Year Consolidated Plan and Strategy

During the five year period beginning January 1, 1996 and ending December 31, 2000 the city of Boise used CDBG and/or HOME program funding to acquire a 9.8 acre site and assist in the development of a 65 unit mobile home park targeted to lower income residents being displaced from an existing mobile



home park; completed the acquisition and renovation of 110 efficiency and one bedroom apartment units located on Capitol Boulevard; completed renovation of 22 efficiency and one-bedroom apartment units formerly operated as the Boulevard Motel; completed a 2,000 plus square foot addition to the Boise Senior Center; facilitated implementation of a community oriented policing program and development and operation of the Pioneer Neighborhood Center; funded installation of over 100 historic

streetlights in the River Street Neighborhood and 15-20 standard streetlights in the Veterans Park neighborhood; completed renovation and playground improvements at the Pioneer Neighborhood Park; assisted 154 lower income families become homeowners with long term below market interest and/or deferred payment loans; rehabilitated 231 residential units owned and or occupied by lower income households; acquired four, 3 bedroom townhouses located in Oak Park Village for use as affordable rental housing; acquired and renovated a four-bedroom residence located in Boise's north end for use as transitional housing for women and children fleeing domestic violence situations; acquired and funded substantial rehabilitation of three single family residences owned by HUD through the single family

insurance program and acquired four single family residences facing foreclosure under the CDBG housing rehabilitation loan program and the City's affordable homeownership program.

The City has used CDBG and HOME program funding to leverage more than \$800,000 in funding under HUD's Supportive Housing Program (SHP) for the purpose of providing transitional housing for women and children victims of domestic violence; an additional \$750,000 in HUD SHP funding was secured to provide permanent housing and supportive services targeted at dually diagnosed individuals and more than \$7.5M in private, below market rate loan commitments from U.S. Bank

In addition to the above accomplishments, Boise has budgeted approximately \$375,000 to \$400,000 in each of the past five years (under the fifteen percent CDBG public services cap) to assist with operation and provision of basic public services such as emergency shelter, transitional housing, health and dental care for homeless and very low income uninsured individuals, child care, literacy training and rental deposit assistance. The CDBG funds awarded by the City have leveraged an estimated \$1.5M annually in other public, private and charitable funding for these critical services.

E. Community Profile

Boise, Idaho is the state capital, and one of two Metropolitan Statistical Areas in Idaho. The Boise Metropolitan Statistical Area (MSA) includes Ada and Canyon Counties and extends from the Boise Foothills to the Oregon state border. Other municipalities located within Ada County are Garden City, Meridian, Eagle, Kuna and Star. Canyon County includes Nampa, Caldwell, Middleton, Parma, Wilder & Melba.

Corporate headquarters of several major firms are located in Boise; among them are makers of computer microchips, processed foods, and forest products as well as construction and service companies.

The municipal boundaries of the city cover a land area of 117 square miles with a mean elevation of 2,695 feet. The area receives average annual precipitation of 12.11 inches and is blessed with an average of 234 days of sunshine annually. The city has 9 acres of parks for every 1,000 residents which is almost twice the national average.



**City Hall
Boise, Idaho**

The Boise River, which begins in Idaho's Sawtooth National Recreation Area provides flatwater recreational opportunities through a series of dams and reservoirs managed by the U.S. Bureau of Reclamation. These include Anderson Ranch, Arrowrock and Lucky Peak Reservoirs which provide irrigation water for southwest Idaho's agricultural industry. Stretches of the Boise River still offer whitewater rafting and kayaking opportunities and provide pristine trout fishing within a 1 hours drive of Boise's city center. The Boise River runs east to west through the approximate center of the city and separates Boise State University from the Downtown Business District. Boise's greenbelt walkway

parallels the river and a series of foot and automobile bridges connect areas north and south of the river minimizing its effect as a geographical barrier. Julia Davis, Ann Morrison and Katherine Albertson's Parks border the Boise River as it winds its way through the city.

Boise is the economic hub of southwest Idaho and provides financial, medical and commercial services for much of southern Idaho and portions of eastern Oregon. Also important to the city's economy are the activities of the federal and state government including the National Interagency Fire Center, which coordinates fire fighting on public lands throughout the United States.

Boise's two largest private employers are Micron Technology and Hewlett Packard. Boise has also experienced strong job growth from the establishment of call centers in the area. Sears, TCI, Hewlett Packard, Micron Electronics and MCI have added nearly 3,000 jobs in the county over the past five years. Albertson's Incorporated, a retail food and drug chain with corporate headquarters located in Boise, recently merged with American Stores which was headquartered in Salt Lake City, Utah to become the second largest food and drug retailer in the nation. Corporatewide employment for Albertson's Inc., now exceeds 230,000.¹

Total nonagricultural employment growth in the Boise MSA slowed from 6.7 percent in 1992 to 3.8 percent in 1998. Nonagricultural employment in the Boise MSA is projected to grow at an average annual rate of 2.8 percent through 2006.



Between 1990 and 2000, Boise's population is estimated to have increased from 125,738 to 174,700 or 38.9 percent. During this same period, persons living within the MSA increased from 295,851 in 1990 to 419,681, an increase of 41 percent.²

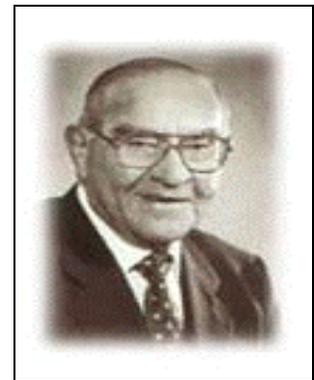
According to information published in the State of Idaho's Five Year (2000-2004) Strategic Plan, the largest population increase in Ada County between 1990 and 1999 was in the 45 and older categories with a 69 percent increase in persons aged 45-64 and a 38 percent increase in persons 65 and older. This same source indicates that the 17 year old and under age group increased by 30 just percent over this period of time.

Recent statistics released by the U.S. Census Bureau rank the Boise MSA as the fourth fastest growing of the nation's 276 metropolitan areas. The area's rapid growth is projected to continue for the next 15 years. However, as the availability of land for residential development has diminished over the last few years, population growth in the area has moved west into Meridian and other Ada County cities and into Canyon County.



New residential units in Boise City as a percentage of total residential units in Ada County has fallen from a 1989 share of 70.4 percent to a 1998 share of 31.7 percent. Commercial square footage and valuation within Boise City as a percent of Ada County have both fallen by nearly 20 percent since the early 1990's. ²

Population projections indicate that Boise City's annual population increase may only average 1.3 percent per year over the 1998 to 2006 period (not including any annexations which may take place during this period). A contributing factor to Boise's slower growth rate, when compared to the state and the region is the significant shift of single family housing starts from Boise City to other areas within the MSA. Factoring in the slower 1.3 percent projected annual growth rate, the City's population is expected to increase from 174,700 in 2000 to 183,963 in 2005. ²



The number of households in the city increased from 50,898 in 1990 to 72,790 in 2000.

Micron's Corporate Headquarters and Manufacturing Facility
Boise, Idaho

After deducting for

the estimated 3,500 households added through annexation of previously unincorporated areas, an estimated 18,392 housing units were created at an average annual rate of 1,839 new units per year.

Within the larger MSA, the population is expected to increase from 59,341 from 419,681 in 2000 to 479,022 in 2005. This amounts to a 14.14 percent increase or an average annual increase of 2.8 percent. The total number of households in the MSA increased from 108,759 in 1990 to 158,026 in 2000 an increase of 49,267 households. Between 2000 and 2005, total households within the MSA are expected to increase from 158,026 to 182,416 a net increase of 24,390.

Joe Albertson opened his first grocery store in Boise in 1939. Now the second largest grocery chain in the United States, Boise is home to its corporate headquarters

The state of Idaho is reported to have the highest concentration of persons of Basque descent outside of their native region of Spain. Boise has also experienced an influx in the population of persons from Eastern Europe, primarily from the Bosnian and Croatian regions of the former Soviet Union. Nevertheless, Boise's population remains relatively homogenous in terms of race and ethnicity with approximately 93 percent of households/persons described as White, Non-Hispanic. Even with the high rate of population growth experienced during the 1990's, these percentages are not expected to change significantly.

The Boise MSA was recently recognized with a #2 rating among small cybercities in a report released by the American Electronics Association and the NASDAQ Stock Market. This report states that the Boise MSA area experienced a 52 percent growth rate in high tech jobs between 1993 and 1998 making it the second fastest growing cybercity in the nation. 112 of every 1,000 private sector employees work in high tech jobs. Just eight other cities in the country have a higher concentration of high tech workers. At an average wage of \$46,800, Boise's high tech employees earn 68 percent more than their counterparts in other private sector jobs. Of all the cities surveyed for this report, Boise was reported to have the shortest average commute time at 16.5 minutes.³

As of the end of 1999, the median income in Boise for a family of size of four was reported to be \$50,200 and \$35,125 for a family size of one. At 3 percent, the unemployment rate within the Boise MSA remains a full percentage point below the national average. Overall employment grew from 87,643 in 1995 to 101,538 in 1999 a 15.9 percent increase. During 2000, total employment within the Boise MSA grew by 9,600 new jobs-half of the states total gain. ¹

The number of business establishments within the city increased from 6,152 in 1994 to 6,400 in 1997 reflecting a 4 percent rate of growth over 3 years. Average annual pay increased from \$30,243 in 1994 to \$32,347 in 1997 which translates to a 7 percent increase over the 3 year period. ⁴

II. HOUSING MARKETS, NEEDS AND STRATEGIES

A. Introduction

The city of Boise's previous Five Year (1996-2000) Consolidated Plan identified the preservation and expansion of affordable housing opportunities as a priority need. During the past five years this need has continued to increase. Housing is generally considered to be affordable if the occupants are required to spend no more than 30 percent of their gross monthly income for housing (rent or mortgage payment and utilities, excluding telephone).

According to HUD's 1990 Comprehensive Housing Affordability Strategy (CHAS) data, 36.5 percent of the city's renter households had incomes at or below 50 percent of the Boise Area Median Income (with adjustments for family size) and 62.4 percent of all renter households had incomes at or below 80 percent of the Boise Area Median Income (BAMI).

Using this same data 11.7 percent of owner occupied households had annual incomes at or below 50 percent of the BAMI and 26.5 percent of owner occupied households had annual incomes at or below 80 percent of the BAMI.

5,175 of the 6,761 (76.5 percent) renter households with incomes at or below 50 percent of the BAMI reported paying more than 30 percent of their total household income for housing and 42.7 percent of these renter households reported paying over 50 percent of their total household income for housing.

Comparing these statistics to those of owner occupied households, 2,173 of the 3,797 (57.2 percent) owner occupied households at or below 50 percent of the BAMI reported paying more than 30 percent of their total household income for housing and 32.7 percent of these owner households reported paying more than 50 percent of their total households income for housing.

While similar data has not yet been made available for 2000, it appears unlikely that these percentages have significantly changed during the past 10 years. By applying the 1990 percentages to the 2000 household count, we are able to extrapolate the following:

TABLE 1

TOTAL RENTER HOUSEHOLDS	26,423	TOTAL OWNER HOUSEHOLDS	46,367
HH (0 to 80% MFI)	16,488	HH (0 to 80% MFI)	12,287
HH (0 to 50% MFI)	9,644	HH (0 to 50% MFI)	5,425
HH (0 to 30% MFI)	4,867	HH (0 to 30% MFI)	2,253
HH Cost burden >30%	3,991	HH Cost burden >30%	1,487
HH Cost burden >50%	3,164	HH Cost burden >50%	1,014

An analysis of the above information clearly indicates that both lower income renter and owner households have significant needs. However, the total number and percentage (62.4 percent) of renter households with incomes at or below 50 percent of the BAMI versus the 26.5 percent of owner occupied households with incomes below 50 percent of the BAMI, suggests that priority should continue to be given to efforts which provide decent, safe and affordable rental housing for the community's lower income households.

B. Private Sector Owner Occupied Housing

1. Housing Market Conditions

Homeownership rates within the city of Boise remain close to 65 percent. This is approximately 5 percent less than the statewide homeownership rate of 70 percent and a full 8 percent lower than the 73 percent rate reported for the rest of Ada County. ⁵

In general, the overall condition of the City's stock of privately owned, single family housing is in fair to good condition. This is partly attributable to the age of these units. Of the estimated 46,367 owner occupied, single family dwelling units, 20,633 or 44.5 percent were constructed within the last 20 years and just 4,139 or 8.9 percent of the total units were constructed prior to 1940.

The City of Boise received national recognition for a Best practices award received from the U.S. Department of Housing and Urban Development for its Affordable Housing Program.
December 2000

While the condition of the housing stock is generally good, housing affordability is yet another issue. In 1995, the average price of a single family residence was \$124,253. By mid 2000 the average price of a single family residence had increased to \$157,313. This amounts to an increase of 26.6 percent in just five years. While certainly one can argue that the appreciation of value increases the net worth of existing homeowners and is therefore beneficial, it is increasingly difficult for lower income, first time home buyers to gain access to this sector of the housing market.

2. Existing Assistance Programs

The city of Boise through its HCD divisions offers a CDBG housing rehabilitation loan program. This program provides low interest loans and technical assistance to low and moderate income homeowners to correct existing housing code problems, make energy conservation improvements and carry out modifications to provide/improve accessibility. Lower income, elderly homeowners are able to defer loan repayment for a period of twenty years or as long as they occupy the residence, whichever is shorter.



Boise Neighborhood Housing Services provides home buyer counseling services to Boise residents.

Financial institutions in the Boise area have shown a clear commitment to the federal Community Reinvestment Act and demonstrated a willingness to work with the city of Boise and other not for profit housing agencies in offering below market rate, long term mortgage financing. In cooperation with U.S. Bank, the city of Boise continues to operate an affordable homeownership program assisting low and moderate income families with the purchase of a home.

In response to changes in the local housing market over the last five years, modifications have been made to the Boise City/U.S. Bank Affordable Homeownership Program including increased private and public loan limits and implementation of a five year deferral period for borrowers with incomes at or below 65 percent of the BAMI.

changes in the local modifications have been Homeownership Program and implementation of a incomes at or below 65

The El-Ada Community Action Agency offers a home weatherization program targeted to low and moderate income renters and homeowners. El-Ada also administers the federally funded Low Income Home Energy Assistance Program (LIHEAP) for Ada, Elmore and Owyhee counties.

Boise Neighborhood Housing Services provides home buyer counseling and operates a lender participation program which provides low interest home loans to qualified lower income families. Long term mortgage funding for this program is provided through agreements with several area financial institutions.

Using tax-exempt mortgage revenue bonds the Idaho Housing and Finance Association (IHFA) continues to be the largest provider of below market, first time homebuyer financing with Boise and the MSA..

C. Private Sector Rental Housing

1. Housing Market Conditions

Over the past five years, occupancy rates for multi-family rental housing have averaged between 95 and 98 percent. Generally, a five percent vacancy rate (95 percent occupancy) is considered to be an indicator of overall stability in the rental housing market. Occupancy rates in excess of 95 percent indicate a scenario where demand exceeds supply and upward pressure is placed on rental

rates until supply increases and/or demand decreases. In 1995, the total inventory of multi-family rental housing within Ada County was estimated to be 21,257 units with 94.9 percent of these units reported as occupied. Monthly rents averaged \$0.68 per square foot. As of the end of 1999, the total number of units is estimated to have increased by 1,512 units to 22,769 and occupancy was reported to be 96.2 percent with an average rent of \$0.72 per square foot. ⁷

The most recent survey results (through October 25, 2000) indicate that occupancy rates have risen to 97.8 percent and average rents have increased to \$0.75 per square foot. To put this into perspective, the average two bedroom apartment in an Ada County complex totaled 908 square feet and rented for \$0.70 per square foot or \$636.00. One bedroom units averaged 647 square feet and \$543-rent was \$0.84 per square foot on average.⁸

**The average cost of a two
bedroom apartment in Ada
County is \$636.00**
October 2000

Newer full amenity complexes are typically showing monthly rents in the range of \$0.80 to \$0.90 per square foot and show an occupancy of 97.5 percent. Whereas 20+ year old standard amenity complexes range \$0.55 to \$0.65 per square foot on average. ⁷

There are currently 1,168 units of privately owned, affordable rental housing targeted to lower income families. This includes 22 projects (1,088 units) assisted under the Low Income Housing Tax Credit program and 2 projects (80 units) under HUD’s Section 312 Loan Program. In addition, there are another 897 units of subsidized housing (Section 8 new Construction, Section 236, Section 221d 3) with 480 of these units designated as senior housing. Of the 897 subsidized housing units 250 are owned/managed by the Boise City Ada County Housing Authority or its non-profit subsidiary Shoreline Plaza. 5

2. Existing Assistance Programs

Boise’s HCD divisions also offer a CDBG housing rehabilitation loans and technical assistance to rental property owners currently renting to low and moderate income households and/or who agree to rent to such households throughout the term of the loan.

IHFA administers the Low Income Housing Tax Credit (LIHTC) program authorized under Section 42 of the U.S. Internal Revenue code. Generally developers of LIHTC projects designate these as mixed income developments with 50 -75 percent of the units having rents affordable to lower income families.

D. Public and Assisted Housing

1. Housing Market Conditions

In Ada County there are a total of 1,912 households receiving assistance from the Boise City/Ada County Housing Authority. An additional 595 households are on the waiting list for housing assistance. According to the Boise City/Ada County Housing Authority, the Section 8 Fair Market Rent (FMR) for a 2 bedroom unit is \$597.

Inventory of Affordable and Assisted Housing

TABLE 2: Affordable Housing

Property	Family	Elderly	Census Tract
Blue Meadows	96		3
Brentwood Manor Apartments	80		8.02
Cassia Court	18		14
Conservatory	8		9
Davis Park Apartments	40		4
Greenfield Village Apartments	75		14
Grove Street Apartments	11		1

Hawthorne Apartments	4		17
Hays Apartments	8		1
Hillcreek	44		1
Hilton Apartments	12		23.02
Idaho Building	37		1
Magnolia Apartments	43		5
Northwest Point Apartments	52		24.01
Oak Park Apartments	154		17
Park River Apartments	90		3
Parkhill Apartments	33		1
Patterson Apartments	20		NA
River Plaza	87		1
Stewart Avenue Apartments	16		4
State Street Apartments	16		3
Towne Square Village Apartments	160		20
Ustick Apartments	32		23.10
Village Apartments	20		18
Willow North	12		1
Totals	1,168		

TABLE 3:Subsidized Housing

Property	Family	Elderly	Census Tract
Alpine Manor	84		10
ARC Living	16		14
Bannock Arms		65	1
Capitol Plaza		93	1
Casa Blanca	20		23.10
Franklin Grove		40	23.02

Franklin Plaza		66	19
Greenbriar	46		19
Harrison Hills		36	1
Oak Lawn Apartments	30		NA
Owyhee Place	32		15
Pioneer Square	44		1
Riverview Homes	40		9
Samaritan Village Apartments		100	3
Shoreline Plaza		80	1
Treehouse Apartments	25		8.01
Wildwood	40		14
Wylie Street Station	40		4
Totals	417	480	

2. Existing Assistance Programs

The Boise City/Ada County Housing Authority provides housing to low-income residents of Ada County through participation in federal assistance programs administered and financed by HUD. This agency is currently authorized to administer 649 units under HUD's Section 8 Existing Housing Annual Contribution Contracts.

In addition to the city of Boise, rental subsidies are provided for households living in the communities of Boise, Meridian, Eagle, Star, Garden City and Kuna. The Housing Authority administers 170 units under Low Rent Public Housing (LRPH), 80 units under Section 8 New Construction, 42 units previously acquired with CDBG and Key Bank loans and offers 100 single family residences through an Assisted Home Ownership Program in addition to administration of funding for 986 units under the Section 8 program.

TABLE 4: Boise City - Ada County Housing Authority Housing Stock

BOISE CITY - ADA COUNTY HOUSING AUTHORITY PROGRAM ADMINISTRATION	HOUSING UNITS
Low Rent Public Housing (LRPH)	170 Units
Section 8 New Construction	80 Units
CDBG & Key Bank Loans	42 Units

Assisted Home Ownership Program	100 Units*
Section 8 Program	986 Units

The agency also offers a Family Self-Sufficiency (FSS) Program for its Section 8 participants. The Housing Authority was awarded funding for one FSS Program Coordinator in 1998. In 1999, funding was awarded for two positions, one for Ada County and one for Boise City.

The city of Boise through its HCD divisions operates an Affordable Rental Housing Program using 200 city-owned rental units ranging from single room occupancy efficiency apartments to five bedroom, single family residences. Of this total, 165 of the units are located within six multi-family buildings and the remaining units are scattered-site, single family residential dwellings.

The Boise Housing Corporation, a private non-profit development corporation consisting of representatives from the architectural, development and finance community originated from the Mayor's Task Force on Affordable Housing in 1993. Utilizing the LIHTC program, Boise Housing Corporation developed the 200 unit Oak Park Village Apartments with 154 of these units designated for rent at below market rates. This past year the Boise Housing Corporation celebrated the opening of the River Plaza complex in Boise's River-Myrtle Street Urban Renewal area. This development offers a total of 116 units with 87 units available for families at or below 60 percent of the median income.

In addition to its role of providing emergency shelter and transitional housing, the Community House offers 38 single room occupancy units with affordable rents targeted to the very low and low income individuals. Case management for the residents of these 38 units is also provided.



Boise Neighborhood Housing Services - Stewart Avenue Apartments Boise, Idaho

Boise Neighborhood Housing Services (BNHS) operates the Stewart Avenue Apartments, a 16 unit HOME assisted multifamily project which serves families at or below 50 percent of the BAMI and the Northwest Pointe Apartments with 77 units, 70 percent of which are affordable to families with incomes at or below 60 percent of area income.

Affordable permanent housing is also available in the Davis Park Apartment complex which provides 40 two, three and four bedroom rental units.

Using CDBG and HOME program funds, BNHS recently completed the development of a 65 unit mobile home park. This project represented the first attempt by a not-for-profit organization to create an affordable development specifically for manufactured housing and mobile home owners. As of November 1, 2000, 56 of the 65 available spaces were occupied with the remainder expected to be absorbed by the market in the next 60 to 90 days.

3. How Consumers Access/Receive Services:

Advertising: Because the need for affordable housing continues to exceed demand, newly developed units are often filled quickly utilizing traditional media. Additionally, to diminish any stigmatism related to low income housing and to provide positive role models for persons of low income, market rate units are often mixed with affordable housing units in today's projects.



Affirmative Marketing Plans: Permanent housing developments funded by HUD generally require the sponsor agency to develop and facilitate the placement of individuals through an affirmative marketing plan. For example, Boise's property manager conducts on-site presentations and performs outreach to area homeless shelters, senior centers and supportive service agencies in an effort to inform potential clients of the application process and availability of units.



E. Barriers to Affordable Housing

The Idaho legislature has traditionally limited funding for local government operations to ad-valorem property taxes and a system of sales tax sharing which transfers sales tax revenues from metropolitan shopping and retail centers to rural and economically distressed areas of the state. This has prompted cities in high growth areas such as Boise to search for other ways in which to finance growth and infrastructure. In 1995, state legislation was passed allowing taxing districts to implement impact fees as an additional source of revenue.

The Ada County Highway District (ACHD), a special taxing district charged with construction, maintenance and operation of roads, streets and bridges in Ada County subsequently instituted an impact fee on most new development occurring within Ada County. Currently, this fee is \$1,055 for new single family residences under 1,500 square feet and \$1,294 for new residences larger than 1,500 square feet. The ACHD impact fee for new multifamily projects averages approximately \$750 per unit.

Ada County Highway District
Construction Crew Installing Drainage
- Hill Road April 4, 2000

The city of Boise has also instituted a Parks Impact Fee which is imposed on all new residential development. The Parks impact fee currently ranges from \$572.59 per new multifamily housing unit to \$721.27 for new single family residences.

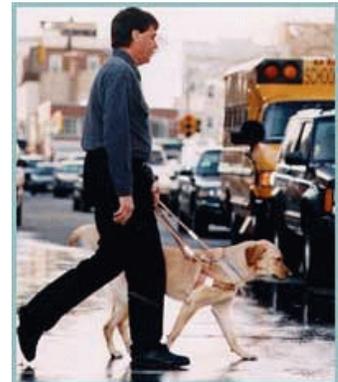
It is intuitively obvious that these fees have increased the cost of developing/constructing new multi-family and single family housing. Unfortunately, the enabling state legislation does not allow for the waiver or reduction of these fees unless there is another identified source of funds for their payment.

In 1996, the city of Boise instituted a requirement that applicants for conditional use permits, which typically include most new, multi-family housing developments, meet with the registered neighborhood association of the affected area. This requirement is intended to provide the neighborhood association with an opportunity to comment on the development proposal prior to submission of the application by the developer.

While comment provided by the neighborhood association does not necessarily affect the approval or disapproval of the application, in many cases it does provide the neighborhood association with an opportunity to affect the density, design, landscaping and ultimately the cost of developing the project.

For privately owned, market rate housing these additional costs can oftentimes can be recovered through higher monthly rents. However, in the case of subsidized and/or affordable housing developments where strict limitations are imposed on monthly rental rates, these costs must be absorbed by the developing agency and/or additional sources of funding must be located before the project can proceed.

The Intermountain Fair Housing Council (formerly the Idaho Fair Housing Council) is charged with carrying out fair housing advocacy, education and certain enforcement actions under the Fair Housing Act of 1968, as amended. The regional news media has given a great deal of publicity to the enforcement activities of the Intermountain Fair Housing Council (IFHC). Unfortunately, many of the conciliation agreement reached by the IFHC have angered owners of multi-family properties and tend to be viewed by some as yet another form of federal control over private property rights. Investors, potential purchasers and financial institutions are now perhaps overly cautious in carrying out their due diligence responsibilities with respect to multi-family housing developments constructed and first occupied after March 13, 1991.



There are numerous restrictions imposed on local government entities by the Idaho Code which have the unintended consequence of affecting housing affordability.. On such constraint requires that city's may only dispose of publicly owned property after passage of an ordinance declaring such property surplus and then offering the property for sale at auction to the highest bidder. This effectively precludes city's from taking property which has come into it's ownership through foreclosure or donation and transferring it to a qualified lower income purchaser.

In addition, Idaho Code does not allow local government to enter into debt obligations for more than one year without making a determination that such debt is for the express purpose of carrying out necessary and ordinary municipal function(s). These restrictions make it is difficult for city's such as Boise to undertake moderate to large scale affordable housing development or preservation without using an

intermediary organization.

F. Housing Discrimination

The Fair Housing Act provides that A...no person shall be subjected to discrimination because of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or advertising of dwellings, in the provision of brokerage services, or in the availability of residential real estate related transactions...@

Fair Housing is having the choice to live where you want to live and can afford to live without the fear or threat of discrimination. Discrimination in this sense is any housing practice or action which is unlawful under the Fair Housing Act. Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, is commonly referred to as the Fair Housing Act.

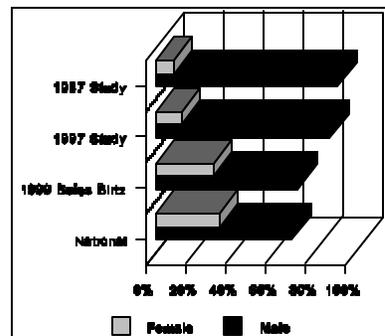
In 1995, the city of Boise contracted with the Boise-Elmore Community Housing Resource Board (CHRB) to conduct an Analysis of Impediments (AI) to fair housing within the city of Boise and Elmore Counties. The city contracted with the IFHC to prepare a Fair Housing Action Plan using the results of Boise's AI and an evaluation of data from fair housing complaints filed within the jurisdiction. Boise's Fair Housing Action Plan which was submitted to HUD in 1997, identifies a series of actions which the city will institute to affirmatively further fair housing and to address identified impediments to fair housing within the city of Boise. 9 A summary of those impediments identified within Boise's Fair Housing Plan are as follows:

- ? *A substantial lack of knowledge exists both among the general public and housing professionals as to what constitutes housing discrimination, what the Fair Housing Law covers, and who to contact in such circumstances to seek relief from housing discrimination.*
- ? *Lack of consistency in reporting processes, coding and data collection and maintenance periods between HUD, IFHC and the Idaho Human Rights Commission.*
- ? *Limited research, availability and analysis of Home Mortgage Disclosure Act data.*
- ? *Lack of a substantially equivalent Fair Housing Law within the city of Boise and the state of Idaho.*
- ? *Lack of ongoing coordination and collaboration with existing fair housing organizations.*
- ? *Lack of protection within the city of Boise and the state of Idaho requiring mobile home park owners to show cause for eviction of mobile home owners.*

? *Lack of fair housing knowledge among local elected officials, planning, zoning, building and legal staff.*

HUD, the IFHC, IHFA and the city's HCD division have conducted numerous fair housing training events targeted at landlords, developers, architects and property managers, however, there continues to be a great deal of confusion surrounding the type of properties affected and who it actually applies to. This confusion is primarily related to discrimination based on familial status, disability and the statutory obligation to provide reasonable accommodation.

The City's plans review and inspections divisions have endured a great deal of criticism and threatened with at least one lawsuit because of its decision not to review building plans for compliance with the requirements of the Fair Housing Act. This past year, the city of Boise adopted the 1997 Uniform Building Code (UBC) which includes standards for multi-family construction consistent with the Fair Housing Act.



Of those surveyed during the first Boise Blitz, 29% were female and 71% were male. In comparison to the 1987 and 1997 studies, a rise in the homeless female population is evident.

Nevertheless, the City still finds it necessary to stamp plans which have completed the plans review process with a notice to the owner and/or architect that the project was not reviewed for compliance with the Fair Housing Act and reminds owners and builder of their responsibility to ensure that all applicable requirements are met.

Within the city of Boise, complaints of discrimination based on familial status and/or disability continue to outnumber those based on race, color, religion, sex and national origin.

G. Lead Based Paint Hazard Reduction

Using information from the 1980 Census of Housing, Metropolitan Housing Characteristics, the city's HCD staff calculated that 40,269 of the city's 72,790 total housing units (55.3 percent) were constructed prior to 1980. It is estimated that as many as 80 percent or 32,215 total dwelling units were constructed prior to 1978 and may contain lead based paint hazards. 20,587 of these units are expected to be owner occupied and 11,628 are renter occupied.

On November 15, 2000, the City of Boise submitted a statement of inadequate capacity to HUD's Office of Lead Hazard Control. This was followed up with submission of a Transition Implementation Plan on December 15, 2000 which details how the city expects to develop the capacity to comply with these requirements.

Neither the State of Idaho or the City of Boise have a building contractor licensing program.

Idaho is one of eighteen states that does not operate its own lead program. Therefore, the U.S. Environmental Protection Agency (EPA) must certify lead services providers within Idaho.

Only one inspector and risk assessor has been identified in the entire state of Idaho; this individual is currently obtaining certification from the EPA. Through a survey conducted by IHFA and a search of the Lead-Listing database maintained by HUD, we have determined that there are currently no EPA certified contractors in the state of Idaho to perform lead based paint abatement work.

Based upon the survey conducted by IHFA and our discussions with contractors and sub-contractors currently doing CDBG and HOME assisted housing rehabilitation work, a substantial impediment to achieving sufficient capacity is the lack of funding available to provide these contractors with required training and/or to assist with the purchase of equipment and necessary insurance coverage.

1. Analysis of current capacity

Based upon the previously mentioned survey conducted by IHFA and a search of the HUD lead listing database, one EPA authorized contractor was located with offices in Boise, Idaho. This firm is EPA certified to conduct lead based paint inspection and risk assessment but does not have access to an XRF and must send paint samples out of the state for testing.

The lead listing produced a list of six providers located in the neighboring states of Washington and Oregon that offer lead evaluation services in Idaho. Just one of these providers was located within close proximity (100 miles) to effectively provide services within the city of Boise.

The lead listing produced a list of three providers located in the neighboring states of Washington, Oregon and Utah that offer lead hazard control services in Idaho. Only one of these providers indicated that they could conveniently service the Eastern portion of the state and none indicated a willingness to service the Boise area given that it is approximately 350 miles from their current service area.

2. Estimate of needed capacity

On an annual basis, the city of Boise estimates that the Lead Safe Housing Regulation presently covers 675 Section 8 voucher assisted rental housing units, 50 CDBG or HOME assisted rehabilitation units and 10 CDBG or HOME assisted homeownership units.

Of these 735 units, the city estimates that 75 percent (551) will require testing for lead based paint and potential hazard reduction efforts. Based on the number of units covered and the current capacity, the city has identified the following needs:

CDBG supported housing rehabilitation programs, (3) inspector/risk assessors, (10) certified supervisors, and (20) certified workers, (3) clearance technicians.

Affordable Home ownership Program, inspector/risk assessor and clearance technician included in CDBG supported housing rehabilitation.

Section 8 housing voucher and other covered housing, (3) inspector/risk assessor, (1) certified supervisor, (1) certified worker, and (3) clearance technicians



3. Offering training

The city of Boise has two Housing Rehabilitation Counselors within the HCD divisions that have completed Inspector/Risk Assessor training and are in the process of obtaining EPA certification. In the event that an inadequate number of individuals and/or firms obtain the necessary training and certification in these areas, the city of Boise will analyze the feasibility of directly obtaining EPA certification which would then permit the two trained and certified Housing Rehabilitation Counselors to perform lead based activities.

In addition, in the event that an insufficient number of private sector contractors obtain the necessary training and certification to carry out the actual abatement activities, the city of Boise will work with the Boise State University, Idaho Small Business Development Center to explore the feasibility of providing subsidized training opportunities and/or financial assistance from the city's CDBG entitlement grant to Section 3 Businesses and Women or Minority owned enterprises.

In consideration of the financial assistance provided by the city, these enterprises will be required to agree to give preference to conducting lead based paint abatement activities in federally assisted housing within the jurisdiction.

4. Performing outreach

The city of Boise will market training through local and regional home builders associations, National Home Remodelers, local contractors, labor unions and suppliers such as paint, lumber and hardware stores. In a further effort to increase public interest and stimulate awareness of the Lead Based Paint Regulation, the city of Boise will incorporate provisions for a \$1,000 grant to qualified, lower income participants in the CDBG assisted housing rehabilitation loan program who agree to undertake abatement

of as part of the rehabilitation work on their residence. Existing advertising and marketing materials are currently being revised to highlight this component of the city's housing rehabilitation loan program.

5. Prioritization of Housing

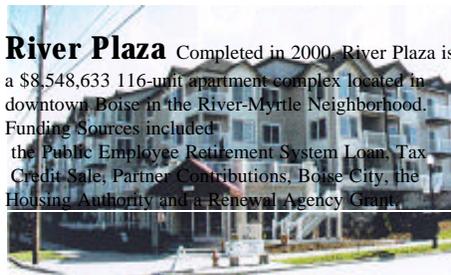
The city of Boise will make every reasonable attempt to assist in the control of lead based paint hazards in covered housing units where a child under the age of six resides or is expected to reside. These efforts will include, but are not limited to the provision of low interest and/or deferred loans to qualifying property owners for lead hazard reduction, providing technical assistance in the development of plans and bid specifications at no charge to the owner, assisting the property owner obtain bids from properly trained and certified contractors and assisting with the cost of post abatement clearance testing.

H. Five Year Strategy-Housing Objectives

This section of Boise's Five Year Consolidated Plan describes the methods by which the priority housing objectives will be addressed. These objectives are as follows:

- # Facilitate the development and preservation of 800 decent, safe affordable rental housing units intended to serve very low, low, and moderate income households
- # Promote equal opportunity for all residents of the City to reside in housing and neighborhoods of their choice;
- # Prevent the physical decline of existing residential neighborhoods through the rehabilitation of 250 housing units occupied by very low, low and moderate income and special needs households;
- # Facilitate affordable homeownership opportunities for 150 lower income families.

Using information extrapolated from HUD's 1990 CHAS Data, 15,069 of the city's 72,790 total households (20.7 percent) have annual household incomes at or below 50 percent of the BAMI. Applying this percentage to the projected growth between 2001 and 2005 of 3,861 total households, we can estimate that 799 additional affordable housing units will be needed in the city by the end of year 2005.



River Plaza Completed in 2000, River Plaza is a \$8,548,633 116-unit apartment complex located in downtown Boise in the River-Myrtle Neighborhood. Funding Sources included the Public Employee Retirement System Loan, Tax Credit Sale, Partner Contributions, Boise City, the Housing Authority and a Renewal Agency Grant.

In light of the estimated 69 percent increase in persons aged 45-64 between 1990 and 1999 versus the 38.9 percent overall population increase, it is projected that much of the demand for additional affordable housing will come from the city's growing population of persons aged 65 and over.

1. Private Sector Owner Occupied Housing

The city of Boise will continue to operate the CDBG Housing Rehabilitation Loan Program and the Affordable Homeownership program. The Housing Rehabilitation Loan Program and the Affordable Homeownership program will both be evaluated for effectiveness on an annual basis and when local market conditions warrant, recommendations for change will be made which including but are not limited to maximum loan amounts, interest rates and deferral periods.

Beginning in calendar year 2001, the city will institute a program providing for a \$1,000 grant from the CDBG housing rehabilitation RLF to eligible lower income families who agree to carry-out lead based paint abatement as part of their overall housing rehabilitation work.

2. Private Sector Rental Housing

The city of Boise will continue to provide low interest loans, assistance in the preparation of plans and bid specifications and construction management services to rental property owners currently renting to low and moderate income households and/or who agree to rent to such households in an effort to preserve and expand the supply of affordable rental housing.

3. Public and Assisted Housing

During calendar year 2001, the city of Boise through its HCD divisions expects to construct 10-11 units of affordable rental housing on publicly owned property located at 916-918 S. Orchard Street. The city will continue to operate the affordable rental housing program and will endeavor to secure sufficient resources for the effective maintenance and operation of the city owned affordable housing inventory.

In an effort to improve economies of scale and increase the overall efficiency of the city's property management and maintenance functions, the HCD division will offer for sale 15-20 of the scattered site single family rental units. The estimated \$1.2M to \$1.6M in CDBG program income expected to be received from the sale of these properties will then be used to purchase a 30-40 unit multi-family property thereby increasing the supply of decent, safe affordable rental housing.

The Boise City/Ada County Housing Authority and its non-profit subsidiary Shoreline Corporation recently received approval to issue a \$15M tax-exempt revenue bond. Proceeds from this bond issue will be used to develop 54 senior housing units adjacent to the River-Myrtle Street urban renewal area; 20 additional family units at the Vine Street Apartments, 24 new family units adjacent to the Liberty street apartments and 8 new family units adjacent to the Nez Perce Apartments.

In addition to the development of the previously described 106 new units of affordable rental housing, a portion of the proceeds from the bond will be used to fund rehabilitation/renovation of the 18 unit Vine Street apartments, the 24 unit Liberty Street apartments and the 18 unit Nez Perce apartments.

The National Benevolent Corporation was recently awarded \$3.1 M in funding commitments under the HUD Section 202 program which will be used to develop 60 units of elderly housing units at Victory and Wright Street in Boise's Vista Neighborhood.

4. Barriers To Affordable Housing

Over the next five years the city will continue to advocate for and encourage funding of the state housing trust fund. During prosperous financial times such as those which we are currently experiencing, the state of Idaho will be encouraged to set-aside a small portion of its budget surplus for this purpose. With adequate capitalization, it is envisioned that developers of affordable housing could apply to this fund for financial assistance in the with payment of impact fees.

HCD staff will investigate the feasibility of amending the state legislation which provides for the assessment and collection of impact fees to exempt affordable housing and/or infill development projects. In the case of infill development where the infrastructure is already in place, it seems counterproductive to apply the same fee structure(s) as those assessed on leapfrog development where very little or no infrastructure presently exists.

5. Housing Discrimination

HCD staff will continue to work with HUD, IFHC, IHFA and other groups in providing fair housing training events targeted at landlords, developers, architects and property managers in an attempt to provide accurate and timely information related to the requirements of the Fair Housing Act.

By late 2001, the city of Boise expects to adopt the 2000 Uniform Building Code which contains standards for the design and construction of multi-family housing paralleling those of the federal Fair Housing Act. The city of Boise will continue to stamp plans with a notice that this project has not been reviewed for compliance with the Fair Housing Act and remind owners, builders and architects of the importance of ensuring that these requirements are met.

During 2001, HCD staff will begin conducting unannounced on-site inspections of all CDBG and HOME program recipients to ensure that reasonable accommodation policies and procedures are in place and that program staff are knowledgeable of and following such policies and procedures.

The City will conduct a thorough review the Fair Housing Action Plan prepared in 1997 and if necessary, amend this plan to reflect changing market and demographic conditions and/or emerging impediments to fair housing.

III. HOMELESS AND SPECIAL NEEDS POPULATIONS

This section of Boise's Consolidated Plan was prepared using the Boise City-Ada County 2000 Continuum of Care funding application format. In addition to funding received from HUD's Supportive Housing Program, the city of Boise has traditionally allocated a significant portion of its annual CDBG funding and HOME program funding to the provision of shelter and supportive

services to the community's homeless and at risk populations. Emergency Shelter Grant (ESG) funding in Idaho is awarded directly to the State and is then administered and sub-granted to shelter and supportive service providers by IHFA.

A. Estimates of Homelessness and Sub-populations

Not unlike other cities across the United States, Boise does not have a formalized intake system established to provide standardized information about the homeless. Although local and state governments along with providers recognize the need, the process in which data is collected and derived is as diverse as the funding sources for public services.

In preparation for the Fiscal Year 2000 Continuum of Care and in recognition of the need for a standard set of information, volunteers of the Boise City - Ada County Homeless Coalition completed a survey in September 1999 of homeless persons in the city of Boise. Surveyors were unable to interview those that declined and those that who were not using services such as emergency shelters. The results of the survey are **not** an accurate reflection of the **number** of homeless in Boise.

The 1999 survey results indicated that of the 335 homeless individuals located;

- # 71% were male.
- # 8% reported they had been homeless less than 6 months.
- # 14% reported they had been homeless more than 5 years.
- # 31% reported they had served in the military.
- # 30% of the individuals cited the inability to pay a month's rent as a reason for their homelessness.
- # 14% reported that a drug/alcohol addiction resulted in a homeless.
- # 9% reported domestic violence directly affected the loss of a permanent residence.
- # 43% reported that they were temporarily employed.
- # 19% stated they were employed full-time in permanent positions.

The survey was a point prevalence count, which means that the data was collected primarily on one day, with some data derived over several days. This is **not** a reflection of the total annual homeless population in Boise, Idaho. This number would be near to impossible to collect because of the amount of resources required and the transitional nature of the population. However, the percentages revealed does provide insight into factors affecting homelessness in Boise such as the need for employment which pays a living wage. Additionally, the effort itself generated both local and national media coverage of the homeless population in Boise City, Idaho.

B. Homeless Prevention Services In Place

Idaho Department of Health and Welfare: This state government agency operates an at-risk program that assists families with temporary emergency situations that may jeopardize housing. Health and Welfare can pay costs/bills for a family which allows income to be applied to rent or mortgage.

Morrison-Knudsen Foundation: This private foundation provides limited one-time grants for emergency rent, mortgage, and utility assistance.

Project Share: This program is administered by the Salvation Army, Sacred Heart, St. Mark's Crisis Center, and El-Ada Community Action Agency and provides utility assistance during the winter months.

Senior Programs of Ada County: Senior programs operates the ECHO Telephone Reassurance Program which utilizes weekday phone calls to homebound and frail elderly to assure their safety and well-being.

St. Mark's Crisis Center: Provides limited financial assistance in emergency situations.

Vineyard Christian Fellowship: Depending on fund availability, the Vineyard Fellowship can provide minor financial assistance in emergency situations.

1. How Consumers Access/Receive Services:

Agency Referrals /Drop-Ins: Most of the area's homeless are connected to the appropriate services (medical, food, shelter and clothing) by referrals resulting from client drop-ins.



Individual initiative: Homelessness often occurs when family, friends and community resources are unavailable, unused or depleted. The recently dislocated, who are new to a life of homelessness tend not to identify with homeless roles and instead identify with more conventional ones. They are usually more realistic and seriously intent about getting off the streets. They show up for part-time day labor employment more often than others and will seek assistance in more conventional ways (face-to-face contacts and/or phone with church, service providers and government).

Word of Mouth: Persons who have been homeless for a long period of time, often develop a street affiliation with other homeless persons who provide direction as to where services may be accessed.

Community House incorporates on-site services and a variety of housing options for formerly homeless persons.

C. Emergency Shelter Facilities In Place

Each shelter in Ada County provides a basic level of supportive services including case management, meals, resource rooms, children's programs, and parenting classes. More intensive services such as counseling, drug and alcohol treatment, health care, and transportation are provided through cooperative agreements and referrals to /from local social service agencies.

The Boise Rescue Mission: The Mission is one of Ada County's oldest operating shelters. This

facility serves men and offers 55 beds to the community along with case management, medical assistance, computer training facility, and GED assistance.

Community House: Constructed in 1994 using funding provided by the city of Boise from the CDBG and HOME programs, this facility offers emergency housing for 68 male beds, 16 female beds, and 28 units for families.

Franklin House: This facility is funded and operated by the Idaho Department of Health and Welfare, Region IV Mental Health and provides 8 beds for a 3 to 5 day stay for individuals who are dually diagnosed and/or severely mentally ill.

The Salvation Family Emergency Center: The S.A.F.E. Center provides emergency shelter for intact families. Family and individual counseling, case management, referrals, meals and laundry facilities. The Center can serve 8 families and the maximum length of stay is four months.

The Women's and Children's Alliance Crisis Center: The Women and Children's Alliance Crisis Center addresses the emergency housing needs of women and children who are victims of physical and sexual violence. This facility provides 36 beds, 10 family units, and a 24-hour crisis telephone line for Ada County and other regions in Idaho.

1. How Consumers Access/Receive Assistance

Memorandums of Agreement: All of the emergency shelters in Ada County have Memorandums of Agreement with each other to cooperate and combine resources in an effort to better assist the homeless and at-risk individuals and families with housing and supportive services. Additionally, personal skills training and other classes are often shared between organizations such as Community House and The Salvation Army. Such collaborations reduce the duplication of services and result in a favorable economies of scale.

The Boise City-Ada County Coalition for the Homeless (BACH): Collaborations among shelter, service and housing providers also occurs on a less formal basis. All shelters within the area are members of the BACH as are small and large agencies providing supportive services. Many efforts related to education occur at these monthly meetings. New providers, whether housing or supportive services, often use the forum to present information regarding availability of their programs and information on how to refer clients. Monthly statistics of shelter usage are also provided at these meetings.

El-Ada Community Action Agency: El-Ada Community Action Agency operates a food pantry and a day labor program and is often the first contact for homeless populations. Many of El-Ada's contacts arrive from other communities, or have been recently released from prison, area hospitals or have recently become homeless.

Walk-ins /Word of Mouth: Many of the beds located in Ada County's shelters are simply accessed by word-of-mouth and walk-ins.

D. Outreach and Assessment Services In Place

Boise State University School of Social Work: Operating from offices located within the HCD division's storefront offices, this program is staffed by student interns who conduct outreach in cooperation with HCD staff. The primary focus of these outreach efforts are on those persons residing within the on-site permanent housing complex, who are at-risk of eviction due to nonpayment of rent and/or in need of other supportive services.

The Jesse Tree of Idaho: Operating from office space located at the HCD division's Capitol Boulevard Apartments, the Jesse Tree of Idaho (a private, non-profit organization) provides monthly activities and outreach activities for residents of the Capitol Boulevard Apartments. The primary mission of The Jesse Tree is to marshal the resources of the community's faith based organizations in addressing issues of poverty and homelessness.

Boise State University Department of Nursing: Students and faculty conduct on-site medical checks at several locations, including the Capitol Boulevard Apartments, Community House, and at the El-Ada Community Action Agency's service centers.

Department of Health and Welfare: This agency offers job clubs on a monthly basis as well as individual job search consulting at the Boise Rescue mission twice a month and at the Region IV Health and Welfare office on a walk in basis.

El-Ada Community Action Agency: Staff at both the Garden City and Boise offices conduct outreach activities, targeting at-risk, homeless, and general population groups. At-risk individuals and groups are approached at service locations and areas where they are staying. El-Ada provides educational outreach services to educational, service and community groups, appraising these groups of area services available to at-risk and homeless individuals.

Senior Programs of Boise City/Ada County: Senior programs offers an outreach program staffed by volunteers which seeks out at-risk seniors to inform them of available resources and to offer assistance.

Terry Reilly Health Services Boise Clinic: The Boise Clinic operates satellite outreach clinics at three homeless shelters in Boise and serves a population who may be reluctant to seek assistance in a conventional clinical setting. Additionally, during the summer months, Boise Clinic staff make contact with homeless men and women living in the streets and campgrounds. Individuals are assisted in finding treatment and housing for their homeless condition.

Surveys/Interviews: A large point-in-time survey of Boise's homeless population, termed the **Boise Blitz**, was carried out in the Fall of 1999. Conducted by many of the area's service providers, this three-day event resulted in many contacts with the homeless, who were interviewed and referred to the appropriate service organization /program. Additionally, the **Boise Blitz** raised awareness through its coverage by local and national media.

Crisis Lines: Within Ada County, many agencies serving the homeless also operate crisis lines which provide outreach services for topics ranging from mental health to substance abuse to domestic violence. The majority of these numbers are available in area shelters, social services agencies and on the Internet.

1. How Consumers Access/Receive Assistance

Non Traditional Information Outlets: Although there are numerous ways to bring about an awareness of services to the homeless, traditional media efforts do not work as newspapers, television and radio are usually unavailable to the homeless. This combined with the fact that many homeless persons are newcomers to the area and are unfamiliar with the community's resources, non-traditional approaches such as the placement of fliers where homeless persons often congregate utilized.

Assessment and Referral: In an effort to overcome the inappropriate use of services, many of the region's service providers (such as Terry Reilly Health Services) have adopted an assessment strategy that considers the individual's current medical and psychological status, as well as the degree to which homeless entrenchment has occurred.

Tracking & Follow-up: More of more of the community's service providers are providing better tracking and follow-up to make sure that such services are outcome-focused (number of people who escape homelessness) rather than output focused (number of people served).

E. Transitional Housing & Services In Place

Association of Retarded Citizens: The ARC operates a scattered-site transitional housing program for persons with developmental disabilities. With its inventory of single family, duplex, and multi-family units, this non-profit is able to offer 16 units to this special needs population including follow-up support for individuals moving into permanent housing.



The Boise Rescue Mission's City Lights
Transitional Housing Facility
Opened 2000
Boise, Idaho

City Lights: A project of the Boise Rescue Mission which opened in mid 2000, provides 30 units of transitional housing for women and children age seven and older. The maximum length of stay is 12 months. The program provides supportive services such as career preparation, financial management and child care.

Community House: In addition to emergency housing, this facility also operates a 24-month transitional housing program with opportunities for a maximum of 60 residents. Services include case management, appropriate referrals, and supportive services for families who have completed their stay in the emergency shelter facility.

Women's and Children's Alliance Thatcher House: This is a three-month residential program established in 1996 as a component of the WCA Crisis Center. The city of Boise acquired and rehabilitated a residential structure with assistance provided from CDBG funds and a Supportive Housing Grant received in 1996. This four-bedroom structure accommodates a maximum of twelve individuals with case management, employment, and education services. The SHP Grant was renewed in 1999 for continued operation of this very important program.

U.S. Veterans Administration: Two single family residences provided by the city's HCD divisions allow the Veterans Administration to provide transitional housing in a group living arrangement with case management services for veterans.

1. How Consumers Access Receive Assistance

Emergency Shelters: The community's emergency shelters provide the mechanism for referrals into transitional housing projects. If an individual or family has maximized their stay at an emergency shelter and are in need of further case management and housing, shelters will refer clients to either their own program or another transitional housing project in Ada County. Community House, the largest shelter in Ada County, contains emergency shelter, transitional and permanent housing within a single facility.

Memorandums of Agreement: Memorandums of Agreement exist between every transitional housing project and one or more emergency shelters linking the Continuum of Care emergency shelter and transitional housing components. Case managers in emergency shelters will refer clients based on these agreements to the appropriate program depending on the individual or family needs.



A Homeward Bound Child shops with Boise Chief of Police Donald Pierce for school clothing.

F. Permanent Supportive Housing & Services In Place

ABeginnings@ Sober Living Center: This permanent supportive housing program opened in 1999. Seven affordable units offer a clean and sober environment for men who are trying to overcome alcohol addiction.

Boise Neighborhood Housing Services, Inc.: The BNHS Homeward Bound program was formed in 1987 to provide transitional housing for homeless families with children. Homeward Bound offers a stable environment and provides families with the opportunity to obtain the skills necessary for self sufficiency over a 24 month period. Housing is provided in 37 scattered-site units, which is intended to remove the stigma of living in a shelter facility and allow families to integrate into a neighborhood setting.

With funding from the Fannie Mae Foundation, Homeward Bound has expanded its services to include the New Americans program which offers housing and supportive services to the community's growing immigrant population. The Homeward Bound program also utilizes Federal Section 8 certificates.

Progressive Alternatives Toward Housing and Support (PATHS): This program is operated by the Boise City/Ada County Housing Authority in cooperation with several non-profit providers. PATHS offers permanent housing and case management for persons that are dually diagnosed. The PATHS program was initially awarded Supportive Housing Program funding in 1997 and continues to address the special needs of this population.

1. How Consumers Access/Receive Services

Case Management: All of the permanent supportive programs require case management. Once an individual or family is accepted into a supportive service program, the case manager's first responsibility is to stabilize the individual and/or family's need for housing followed by implementation of the supportive services element[s].

Boise City - Ada County Housing Authority: The Housing Authority has cooperative agreements with all of the permanent supportive housing programs in Ada County. Additionally, the Housing Authority disseminates literature to shelters, social service agencies and housing providers including Health and Welfare concerning their programs and a description of access procedures.

Location: Geographically, service providers in Ada County are clustered in close proximity to one another-thus beneficially improving the ability for homeless persons to access services. It is anticipated that the location of the planned day resource center will also increase access to homeless services.

G. Five Year Strategy Homeless and Special Need Populations

The city of Boise will target available federal, state and local resources to accomplish the following homeless and special needs objectives:

- # Support the creation & operation of a sound, effective and efficient human services delivery system which recognizes the importance of providing holistic versus episodic care and encourages personal responsibility.
- # Support the development and implementation of a universal application for human services and encourage the establishment of central point(s) of access to the community's human services system.
- # Assure that adequate emergency shelter and transitional housing facilities are available for the community's homeless population.
- # Develop and maintain collaborative and cooperative relationships with faith based service providers, their constituents and community members.

1. Homeless Prevention

Emergency Rental Assistance: An emergency rental assistance program has been identified as a current gap in Continuum of Care. Several agencies have operated rental deposit assistance programs in the past with CDBG funds. However, no agency has attempted to develop and operate a program providing emergency rental assistance on a regular basis. The city's HCD divisions will collaborate and cooperate work with the Boise/Ada Coalition for the Homeless, BSU School of Social Work and the Jesse Tree of Idaho to develop and implement an emergency rental assistance program.

Elderly Housing: The Continuum of Care group identified the elderly as an important population that will require greater attention in the future. These efforts will be targeted to physically rehabilitating homes in order to provide accessibility features and to ensure elderly residents are able to remain in housing.

Youth Prevention Programs: State funding related from the tobacco settlement will be pursued

and directed towards youth prevention programs in the community . The specific components of the Continuum of Care affected by this funding is yet to be determined.

2. Emergency Shelter Facilities

Domestic Violence Shelter Expansion: Efforts will continue to work with The Women’s and Children’s Alliance Crisis Center to expand the number of emergency housing units for women and children victims of domestic violence. A large capital campaign is currently underway which is expected to assist with expansion of this facility.

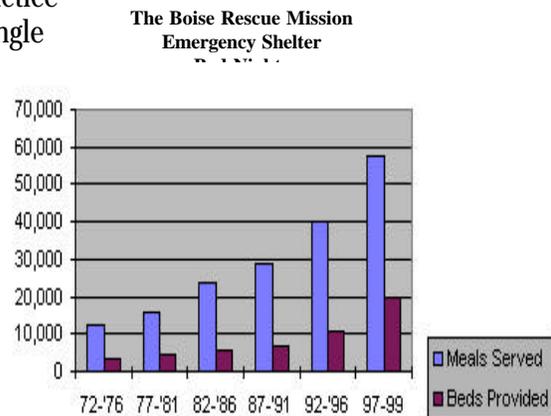
Information and Referral: Info-Link 211, a project initiated by the Junior League of Boise, is the result of a variety of funding sources being secured to operate a single, easy access point to find information about community services. Persons seeking help or wanting to volunteer with anything from food and shelter to medical treatment and counseling will be able to do so by calling 211 to match community needs with available assistance.

The Junior League of Boise is an organization of women committed to promoting volunteerism, developing the potential of women, and improving the community through the effective action and leadership of trained volunteers. It's purpose is exclusively educational and charitable. - Mission

This project has encountered delays due to the complexity in negotiations between the FCC and Qwest (formerly U.S. West Communications, Inc.). Negotiations are anticipated to be completed and the system brought on-line during 2001. As currently designed, the Info-Link 211 project will track assistance requests and provide planning data which will assist Ada County is addressing unmet needs.

A substantial number of beneficiaries of CDBG and HOME program activities utilize a variety of services ranging from emergency shelter, meals, health care and rental assistance. The city will enlist the support and resources of the faith based community in identifying and addressing gaps in the community’s Continuum of Care. Through the development and implementation of a universal application form, the city hopes to begin to transition from episodic to holistic assistance and allow services providers an opportunity to focus on the provision of services rather than verifying and re-verifying client eligibility.

Emergency Shelter/Safe Havens: The current practice of mixing populations of single homeless males and single females within the same facility as families with children has proven to be detrimental to those who truly desire to improve their situation and are working hard to accomplish this. In many cases the single population and particularly those who describe themselves as *A homeless by choice* do not benefit from the very costly supportive services and case management which they are required to participate in as a condition of staying at existing



shelter facilities.

With Boise's homeless population expected to continue to grow over the next five years, the City will explore the feasibility of creating and operating a separate facility(s) to provide basic emergency shelter with little or no additional services to the single homeless population. This will allow existing family shelter and transitional housing providers to focus their efforts and programs on families attempting to end the cycle of homelessness.

3. Transitional Housing and Services

Youth Transitional Housing: The Idaho Youth Ranch is preparing to operate a transitional housing project for youth with funding received through a recent federal grant. This program is particularly important because it will address the needs of youth who are currently ineligible for emergency stays due to age and parental requirements. This program will utilize housing located within the private market and currently has a Memorandum of Understanding with Boise City to utilize its inventory of rental units. Supportive services will also be provided in addition to the housing component.

4. Permanent Supportive Housing and Services

U.S. Veteran-s Administration: The VA has indicated that they will be explore obtaining additional funding from a variety of sources to further develop their inventory of transitional housing.

Progressive Alternatives Toward Housing and Support (PATHS): The Continuum of Care Core Group submitted an application to HUD for renewal of the PATHS Program and recently received notification that this application was successful. This is an important component to the Continuum of Care because it is the only program offering housing and supportive services serving dually diagnosed, a very difficult population to serve.

IV. NON-HOUSING COMMUNITY CONDITIONS, NEEDS AND STRATEGIES

A. Introduction

The rapid growth experienced by the Boise MSA over the past ten years has placed tremendous pressure on the community's roads, parks and infrastructure. According to a recent report released by the Boise Area Future Foundation, without an estimated \$1 billion in new revenue from taxes, fees or other sources the region could be looking at clogged and broken highways, crowded and crumbling schools and a lack of parks and ballfields.

Included in this report is news that the Ada County Highway District will have trouble as soon as 2004 building new roads and bridges and maintaining the ones it has. The city of Boise has a \$57 million backlog in park development, repair and maintenance and the Meridian School District one of the two

public districts servicing Boise City, will likely seek new bond approvals on a two year cycle for the foreseeable future.

Funding options proposed include special sales taxes for Ada and Canyon counties, increased property taxes, local fuel tax increases and special fees or sin taxes such a \$1.00 surcharge on bottles of liquor. Most if not all of these options would require legislative approval.

Boise's airport is currently undergoing a major expansion with total costs estimated to reach as high \$100M before the work is completed in 2004. Work includes but is not limited to terminal expansion and modernization and the addition of a third runway.

Boise's medical needs are served by two major non-profit hospitals, St. Lukes Hospital is located in the downtown area and St. Alphonsus Regional Medical Center which is located on the city's west side. For calendar year 2000, these hospitals estimate that collectively \$54M in indigent and uncollectable services were provided.

The state of Idaho and the Boise MSA has experienced an explosive increase in methamphetamine use and in the number and frequency of methamphetamine labs discovered and shut down by state and local law enforcement agencies. Statistics compiled by Saint Alphonsus Hospital's emergency department show a 50 percent increase in emergency room visits related to drug and alcohol use between September 1999 and September 2000. While separate statistics currently are not kept for methamphetamine cases, hospital staff have stated that they will start keeping such numbers in an effort to justify the need and to assist with efforts to obtain funding for treatment. 10

Costs of the community's methamphetamine epidemic are borne by property owners (clean-up costs and lost revenue) taxpayers (law enforcement, and incarceration) and families of those involved. Unfortunately, the odds of a methamphetamine user quitting are very low without intervention and treatment. The Idaho legislature has passed strict laws providing mandatory minimum sentences for individuals possessing, distributing and manufacturing methamphetamine, however, little has been done to provide treatment for addicts.

B. Public Facilities and Services

A wide array of supportive services in the City of Boise and Ada County are coordinated to support emergency shelters, transitional and permanent housing programs. The vast majority of these services utilize a combination of public and private funding and charitable contributions made directly to the organization or applied for and awarded by the Treasure Valley United Way.

Child Care: Child care for very low, low, and moderate income persons is provided by Giraffe Laugh Child Care Center, a private not for profit agency that offers drop-in, sliding-fee child care services for 40-50 families. Giraffe Laugh has been consistently awarded CDBG funds by the City of

Boise for the operation of this facility. Child Care Connections and the YMCA operate childcare referral systems and subsidized scholarships for families qualifying for assistance.

Community House, in cooperation with the Junior League, operates a child care program for residents of their facility. The Idaho Child Care Program also assists low-income families to pay for childcare. Assistance is available to families with parents who are employed, looking for work, in job training or enrolled in school. Assistance is also available for day care services to prevent children from being in a situation where they may be neglected, abused or not cared for properly.

Catch Them While Their Young: Administered by the Boise City Parks and Recreation Department and funded by CDBG, the **Catch Them While Their Young** program is part of Boise City's Youth and Empowerment strategy, which provides for after-school programs for at-risk children and teens, late night Fridays and the Get Active Teen Theater.



Head Start: Head Start utilizes a combination of public/private funds that serve low-income children and their families in the areas of health and nutrition, early childhood development and parent involvement programs.

Health Care/Dental Care: Terry Reilly Health Services (TRHS) , a non-profit organization serving southwest Idaho, operates the Boise Clinic. TRHS uses a multi-disciplinary team and case management approach in providing primary medical care, diagnostic services, prescriptions, substance abuse treatment, and related social services to homeless individuals. TRHS also operates the Boise Dental Clinic, a five-day a week free dental service for homeless persons.

Dental services are also offered on a sliding scale for low-income individuals and families. El-Ada also provides vouchers for tooth extraction and will also issue prescription vouchers for medically necessary medication. St John's Catholic Church offers a free clinic one evening a week. This clinic is provided by volunteer medical teams and provides medical care, diagnostic services, and prescriptions. These services are offered on a first come first serve basis.

Health Access: This program is funded by Boise's two major private, not for profit hospitals, St. Luke's Hospital and St. Alphonsus Regional Medical Center, and provides basic physician's care including ongoing prevention, early detection, and chronic condition management for low-income, uninsured persons in Ada County with a \$10.00 co-payment.

Inpatient Detoxification, Treatment and Sobering Facilities: With the exception of the Veterans Center, these services exist on a very limited basis in Ada County. With partial funding from a 1998 Supportive Housing grant, El-Ada Community Action Agency was able to contract for 20 medical detoxification beds in Canyon County through the Port of Hope agency. However, this location is 17 miles west of Boise. Ada County homeless persons that are not being served at the Port of Hope facility due to a waiting list, lack of transportation, or other delay, and are in need of medical detox services, continue to utilize local hospital emergency rooms.

A young client receives a tooth brush at Terry Reilly Health Services= Boise Dental Clinic. Opened full-time in 2000, this agency fulfilled a significant gap in Boise's Continuum of Care.

The Idaho Department of Health and Welfare, Region IV, operates a State funded substance abuse treatment program. Clients access the system through a referral source, a treatment provider or independently. A 1-800 24-hour phone line is utilized to contact a GATEKEEPER. The GATEKEEPER screens for financial and clinical eligibility. Once the assessment is complete, the GATEKEEPER the client to a contracted provider. Contractors provide residential and out-patient treatment. The state of Idaho does not fund medical detoxification services or methadone programs.

Legal Assistance: This service is offered by two primary agencies in Ada County: Idaho Volunteer Lawyers Program (IVLP) and Idaho Legal Aid Services (ILAS). IVLP addresses custody, divorce, debt and bankruptcy, immigration, wills, enforcement of court orders, and articles of incorporation for nonprofit corporations. ILAS provides free legal assistance to low income people in Ada County including cases that involve landlord/tenant disputes, public housing, Indian law, Medicare/Medicaid, AFDC, Food Stamps, housing discrimination, family law, and protection orders.

Respite Care: This component of Ada County's Continuum of Care is currently under development. Although St. Alphonsus and St. Luke's Hospitals do not offer a formalized respite care program for the indigent, provisions are made on a case by case basis for this population group by utilizing the existing guest quarters intended for the family of patients who are currently receiving respite care. As both hospitals are currently operating at capacity, this places a large burden on few resources to accommodate this special needs population. The lack of a respite care facility in Ada County has been identified as an existing gap in the social service network by the Continuum of Care core group.

HIV/AIDS: There are two HIV/AIDS clinics in Ada County: Central District Health's Ryan White Title II Clinic and Family Practice Residency Program's Ryan White Title IIIb Clinic. These clinics offer immediate medical care, prescriptions, and drug and nutrition counseling. St. Luke's Hospital provides the majority of the care for the terminally ill in-home. There is no hospice in Ada County. Mercy Medical Center in Nampa, Canyon County, has two beds reserved for hospice purposes.

Meal Programs: Several meal programs are available to homeless and low-income persons within the community. Community Christian Center in Garden City serves dinner Monday through Thursday evenings. The city of Boise operates a meals program in cooperation with the Ecumenical Council and a variety of Boise area churches. Approximately 100 people are served each day for lunch, in addition to 40 to 80 people being served each day for dinner. This soup kitchen is located within walking distance of Community House. The Boise Rescue Mission serves breakfast at 7 a.m., and dinner at 8 p.m.

El-Ada Community Action Agency also operates four food pantries serving over 300 families per month. This agency also serves as a food bank for other distributors. Food boxes are distributed through the faith community by several churches at varying locations: Calvary Baptist, Central Assembly, Church of Christ, Community Ministry Center, St. John's, St Mark's Crisis Center, St. Mary's, Community Christian Center, Sacred Heart, Salvation Army, Vineyard Christian Fellowship, Kuna Food Bank, Love INC, St. Michael's (sack lunches only), and University

Christian Church.

The Idaho Foodbank Warehouse serves as the distribution organization to other food banks and shelters for donated and purchased food and personal care items. In 1999 and 2000, the Idaho Foodbank was awarded CDBG funds by the city of Boise to operate a new program, Chefs to the Rescue. This program secures surplus food from the restaurant/catering industry and redirects the products to soup kitchens, shelters, and feeding sites where homeless and low-income persons congregate for free distribution.

ICAN is a member of the Northwest Federation of Community Organizations, a regional federation of statewide, community-based social and economic justice organizations located in the states of Idaho, Oregon, Washington and Montana.

The Idaho Community Action Network (ICAN) evolved from a partnership of the Idaho Hunger Action Network and the Idaho Citizens Network. This is a statewide agency that operates a food distribution program that is membership driven as well as food gleaning. It is important to note that there are several programs that serve homeless persons who provide meals only for those program participants. The Boise Rescue Mission, for example, also operates a consistent meal program at their shelter located in Boise, but this is only available for their male clients. The Mission also operates a women's program called City Lights which provides three meals a day for women and families participating in the program. Another example is the Booth Center, which only provides meals to their single unwed mothers and families residing in the SAFE Center homeless shelter.

Transportation: Transportation assistance is provided by area churches and El-Ada Community Action Agency. Calvary Baptist, Sacred Heart Church, Community Ministries and St. Vincent de Paul help with gas vouchers, with Sacred Heart and Community Ministries also helping with bus tokens. El-Ada provides bus tokens and bus passes.

Clothing: El-Ada provides clothing and bedding as available. Idaho Youth Ranch, Operation Love, Salvation Army, Capital Contribution Center and St. Vincent de Paul also provide clothing and bedding as available, with the exception of Idaho Youth Ranch, which provides strictly clothing. Address for Success® a program operating in several locations offers women's professional clothing for job interviews, etc. Shelters often have their own inventory available to residents.

1. How Consumers Access/Receive Assistance

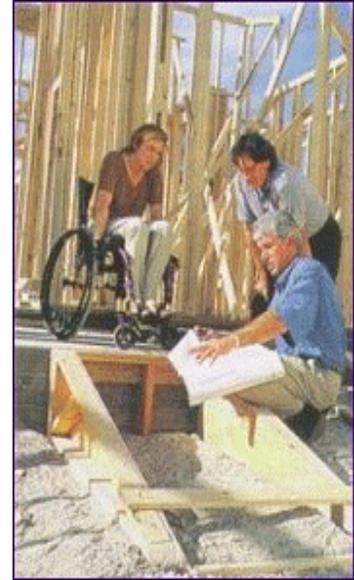
Get the Scoop®: In addition to information-sharing that occurs at the monthly Homeless Coalition meetings, the Get the Scoop® conference held annually in Boise provides an opportunity for organizations to obtain information regarding new and existing community resource programs. The conference is widely attended by housing and service providers throughout both the state of Idaho and Ada County.

Information publications: Although several agencies are charged solely with providing information and referral services, almost all housing and supportive service organizations serve as a clearing house for information relating to homeless services. Many of these organizations are also making such information available on the Internet.

Case Management: Case managers often provide the link from housing to supportive services. The only housing component which does not guarantee case management are those components classified

C. Downtown Redevelopment/ Neighborhood Revitalization:

The Capital City Development Corporation (CCDC) serves as Boise's redevelopment agency and is charged with developing and implementing plans and strategies in designated urban renewal areas. Along with approximately \$18M in federal urban renewal funding, the ability of the CCDC to utilize tax increment financing to fund infrastructure improvements has been and important tool in the successful redevelopment of Boise's downtown business district.



In 1995, a separate urban renewal area was created in the River-Myrtle Street Area of the City which includes the River Street Neighborhood. Both the downtown business district and the River-Myrtle Street areas are located within Census Tract 1 which has the highest concentration of low and moderate income persons in the city.

Significant accomplishments of the CCDC over the past ten years include development of the Boise Center on the Grove Convention facilities, the Grove Hotel, the Bank of America Center, several parking facilities and the development of higher-end condominium units and market rate rental housing. Boise's downtown now includes numerous restaurants, boutiques and nightclubs in addition to the typical office functions found downtown in other cities.

Boise Neighborhood Housing Services (BNHS) was established in 1983 to assist in revitalization of the city's neighborhoods. After concentrating services on the Vista Neighborhood, BNHS relocated to the Veterans Park Neighborhood in 1996. The Veterans Park Neighborhood poses significant challenges for revitalization including deteriorating strip malls, low rates of homeownership and numerous non-conforming uses.

In April 2000, Boise's Planning & Development Services Department released the results of the city's first Disinvestment Monitoring Report. This study was conducted in an effort to examine the negative effects of rapid residential development in the suburban areas of the city as well as the effects of successful revitalization of the downtown business district.

In preparing this report, Planning staff reviewed a variety of literature and arrived at seven different types of variables which could then be monitored on an annual basis for selected neighborhoods determined to be at risk. The initial disinvestment indicators are as follows:

1.) Rates of Participation in the Free/Reduced School Lunch Program
2.) Residential Data a. Assessed values b. Owner occupancy rates for single family homes
3) Crime Incidence
4) Commercial Data a. Retail Rental Rates b. Retail Vacancy Rates c. Visual Survey of Tenant Types

While no clear correlation was established between assessed values, owner occupancy rates and the incidence of crime for those neighborhoods exhibiting visual signs of disinvestment, participation rates in the Free/ Reduced School Lunch Program produced some areas of concern.

In the five year period between 1994 and 1999, the Boise School District reports the percentage of children participating in the free and reduced cost lunch program increased from 35.9 percent to 40.3 percent. This represents a 12.2 percent increase in the total number of children participating in this program.

Of the 34 elementary schools in the Boise School District, 13 have participation rates ranging from 50-95 percent. Six of these 13 schools experienced over a 20 percent increase in the participation rates over this 5 year period. It is of particular interest that these 13 elementary schools form nearly a complete ring around the downtown area and are located for the most part in the first ring suburbs. 11

D. Employment Assistance/Training Services

Business and elected leaders have identified workforce development as a key priority for continued economic growth in the Boise MSA and southwest Idaho. A tight labor market and the need for higher skill levels in virtually every industry demands a focused and accountable training system.

With passage of the Workforce Investment Act in 1998, Congress approved the new federal authority for workforce programming which replaces the Job Training Partnership Act programs. Ida-Ore Planning and Development Association serves as the local elected official consortium for ten southwest Idaho counties which includes Ada County. Ida-Ore has assembled a new workforce investment board with the mission to streamline and focus the various sources of public funding for workforce development into a more efficient and integrated system.

In addition, with passage and implementation of the Welfare Reform Act, increasing numbers of previously unemployed individuals are entering the workforce. Many of these individuals require education and training in order to fully participate in the benefits of the New Economy.

The following programs represent a combination of federal, state, local and private resources

available for employment training activities in the community:

- ? The Learning Lab: Funded by CDBG, The Learning Lab is a nonprofit organization that provides individualized adult basic skills, family literacy, workplace skills training, and English as a second language programs.
- ? El-Ada Community Action Agency: El-Ada operates day labor, job attainment, and retention skills training program. Located within a block of Community House, many of its residents utilize El-Ada's labor program.
- ? Ida Ore Planning and Development Association : Ida-Ore administers the Workforce Investment Act (WIA) programs for southwest Idaho which includes Ada County. The WIA replaced the Job Training Partnership Act (JTPA) programs. Services provided include basic skills training and G.E.D. obtainment; job search techniques, including career decisions guidance, self-esteem training, resume and cover letters and interviewing skills. On the job training and learning labs are also.
- ? The Department of Health and Welfare: Working through two independent contractors, the Department of Health and Welfare administers two work over welfare programs. Working Solutions, a program of Easter Seals/Goodwill Industries offers an intensive pre-employment skills training program and associated job search assistance. Additionally, Working Solutions also provides employer education, attitudinal/self-esteem training, career/vocational counseling, job development and placement services and on-site job training programs. Through Employment Consulting, the Department of Health and Welfare offers job clubs on a monthly basis as well as individual job search consulting at the Boise Rescue Mission twice a month, and at the Region 4 Health and Welfare office on a walk in basis.
- ? The Idaho Division of Vocational Rehabilitation: Offers programs designed to assist Idaho citizens with vocational disabilities enter and/or maintain suitable employment and to improve conditions resulting from underemployment.

In January 1999, the Northwest Policy Center and Northwest Federation of Community Organizations released The Northwest Job Gap Study which explores the gap between the number of living wage jobs being created in the northwest and the number of people needing living wage jobs.

The study concludes that the Northwest economy is not creating enough living wage jobs for all those who need them according to several indicators. These indicators include the number of working age households, compared to the number of jobs that offer a living wage, the percentage of jobs and job openings that pay less than a living wage and the number of job seekers compared to the number of job openings that pay a living wage. ¹²

E. Anti-Poverty Strategy

In spite of strong economic growth experienced over the past ten years and record state budget

surpluses, poverty level and very low income households have seen many of those services which previously formed a safety net and prevented them from slipping into homelessness, severe hunger and/or medical crisis substantially eroded and in many cases completely disappear.

Most publicly funded services administered by the State are limited to families with children. These include Temporary Assistance to Families in Idaho, Medicaid, Childrens Health Insurance Program (CHIP), Idaho Child Care Program (ICCP) Food Stamps and Women, Infants and Children (WIC). The state of Idaho does not have a general assistance program for single adults with no accompanying children.

In Idaho, counties have a legal responsibility for indigent persons however, the structure of the system as provided by state statute acts to keep persons in need from having ready access to services. These statutory provisions include 1) a repayment requirement (IC31-3408) 2) the situation must be one for which no other alternative assistance exists (IC31-3401), 3) whenever possible responsibility for indigent care is transferred to their parents or children (IC 32-1002) and 4) county residency requirements (IC 31-3407).

If assistance is granted, the county is not obligated to provide more than one month of assistance during any twelve month period. A recent statutory requirement adds that no county can be obligated to provide assistance to families who have exhausted their lifetime limit for TAFI funds, or who are non-compliant with their TAFI Personal Responsibility Contract as defined by the Idaho Department of Health and Welfare (IC 31-3408). 5

On July 1, 1997 Idaho implemented what some have described as the most drastic welfare reform laws in the nation. Idaho's law sets the maximum TAFI monthly allowance at \$293 per family, regardless of size; requires adult recipients to work or look for work at least 20 hours per week; and sets a two year lifetime limit on benefits. In addition, Idaho is one of only three states in the nation that count Social Security disability payments as income that would disqualify someone from welfare.

According to the U.S. Census Bureau the average percentage of persons living in poverty in Idaho during 1998 was 13.8 percent. This rate is just slightly higher than the national average of 12.7 percent for 1998. However, while the national average decreased by 0.5 percent in 1998 Idaho's rate actually increased by 0.6 percent. Nationally the number of children living in poverty decreased from 19.9 percent in 1997 to 18.9 percent in 1998.

Within Ada County which includes the city of Boise, the poverty rate for 1998 was 8.5 percent which is well below the state and national averages. Applying this percentage to the city's current population and household counts we are able to estimate that a total of 14,850 people/6,187 households are living in poverty. 5

1999 Health and Human Services Poverty Guidelines

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Size of Family Unit	Poverty Guideline
1	\$ 8,240
2	\$11,060
3	\$13,880
4	\$16,700
5	\$19,250
6	\$22,340
7	\$25,160
8	\$27,980

While the total overall percentage of persons living in poverty within Boise is estimated to have remained somewhat constant over the past ten years, the percentage of children living in poverty is estimated to exceed 20 percent. When a family is without sufficient resources to meet even the most basic needs of its members, and adequate support systems are not readily available to assist the family with these needs, the situation often elevates to a crisis for the family as well as the community. Resources are then diverted from schools, law enforcement and/or social services in an attempt solve this crisis.

On August 29, 1999 The New York Times published an article stating that Idaho had only spent \$14 million of the \$57million which it had received in federal funding for welfare programs. With 76 percent of these funds left unspent, Idaho was ranked second in the nation with only Wyoming having a greater percentage of welfare program dollars left unspent. Therefore, even though Idaho's welfare rolls have plunged; within three months of its adoption three fourths of Idaho's 9,200 welfare families had dropped off the rolls, Federal funding to the state has remained fixed at historic highs. The result is that Idaho earned yet another dubious number two ranking of federal financing per welfare case \$17,624 with only Wisconsin having a larger amount of welfare financing per case. Idaho's figure represents a whopping 380 percent increase from funding available in 1994. ¹³

As of October 2000, the Idaho Department of Health and Welfare reported that 100 percent of these funds were currently obligated with a projected \$10M overage if all obligated programs are continued into FY 2002.

From the Doonesbury comic strip to the New York Times, the national press has made much of the States' lack of patience for investing in social welfare or giving criminals time off for good behavior. An April 16 1998, New York Times article states that "Over the last three and one half years, Idaho has reduced its welfare rolls by 77 percent, the steepest cuts in the nation. Only South Dakota spends less per capita on child welfare". This same article goes on to say that "But by a huge margin, Idaho's

proportion of abused or neglected children leads the nation. Crime is low but prisons are filling faster than ever. Idaho locks up people for crimes that most states do not even consider felonies. Among the states, its rate of incarceration is growing faster than all but two. Its prisons are filling so quickly that Idaho has to fly people out of state to find cells for them. John Cook research director at Tufts University Center on Hunger, Poverty and an Nutrition Policy is quoted in this article as saying Idaho has effectively made itself the worst place in the nation to be poor and cites a recent study by the center as the state whose policies were most likely to worsen the economic condition of the poor. 14

In the ten year period between 1990 and 1999, Idaho's prison population increased by 147 percent, second only to the state of Texas which experienced 173 percent growth during this same period. At the current rate of growth, Idaho's prison population is expected to increase from the current level of 5,273 to 11,000 by June 2008. 15

While there is no quick fix to this problem in site, Governor Kempthorne recently proposed making drug treatment programs available for the population of individuals currently incarcerated in hopes that it will ultimately save the state money while getting people back on the right track.

Idaho's growing prison population has a direct effect on the city of Boise as the vast majority of individuals incarcerated with the state are in facilities located on the southern edge of the city. When a families primary breadwinner is incarcerated, the family may then be forced to rely on public assistance to meet their day to day needs. Oftentimes, family members relocate to Boise from other areas of the state or out of state in order to have regular contact with the incarcerated family member.

The city is supportive of the states proposal to make drug treatment available to individuals currently incarcerated and to require drug-testing of individuals prior to their release. The City strongly supports re-examination of state legislation requiring mandatory minimum sentences for non-violent offenders.

As the largest metropolitan area between Portland, Oregon and Salt Lake City, Utah, Boise provides many services and programs which are not available in the surrounding communities or rural areas of the state. However, because of this and the favorable publicity given to Boises economic growth and quality of life, families and individual continue to migrate to Boise from other areas the state and region. Unfortunately, many of those families and individuals coming to Boise are unaware of the high cost of housing relative to the availability of living wage jobs and end up in the communities homeless shelters, staying with friends or family members, sleeping in their automobiles or camping out in area campgrounds.

Boises faith based community, public and privately funded shelter and service providers have demonstrated genuine compassion and a willingness to make available the resources necessary to provide services to legitimate residents of our community. However, there is a some concern that such services may actually attract economically disadvantaged families and individuals to the area.

The city of Boise continues to budget local funding in an attempt to assist families or individuals who are traveling through the community and, because of transportation problems, abandonment or those

unfortunate enough to find themselves on the receiving end of a one way bus ticket from Asomewhere else@wind up stranded in the community without sufficient resources to leave. Funding is accessed through the Boise Police Department-s Miller Street substation and is available to those families or individuals who have family members, friends, employment, housing or other support systems available to them at their final destination.

F. Five Year Strategy

The City will target available federal, state and local resources to accomplish the following non-housing community development objectives:

- # Establish effective liaisons with neighborhoods, adjacent municipalities, County, State and Federal agencies to ensure the community is influential in affecting policies impacting the City.
- # Develop and implement quantitative and qualitative outcome measurements to assure that publicly funded programs and/or services meet the highest possible standards of progressiveness, innovation, quality of care, effectiveness and accountability.
- # Encourage publicly funded human service providers/programs to examine entrepreneurial opportunities in an effort to reduce/eliminate their dependence on continued public funding and to promote the long term viability of the organization.
- # Encourage and expand collaborative relationships with the academic community which provide for student internships and/or practicum experiences and promote the efficient transfer of technology.
- # Encourage improved educational, training and employment opportunities for City residents.
- # Encourage the development of affordable quality child-care accessible to lower income households and expand supervised, educational and recreational after-school activities for at risk school age children.

1. Public Facilities and Services

Day Resource Center: In September 2000, the El-Ada Community Action Agency was relocated from its previous location at 1191 Grand Avenue to a larger facility located at 3553 American Terrace. El-Ada currently operates a resource center in conjunction with its day labor program from this location. Efforts will be made to collaborate and cooperate with aAgencies such as the Boise City/Ada County Housing Authority, Terry Reilly Health Services, the Morrison-Knudsen Foundation and the Idaho Department of Health and Welfare to staff and operate satellite offices from this facility. In addition, the city will encourage expansion of services to include showers, computers and phones for use during the day.

Childcare: Community House, Inc. is currently in the process of relocating its childcare center to 1191 Grand Avenue and expanding services to better serve children from lower income families residing in the River Street neighborhood with this new facility is expected to open in Spring 2001.

CDBG funded child care programs will continue to be targeted towards lower income working families and strive to be accessible on a drop in basis to families seeking work and available for those working varied schedules.

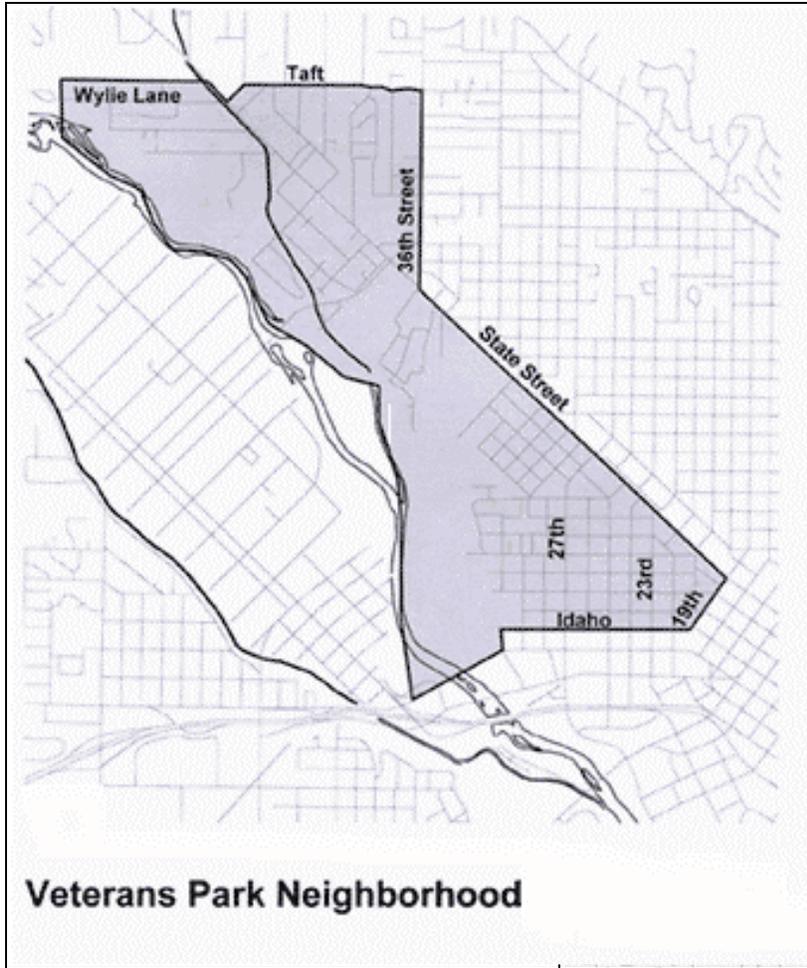
Meal Programs: Services of the community soup kitchen were expanded and relocated during this past Summer to a larger commercial kitchen at the city's Capitol Boulevard apartments. The city of Boise has hired a Meals Program Coordinator to assist in the development and operation of this program.

The central kitchen is currently operating as a restaurant and provides training and employment opportunities to lower income individuals. Additional effort will be made to enlist assistance from the Boise State University Culinary Arts Program and area restaurants in the design and operation of this facility. Meals prepared in the central kitchen are available for purchase by the general public and are delivered at no cost to area shelters and the day resource center. Individuals who are unable to eat at these off-site areas are provided a voucher to eat at the restaurant. The central kitchen is expected to expand and eventually a catering function.

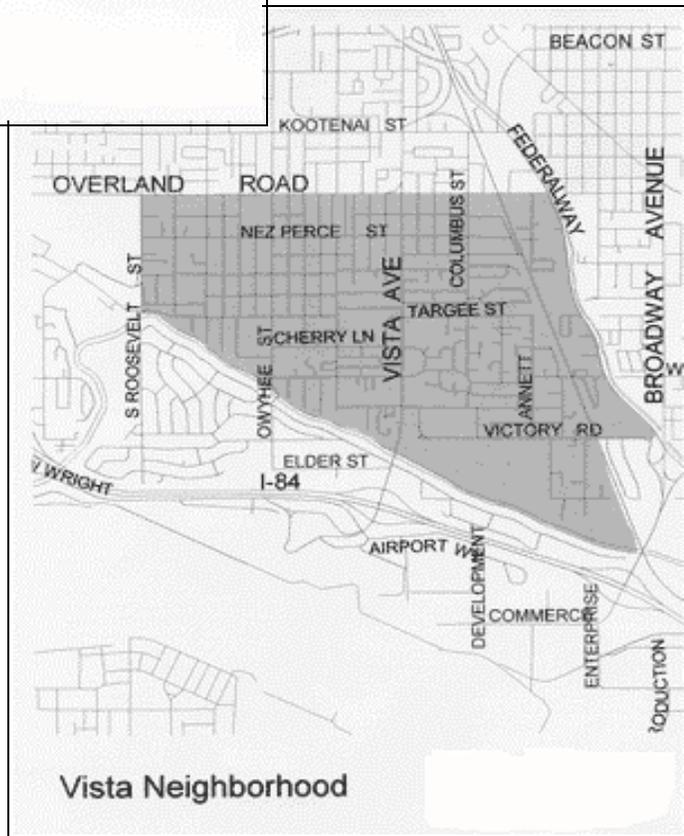
Expansion of Dental Clinic: Terry Reilly Health Services successfully sought and received funding in 1999 and 2000 to expand the Dental Clinic which has historically operated 2 days a week and served only homeless who were in pain and suffering. As a result of receiving this new funding, the Dental Clinic will be expanding to operate full-time and will be able to serve homeless and low income persons. Prevention and hygiene programs will also be implemented.

Detox Facility and Drug Treatment Facilities: A private developer met with the Continuum of Care group in FY 2000, expressing an interest in utilizing his company's stock of rental housing for detox treatment in Boise. However, a detox facility will not be sufficient without inpatient treatment. The developer is currently in preliminary planning stages with the Salvation Army regarding this possibility.

The Regional Substance Abuse Authority (RSAA) will also be working with these two groups to move forward on this issue. The Continuum of Care group has agreed to be supportive. Additionally, the Salvation Army operates a 44 bed Adult Rehabilitation Center, intended to treat male drug and alcohol abusers. 90% of the clients referred to the Salvation Army treatment program are referred by court order.



Veterans Park Neighborhood



Vista Neighborhood

2. Downtown Redevelopment /Neighborhood Revitalization Efforts:

The city will continue efforts to encourage the development of high density multi-family housing, retail and office uses in the River-Myrtle Street urban renewal area. Businesses and agencies which have recently located offices in this area include the Humphrey's Diabetes Center, Boise City/Ada County Housing Authority administrative offices and the Treasure Valley United Way.

The city of Boise will target CDBG funding for neighborhood revitalization efforts to those areas identified in the Boise City Disinvestment Monitoring Report. These areas include the Veterans Park Neighborhood, Central Bench Neighborhood and the Vista Neighborhood.

Additional programs/facilities proposed for these areas include but are not limited to community oriented policing facilities and services; expanded parks and recreation facilities and services targeted towards children and youth; and streetlights for those areas identified as underserved or not meeting current community standards.

3. Employment Assistance/Training Services:

CDBG funding will be used by the city to provide employment assistance, job training and placement incentives for private businesses to hire low and moderate income individuals.

In the event that an insufficient number of private sector contractors obtain the necessary training and certification to carry out lead based paint abatement activities, the HCD divisions will work with the Idaho Small Business Development Center located at Boise State University to fully explore the feasibility of providing subsidized training opportunities and/or financial assistance from the City's CDBG entitlement grant to Section 3 Businesses and Women or Minority owned enterprises. It is envisioned that such assistance would only be provided to those firms who agree to grant preference to conducting lead based paint abatement of federally assisted housing within the jurisdiction.

The city will endeavor to expand upon existing partnerships with BSU in an effort to facilitate the transfer of technology to community and economic development. A concerted effort will be made to encourage BSU to reexamine the Community Outreach Partnership Center (COPC) funding opportunities offered through HUD's Office of University Partnerships.

The city of Boise will continue with efforts initiated during 1999 to facilitate the development of a 300+ acre industrial park and associated infrastructure. In spite of two unsuccessful attempts to secure funding under HUD's Economic Development Initiative (EDI) grant program, a site was acquired this past year by the city of Boise using proceeds from the general fund and development is expected to begin within the coming year. This industrial park is expected to offer a combination of land sales, build to suit and build to lease opportunities.

Attracting new manufacturing/industrial employment to the city is critically important because these industries

provide relatively high wage jobs with varying skill level requirements. Over the past two years, Boise's ability to attract/retain large-scale manufacturing and industrial firms has been hampered by the lack of suitable industrial parcels for development and expansion.

While the city does not currently anticipate re-applying for EDI funding or providing CDBG assistance to carry-out these activities, this activity is expected to create/retain a total of 250-300 permanent, full-time jobs and a portion of these jobs are expected to be filled by low and moderate income persons.

V. INSTITUTIONAL STRUCTURE

The city of Boise has a full time mayor and a six member part-time city council. Members of the city council are elected at large to four year terms with city council elections occurring every two years. Mayor and city council elections are non-partisan but nevertheless tend to reflect the overall conservatism of the state.

Municipal operations and services are organized within nine city departments. Plans review, issuance of building permits, inspections, planning and zoning functions and code enforcement are carried out within the City's Planning and Development Services Department. The Planning and Development Services Department also includes the Housing & Community Development (HCD) divisions which are responsible for administration of the Community Development Block Grant program, the Home Investment Partnerships Program and implementation of several housing programs carried out directly by the city.

The City's HCD divisions have a 25+ year track record of successfully delivering and administering HUD funded programs. In the early 1970's the City participated in the "Model Cities" program and upon passage of the Housing and Community Development Act of 1974, Boise was designated as one of the original entitlement cities under the Community Development Block Grant (CDBG) program. In 1975 the City developed and implemented a CDBG funded housing rehabilitation loan program which has provided housing rehabilitation assistance for more than 2,000 homes and is still in operation today. In 1991, the City developed and implemented a CDBG funded affordable homeownership program which has assisted more than 250 families with average incomes at 62 percent of the City's median income attain the American dream of homeownership.

Upon passage of the Cranston-Gonzalez National Affordable Housing Act of 1990, Boise was designated as a local participating jurisdiction under the Home Investment Partnerships (HOME) program. Boise used a substantial majority of the first 3 years funding made available under the HOME program to assist with construction of a multi-purpose facility which provides emergency shelter, transitional housing and permanent single room occupancy housing. This facility, which is named the Community House continues to address the needs of Boise's homeless and economically disadvantaged residents.

In 1995, the City was one of eight communities in the nation selected to receive the "Excellence in Affordable Housing" award for exemplary uses of HOME program funding. In 1996, Boise received an "Outstanding

Achievement award in the City livability awards program from the United States Conference of Mayors. This award recognized Boise's comprehensive approach to providing a continuum of affordable housing opportunities to its low and moderate income residents.

In 1997, Boise was selected to receive a Best Practices award from HUD for its role in the Oak Park Village affordable Housing Development. In 1999, Boise was nominated for a Best Practices award for the CDBG storefront offices and the City's efforts to provide decent, safe and affordable rental housing to very low, low and moderate income residents. In 2000, the Boise City/U.S. Bank affordable homeownership program was nominated to receive the HUD Best Practices award.

Over the past 25 years, the City's HCD divisions have accumulated a portfolio of housing rehabilitation loans, affordable homeownership loans and rental properties with a book value in excess of \$20M. In 1997, the HCD divisions initiated the acquisition of a 142 unit motel which was in the process of being converted to 110 extended stay units. Included with this acquisition was office space, conference facilities, a functioning commercial kitchen and maintenance facilities which are all currently utilized in carrying out the City's community development strategy.

In the event that funding for the CDBG and HOME programs were substantially reduced or discontinued, the City would still be able to offer a housing rehabilitation loan program, an affordable home ownership program and provide decent safe affordable rental housing for approximately 200 households.

Since 1983, the city of Boise has had a local Neighborhood Housing Services organization which is partially funded through the Neighborhood Reinvestment Corporation and which has successfully developed a number of multi-family rental projects utilizing the Low Income Housing Tax Credit (LIHTC) program and HOME Community Housing Development Organization funds.

The Boise City/Ada County Housing Authorities which utilize the same board of commissioners, are selected, appointed and confirmed by the mayor and city council and the Ada County commissioners on an alternating basis. Day-to-day operations of the Boise City Ada County Housing Authority function autonomously of the city and county governments. The Boise City/Ada County Housing Authority is consistently rated as a high performer under HUD's Public Housing Management Assessment Program.

The Boise City/Ada County Housing Authority is to be commended for their recent efforts to implement an aggressive program to develop an additional 106 units of assisted housing including 52 new multi-family housing units and 54 units of elderly housing. Costs of constructing these additional 106 units are expected to be fully funded from the sale of tax-exempt revenue bonds.

VI. RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

The city of Boise will replace all occupied and vacant occupiable low/moderate-income dwelling units demolished or converted to a use other than low/moderate-income housing in connection with an activity assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as

described in 24 CFR 570.606(c), Cranston-Gonzalez National Affordable Housing Act as described in 24 CFR 91.353(e), and 24 CFR 42.375.

Section 104(d) of the Housing and Community Development Act of 1974, as amended, provides that dwelling units which meet the definition of **substandard housing unsuitable for rehabilitation** and which have been vacant for at least six months prior to their conversion or demolition, are exempted from coverage under the plan. For purposes of this plan, the city of Boise hereby adopts the following definitions as part of the Five Year(2001-2004) Consolidated Housing and Community Development Plan.

Substandard suitable for rehabilitation means a housing unit, or in the case of multiple unit buildings the building or buildings containing the housing units, which have at least three major systems in need of replacement or repair and the estimated cost of making the needed replacements and repairs is less than 75 percent of the estimated cost of new construction of a comparable unit or units.

Substandard not suitable for rehabilitation means any such housing unit or units for which the estimated cost of making the needed replacements and repairs is greater than or equal to 75 percent of the estimated cost of new construction of a comparable unit or units.

These definitions are not intended to prevent the preservation of substandard housing not suitable for rehabilitation if the project sponsor and/or the City determines that the unit or units should be rehabilitated and preserved to achieve other goals established for the project including but not limited to the preservation of buildings with historical or architectural significance.

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a contract committing the City of Boise to provide funds for an activity that will directly result in demolition or conversion the City of Boise will make public by publication in the Idaho Statesman or other newspaper of general circulation and submit to HUD the following information in writing:

1. A description of the proposed activity;
2. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate income dwelling units as a direct result of the assisted activities;
3. A time schedule for the commencement and completion demolition or conversion;
4. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available

at the time of the general submission, the city of Boise will identify the general location on an area map and the approximate number of dwelling units by size, and provide information identifying the specific location and number of dwelling units by size as soon as it is available;

5. The source of funding and a time schedule for the provision of the replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy;
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units) is consistent with the housing needs of lower-income households in the jurisdiction.

The city of Boise, Housing & Community Development Division= (384-4158) are responsible for tracking the replacement of housing and ensuring that it is provided within the required period.

The city of Boise Housing & Community Development Divisions (384-4158) are responsible for ensuring requirements are met for notification and provision of relocation assistance, as described in '42.350, to any lower-income person displaced by the demolition of any dwelling unit or the conversion of a low/moderate-income dwelling unit to another use in connection with an assisted activity.

Consistent with the goals and objectives of activities assisted under the Act, the city of Boise will take the following steps to minimize the displacement of persons from their homes:

1. Coordinate code enforcement with rehabilitation and housing assistance programs.
2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burden on long-established owners or tenants of multi-family buildings.
3. Stage rehabilitation of apartment units to allow tenants to

remain during and after rehabilitation by working with empty units or buildings first.

4. Establish facilities to house persons who must be relocated temporarily during rehabilitation.
5. Adopt public policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
6. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
7. Establish counseling centers to provide homeowners and renters with information on the assistance available to help them remain in their neighborhood in the face of revitalization pressures.

VII. Fiscal Year 2001 Consolidated Action Plan

Boise's Five Year Consolidated Plan establishes priorities, goals and objectives for the use of Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program funding expected to be allocated to the city of Boise by HUD during the five year period (2001-2005) covered by the CP.

This document, the one year action plan details programs and/or activities which the city of Boise expects to carry out with CDBG and HOME program funds during 2001. The uses of funding outlined below assume a FY 2001 CDBG allocation of \$1,380,000 and a HOME Program allocation of \$698,000.

A. RESOURCES

Federal Resources: A total of **\$5,830,111** in CDBG and HOME program funding is estimated to be available for use in FY 2001. This includes **\$1,380,000** in CDBG and **\$698,000** in HOME program formula funding which Boise expects to receive as a result of fiscal year 2001 Federal appropriations.

Program income which the city expects to realize in 2001 as a result of revenue received from programs or activities previously funded and the sale of assets acquired with CDBG funds, is estimated to provide **\$1,420,000** of the \$5.83 million total. In addition, Boise expects to receive \$65,000 in HOME program income from rents and loan payments during 2001.

Included in the estimate of total funding expected to be available is **\$2,222,111** in prior years CDBG entitlement funding and program income which is projected to be carried forward to FY 01. This is comprised of prior years CDBG entitlement funding which has been awarded to a specific program or activity but which has not yet been expended and, program income generated by revolving loan fund activities which by regulation, must be used for the same activity for which the respective RLF was originally established.

It is important to note that 2000 carryover amount is unusually large due to the unexpected receipt of \$1,099,817 by the CDBG housing rehabilitation RLF in late December 2000. These funds represented loan payoff(s) by the Boise City Ada/County Housing Authority for multi-family properties located at Vine Street and Liberty Streets. Also included in the carryover amount is \$75,000 in prior years HOME funding and HOME program income which is expected to be carried forward and used in FY 01.

Other Resources: The CDBG and HOME program funding is expected to leverage \$2.0 M in private mortgage money from US Bank and approximately \$400,000 in charitable contributions to the Community House operating budget. For the tenth year in a row, US Bank will again provide long term (30 year), below market rate financing for the Boise City/US Bank Homeownership program.

In addition, the city expects to carry forward approximately \$362,685 in Rental Rehabilitation Program (RRP) principal and interest payments received by the city of Boise. A provision of the closeout agreement with HUD for the RRP program authorizes these funds to be used by the City to meet the match requirements under the HOME program.

B. ACTIVITIES TO BE UNDERTAKEN

The HUD prescribed Consolidated Plan data tables are included as **Appendix A** of this document. These tables delineate those activities which the city of Boise intends to undertake during FY 01 to address the priority needs identified in the Five Year Consolidate Plan.

Along with a brief description of each activity to be assisted with CDBG or HOME funding, the Consolidated Plan data tables contain an estimate of the number and type of families that are expected to benefit from the proposed activities and accomplishments.

In addition, a description of those activities which are expected to receive CDBG or HOME program funding in 2001 including program income and/or carry over funding is provided in the following narrative.

Geographic Location of Activities: A majority of the programs or activities receiving CDBG or HOME funding, have eligibility criteria based upon the income of the individual, household or family expected to receive the benefit and do not take into consideration the demographics of the neighborhood or area where the person resides.

However, a limited number of those activities which are expected to be carried out in FY 01, may be targeted towards specific areas/neighborhoods having a concentration of lower income persons. Particular attention will also be given to assisting those areas/neighborhoods identified as at risk in the Boise City Disinvestment Monitoring Report.

The River Street neighborhood is located on the downtown periphery of the city (Census Tract 1) and continues to be targeted for redevelopment/revitalization under the CDBG program. This area has also been designated as an Urban Renewal Area in accordance with Idaho state law.

The city anticipates using CDBG funds to assist with providing youth facilities/services and to carry out public safety services which are targeted towards residential areas of the neighborhood. This multi faceted approach to neighborhood revitalization is designed to preserve/expand upon existing residential uses within this area and to increase the demand for new higher density residential, retail and office uses.

Streetlight Installation: The city will continue to use CDBG funding for the purchase and installation of streetlights within residential areas of the River Street and Veterans Park neighborhoods. These are identified target areas in the city's Five Year Consolidated Plan. **\$135,124** of FY 99 and FY 00 CDBG funding is expected to be carried forward and used to accomplish the purchase and installation of 40-50 standard streetlights. Due to the slowing rate of expenditure for these funds, no additional FY 01 entitlement funding is budgeted for this activity.

Capital City Development Corporation (CCDC): The CCDC is chartered as a "separate body politic" under Idaho State Law and evolved out of the Boise Redevelopment Agency. CCDC is charged with the responsibility of redevelopment of those areas within the city which are designated as Urban Renewal areas. While no new CDBG funding is expected to be awarded to the CCDC during 2001, the CCDC continues to receive program income from properties previously acquired with Federal urban renewal funding.

The CCDC is expected to carry forward \$250,000 received in prior years from the sale/lease of property previously acquired with federal funding. The CCDC should also generate an additional \$75,000 in program income during 2001. By the end of 2001, the CCDC is expected to enter into a development and disposition agreement for the final undeveloped parcel within the original downtown urban renewal area. Other activities planned for 2001 include streetscape and lighting improvements within the designated urban renewal area.

C. HOMELESS AND SPECIAL NEEDS ACTIVITIES

1. Public Services

Boise has traditionally experienced tremendous competition for CDBG funding of public service programs under the 15 percent public services cap. In 1991, calculation of the public services cap was redefined to allow CDBG grantees to include not only entitlement funding but also program income received in the prior year when determining the annual cap.

This change effectively doubled the amount of CDBG funding which the city of Boise could obligate/expend for public services however, competition for this funding remains fierce. Due to the receipt of unexpected/unbudgeted loan payoffs in late December in the amount of \$1,099,817 the city's actual public services cap for FY 01 is projected to be \$559,472. For FY 01, the city anticipates awarding \$390,000 of CDBG entitlement funding to local public service programs.

The largest percentage of CDBG public service funding continues to be allocated to programs serving the homeless including women and children attempting to escape domestic violence. Unfortunately, this group comprises the fastest growing sub-population of the community's homeless.

\$150,000 of the FY 01 public service set-aside will be awarded to Community House, Inc. for the purpose of providing emergency shelter, transitional housing and case management services to residents of the Community House facility. In addition to carrying forward \$20,000 of the FY 00 CDBG award, Community House, Inc. is expected to generate \$25,000 in program income which will be used to further assist with providing services to the community's homeless population.

\$90,000 of CDBG funding under the public services cap will be awarded to Terry Reilly Health Services, Boise Clinic. The Boise Clinic continues to provide efficient and compassionate primary health care to the homeless and very low income uninsured persons within the community. For the second year, a portion of the FY 01 CDBG funding will be used to provide dental services to homeless and lower income uninsured individuals.

\$55,000 of CDBG funding will be awarded to the Women and Children's Alliance (WCA). This funding will enable the WCA to continue operating the Women and Children's Crisis Center. Boise continues to experience significant increases in the number of incidents of domestic violence and the WCA reports that an increasing number of women requesting assistance are being turned away.

\$20,000 of CDBG funding will be awarded to Boise Neighborhood Housing Services for continued operation of the Homeward Bound program. The Homeward Bound program is expected to assist between 30-45 families, most of which have a single female head of household and/or were previously homeless, gain the skills necessary to live independently.

The El-Ada Community Action Agency will receive \$8,000 of FY 01 CDBG funding to assist with lease of a building located at 3553 Americana Terrace. Services provided from this location include transportation assistance to homeless and very low income individuals seeking employment and a casual labor program.

\$8,500 of FY 01 CDBG entitlement funding will be used by the Boise's HCD Division to establish and operate an emergency rental assistance program for families currently housed but at risk of being evicted due to non-payment. Funding will be provided to eligible lower income households in the form of a loan however, few if any of these loans are actually expected to be repaid. Any proceeds received from loan

repayments will be used to provide assistance to other qualifying individuals under this program.

2. Special Needs Activities

\$47,000 of FY 00 CDBG funding was conditionally awarded to the Life Alternatives for Mutual Progress (LAMP) for a community mental health transitional housing and support project. These funds will be carried forward during FY 01 and used to assist with the purchase of a suitable non-residential facility for a consumer operated clubhouse and four to five transitional housing units. Special conditions placed on this award require LAMP to leverage approximately \$225,000 of additional funding in order to carry out this project.

D. OTHER ACTIONS

1. Activities to Preserve and Expand Affordable Housing

Boise's strong economic growth and rapid increase in population has contributed to a very tight housing market where rental rates and housing costs continue to outpace wages and salaries. Lower income and economically disadvantaged households continue to have difficulties securing and retaining decent, safe affordable housing

The Boise City/Ada County Housing Authority's Section 8 waiting list remains open and progress continues to be made in serving the backlog of almost 600 families awaiting assistance.

The continued availability of additional Section 8 Vouchers/Certificates makes it possible for families to move from emergency shelter and/or transitional housing to permanent affordable housing. This in turn helps to ease the bottleneck for those families staying in their vehicles, with family or friends or living on the street and enables some to access emergency shelter and/or transitional housing.

Affordable Rental Housing/Property Management: Over the past 15 years, the city of Boise has acquired 200 residential dwelling units which it currently maintains and operates as affordable rental housing. Rental rates on these units average 75-80% of the Section 8 Fair Market Rent. During 2001, these 200 units are expected to produce \$720,000 in rental income.

After deducting management, maintenance and operating costs of approximately \$290,000, net rental income of \$430,000 will be returned to the respective funds (CDBG Housing Rehabilitation, CDBG Affordable Housing and HOME) from which these properties were initially acquired.

During 2001, the HCD divisions will initiate the process to offer for sale 16-18 of the single family dwelling units within the city's rental housing inventory. Proceeds from the sale of these units which are estimated to be \$1.2M-\$1.4M are expected to be used to acquire a 30-40 unit multi-family rental property.

Affordable Homeownership Program: The city will allocate **\$450,000** of CDBG entitlement funding to continue the Affordable Home ownership program. This program was started in 1991 and is operated in partnership with US Bank. An additional \$250,000 in FY 01 CDBG program income and \$119,540 in CDBG in carry-over funding will be used to assist at least 30-35 lower income working families become homeowners during 2001.

In an attempt to spread the activity and workload associated with this program, the city has revised its previous application process and will now draw names from the pool and eligible applicants and provide loan commitments on quarterly basis.

Housing Rehabilitation RLF: The Housing Rehabilitation program was awarded \$168,400 in FY 01 CDBG funding and is expected to carry forward \$20,000 of FY 00 CDBG funding. The CDBG entitlement funding will be used to assist with completing the work currently underway at the Capitol Boulevard Apartments including roof replacement, creation of additional office space for lease to community not for profit organizations and renovation and improvement of interior and exterior tenant common areas.

In addition, substantial unexpected loan payoff(s) totaling \$1,099,817 received from the Boise City/Ada County Housing Authority in late December 2000 will be carried forward within the Housing Rehabilitation RLF. \$260,000 of this funding is budgeted to assist with rehabilitation of the Capitol Boulevard Apartments including upgrades to the electrical service and installation of kitchenettes and \$210,000 is budgeted to complete window upgrade and replacement at the Washington Street and Franklin Street Apartments.

The Housing Rehabilitation RLF is expected to generate approximately \$950,000 in program income during FY 01. This income is received from principal and interest payments on housing rehabilitation loans, rents on property previously acquired and rehabilitated with CDBG funds and may only be used for eligible housing rehabilitation activities.

In an effort to reduce the hazards associated with lead based paint in housing constructed prior to 1978, the city will begin offering a \$1,000 grant to eligible lower income participants in the housing rehabilitation loan program who agree to carry-out lead based paint abatement activities as part of their overall housing rehabilitation work.

Approximately \$240,000 from the Housing Rehabilitation RLF will be used for project delivery costs associated with carrying out housing rehabilitation activities, prior years loan servicing, origination and processing of new rehabilitation loans, cost estimating, construction management and bid assistance for 40-50 owner occupied, single family residential dwelling units.

Boise Neighborhood Housing Services (BNHS), Housing Rehab RLF: BNHS continues to administer a housing rehabilitation revolving loan fund previously capitalized with \$425,000 in funding from the city of Boise's housing rehabilitation RLF. BNHS is expected to carry forward approximately \$95,000 in CDBG program income earned in FY 99 and FY 00 and is also expected to generate an additional \$80,000 in

program income during FY 01 from interest and principal payments on loans made in prior years. These funds will be used for eligible housing rehabilitation activities with no more than 10% of program income received during 2001 to be used for eligible project delivery costs.

Greater Boise Development Corporation (GBDC): The GBDC was originally established to serve as a "special sub recipient" in order to carry out certain activities, primarily new housing construction, which the city was/is ineligible to directly undertake. The CDBG regulations relating to special sub recipients were revised in 1995 and now refer to such organizations as Community Based Development Organizations (CBDO's).

GBDC administers a revolving loan fund which was previously capitalized with \$275,000 of CDBG entitlement monies. These funds are used to finance second mortgages for qualifying lower income home buyers and to pay certain pre-development costs on new multi-family rental housing developments.

The GBDC is expected to carry forward approximately \$175,000 in CDBG program income and to generate approximately \$40,000 in FY 01 from principal and interest payments on loans made in prior years and through the repayment of pre-development costs. No more than \$21,500 of the \$215,000 will be used to pay eligible project delivery costs incurred by the GBDC.

E. HOME INVESTMENT PARTNERSHIP PROGRAM ACTIVITIES

Boise expects to receive approximately \$698,00 in FY 01 HOME funds. A minimum of 15% or \$104,700 of the allocation received by the city is required to be set-aside for housing to be developed, owned or sponsored by a qualified Community Housing Development Organization (CHDO).

The city will award the FY 01 CHDO set-aside of \$104,700 to Community House, Inc., to assist with acquisition and/or development of 4-6 units of affordable rental housing. Technical and financial assistance will be provided to Community House, Inc. to enable them to build the capacity to develop, own and/or sponsor decent, safe affordable rental housing. Over the long term, this strategy is expected to allow Community House, Inc. to develop an income generating asset base and to reduce their reliance on annual CDBG funding.

An estimated \$523,500 of the FY 01 HOME allocation will be used by the city's HCD divisions to assist in the development of a 10-11 unit multi-family apartment complex on city owned property located at 916-918 South Orchard Street. Construction of these units will necessitate demolition of two single family residences currently located on this site resulting in a net gain of 8-9 affordable rental units.

Not more than \$69,800 of the FY 01 HOME allocation will be used to reimburse necessary and reasonable program administration and project delivery costs incurred by the city in connection with the HOME program. Up to \$11,000 of the administrative set-aside will be de-obligated and reprogrammed for necessary and reasonable CHDO operating costs incurred by a CHDO in connection with carrying out a HOME assisted project.

In addition, the HCD Divisions will use \$65,000 of the HOME Program income carried forward to develop one new single family rental unit on city owned property at 2001 Liberty Street.

Habitat For Humanity: Boise Valley Habitat for Humanity was awarded \$45,000 in FY 99 HOME CHDO set-aside funding. These funds will be used during FY 01 to assist with acquiring a suitable site to develop at least three residential housing units. These units will be offered to qualifying very low income families for the cost of construction less any grants, subsidies or in kind contributions.

F. CHILD CARE/YOUTH SERVICES

Giraffe Laugh, Inc.: \$15,000 of CDBG funding will be awarded to Giraffe Laugh, Inc., a private, not for profit child care provider. The CDBG funds will be used to assist with providing drop in, sliding fee child care services for approximately 50 lower income families.

Boise Parks and Recreation Department: \$25,000 of FY 01 CDBG funding will be used to assist the Catch Them While They're Young (CTWTY) program which provides supervised, after school educational and recreational opportunities for children grades K-6. This program is currently operated at the Northwest Point Apartments, Davis Park Apartments, Pioneer Recreation Center and the Vista Neighborhood Community Center

G. CAPITAL IMPROVEMENTS/PUBLIC FACILITIES

Community House; Dining Room and Serving Kitchen: Community House, Inc. will carry forward \$150,000 of FY00 CDBG funding which it was awarded for the installation of a serving kitchen and dining room within this publicly owned facility. This project is expected to be substantially completed during calendar year 2001 and begin providing meals to both residents and non-residents from this facility.

MelloDee Thornton Child Care Center: Community House, Inc. was awarded \$25,000 of FY 00 CDBG funding to assist with converting the city owned building located at 1191 Grand Avenue into a child care center. This project is expected to be substantially completed and begin providing services from this location in calendar year 2001.

Handicap Access Projects: \$49,955 of FY 00 CDBG funding will be carried forward and used to remove or ameliorate material or architectural barriers limiting the access to city facilities or programs by otherwise qualified individuals with disabilities.

Head Start Program; River Street Satellite Classroom: \$16,000 of FY01 CDBG funding will be provided to Friends of Children and Families which operates the Head Start Program, to assist with building modifications and playground improvements in a city owned facility located at 1191 Grand Avenue.

Boise Parks and Recreation; River Street Basketball Court: \$35,000 of FY 01 CDBG funding will be awarded to the Boise Parks and Recreation Department to be used to develop an outdoor basket ball court within the River Street Neighborhood. This facility will replace a similar one which is being taken out of services because of the relocation of the Mello Dee Thornton Child Care and the Head Start Program to

1191 Grand Avenue.

H. EMPLOYMENT TRAINING AND JOB CREATION/RETENTION ACTIVITIES

Central Kitchen; 1025 South Capitol Boulevard: Approximately \$6,000 of the \$75,000 FY 00 CDBG funding awarded for this project will be carried forward and used to complete the remaining modifications and improvements to the commercial kitchen. This project provides a facility for training lower income individuals in the culinary arts and food service industry while providing meals to homeless and very low income individuals.

Employment Training: \$45,000 of FY 01 CDBG funding will be used to operate a program to train individuals in the culinary arts and food service industry. Meals are prepared by trainees under the direction of the Meals Program Coordinator and transported to Community House for serving. Sack lunches are also prepared and distributed to those participating in the day labor program administered by the El-Ada Community Action Agency. \$10,000 of the \$45,000 total will be used to provide financial incentives to private businesses to hire individuals completing the training program.

The city of Boise will continue with efforts initiated during 1999 to facilitate the development of a 300+ acre industrial park and associated infrastructure. A site was acquired this past year by the city of Boise using proceeds from the general fund and development is expected to begin within the coming year. This industrial park is expected to offer a combination of land sales, build to suit and build to lease opportunities.

Attracting new manufacturing/industrial employment to the City is critically important because these industries provide relatively high wage jobs with varying skill level requirements. Over the past two years, Boise's ability to attract/retain large-scale manufacturing and industrial firms has been hampered by the lack of suitable industrial parcels for development and expansion.

While the City does not anticipate using FY 01 entitlement funding to carry-out these activities, this activity is nevertheless expected to create/retain a total of 250-300 permanent, full-time jobs a portion of which can reasonable be expected to be filled by low and moderate income persons.

I. SPECIAL INITIATIVES

Learning Lab, Inc.: \$9,100 of CDBG funding will be provided to the Learning Lab (formerly the Literacy Lab) to assist with providing adult literacy programs to undereducated and/or illiterate lower income individuals.

Boise City/Ada County Housing Authority; Fair Housing Initiative: The Boise City/Ada County Housing Authority will receive \$10,000 of FY 01 CDBG funding for the purpose of providing mediation and advocacy services to lower income and elderly mobile home owners threatened with eviction and/or economic displacement from mobile home parks and/or the loss of their homes.

U.S. Veterans Administration (VA)/Shared Living Program: The city will continue to lease two of three single family housing units which it previously purchased with CDBG program income from HUD, to the VA. These facilities are operated as group homes for military veterans recovering from alcoholism and/or substance abuse.

These two dwelling units have been fully rehabilitated and are leased to the VA for a nominal fee of \$1 per year. While no additional CDBG funds are expected to be expended on this project during FY 01, the annual lease on these two residences is valued at approximately \$12,000.

J. PLANNING AND ADMINISTRATION

CDBG Program Administration: \$275,000 of the FY 01 CDBG entitlement is budgeted for administration of the CDBG program. The CDBG administrative funding covers general management, oversight and administration of the program. The development, preparation and submission of required plans and performance reports, contractor and subrecipient monitoring, preparation of environmental reviews and technical assistance to applicants and or recipients of CDBG funding.

HCD staff will continue efforts to implement a funding and performance measurement which is based on the achievement of previously agreed upon, measurable outcomes.

This past year, HCD staff coordinated the development and submission of a local Continuum of Care application for renewal of a Supportive Housing Program grant for the Boise/ City Ada County Housing Authority PATHS Program

With the HCD divisions move in 1998 from city hall to the s current storefront location, opportunities for increased partnerships with Boise State University (BSU), not-for profit service providers and community faith based organizations have been actively sought out and where appropriate, put into place.

The HCD Division will continue to provide internship opportunities and student stipends of \$500 per semester for up to four BSU senior level social work students for the purpose of assisting residents of the Capitol Boulevard Apartments achieve self-sufficiency.

K. FAIR HOUSING ACTIVITIES

This past year the city of Boise through its Planning and Development Services Department, Building and Plans Review divisions adopted and implemented new sections of the 1997 Uniform Building Code (UBC) covering the design and construction of accessible buildings and multi-family housing. By late 2001, the city expects to adopt the 2000 UBC which closely parallels the accessibility requirements mandated by the Fair Housing Act amendments of 1988.

Comment received from fair housing advocacy organizations prompted the city's HCD divisions to incorporate a requirement that all CDBG subrecipient organizations attend a mandatory fair housing training session as a condition of receiving CDBG funding. In program year 2000, this training session was conducted by staff from the Seattle HUD Fair Housing and Equal Opportunity Office.

Beginning in program year 2001, HCD staff will incorporate provisions for unannounced fair housing compliance inspections into all CDBG subrecipient agreements. These inspections will be conducted by HCD staff.

The HCD division's property manager continues to serve as President of the Boise-Elmore Community Housing Resource Board (CHRB). The property manager's attendance and active participation in the CHRB meetings has helped to ensure that the city is aware of fair housing issues and assisted the city in its endeavors to carry out activities which affirmatively further fair housing.

In a continuing effort to address specific impediments identified in the 1994 Analysis of Impediments to Fair Housing and consistent with the city's Fair Housing Action Plan, the HCD Divisions will sponsor not less than two fair housing workshops and/or training targeted towards local government officials, architects, multi-family housing developers and property managers during 2001.

During program year 2001, the HCD Divisions will complete an in depth review of the city's previous Analysis of Impediments to Fair Housing and if conditions warrant, update the corresponding Fair Housing Action Plan. An amended Fair Housing Plan Action Plan reflecting the results of this review will be prepared and submitted with the 2002 Housing and Community Development Action Plan.

L. PUBLIC HOUSING

Management changes at the Boise City/Ada County Housing Authority have resulted in increased cooperation between the city of Boise and the Housing Authority in our mutual efforts provide decent, safe and affordable housing for the community's low and moderate income residents.

This past year, the city and Housing Authority cooperated to transfer responsibility for administration of the Supportive Housing Program, Mental Health Plus Project to the Housing Authority. This change has allowed the City to make its inventory of affordable rental housing available to program participants.

The Housing Authority continues to make substantial progress in reducing the waiting time for Section 8 rental assistance. The waiting list which just two years ago had more than 1,000 families awaiting assistance has now been reduced to approximately 600.

Housing Authority staff participated in the preparation and development of a local Continuum of Care, separate from the state of Idaho's, which resulted in a renewal grant for the Supportive Housing Program PATHS Project and initial funding for the Shelter Plus Care Project. Housing Authority staff have attended meetings and actively supported the Boise/Ada Coalition for the Homeless.

M. MONITORING PLAN

The monitoring responsibilities associated with the use of CDBG and HOME program funding activities are carried out by Boise's HCD staff in a variety of methods. Grant funds are typically provided to subrecipients on a reimbursement basis. HCD staff review all requests for reimbursement from subrecipient agencies for eligibility as well as for compliance with the detailed budget submitted by the organization.

Boise has also instituted as requirement for subrecipients to provide quarterly progress reports on activities assisted with CDBG funding. These progress reports are used by HCD staff to determine persons/households served and are compared with client files and records maintained by the organization during the on-site monitoring review.

HCD staff conduct on site monitoring reviews not less than annually on all CDBG funded programs and activities. These on-site monitoring reviews are used to determine if the agency is in compliance with all statutory, regulatory and administrative requirements related to the CDBG program; if the agency is complying with any special conditions of the grant agreement and whether the agency is making satisfactory progress in assisting the city attain its community development objectives.

All HOME program assisted affordable housing activities are reviewed not less than annually to determine if the projects are in compliance with the requirements of the HOME program. These include but are not limited to compliance with the required lease terms and provisions for HOME assisted rental housing, compliance with the income verification requirements and compliance with the targeted occupancy requirements.

At the conclusion of the on-site monitoring review HCD staff meet with program staff from the organization to discuss the results of the review and provide recommendations for correcting any concerns or findings of non-compliance. Within 30-60 days after completion of the on-site monitoring review, a written report is provided to the organization which details the areas reviewed as well as any concerns or findings non-compliance. In the event that there are in fact findings of non-compliance the organization is then required to provide a response to the monitoring report which details corrective action they have taken to correct the finding.

Recipients of CDBG and HOME program funding are required to have annual audits conducted by an independent auditor. A copy of the auditors report including any letters to management is required to be submitted to the city within 30 days from the date which it is received by the organization.

VIII. CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program

approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date