

The 2017 Annual Action Plan

Idaho's Federal Community Development and Affordable Housing  
Development Programs



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## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

N/A

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

See AP-20 of this plan.

#### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Responses exceed maximum allowable characters

See Unique Appendices

#### 4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

IHFA and the Idaho Department of Commerce follow the adopted Citizen Participation Plan. The Citizen Participation Plan was amended in 2016 to include the National Housing Trust Fund Program. Following the Citizen Participation Plan, one 30-day comment period and one public hearing was held. Legal notices were published twice in Idaho's major newspapers; the first time prior to the comment period, the second prior to the public hearing. Local and regional stakeholders, service providers, owners, developers, and units of local government, and CoC members were invited to participate in the HTP planning process.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

See attached Citizen Participation section of the plan.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

See attached Citizen Participation section of the plan

**7. Summary**

N/A

**PR-05 Lead & Responsible Agencies - 91.300(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	IDAHO	
CDBG Administrator	IDAHO	Commerce
HOPWA Administrator	IDAHO	
HOME Administrator	IDAHO	Grants Department
ESG Administrator	IDAHO	Homeless Programs

**Table 1 – Responsible Agencies**

**Narrative**

Idaho Housing and Finance Association is the Lead Agency for HUD-CPD reports. IHFA is the State of Idaho's designated administrator of HUD-funded housing programs.

**Consolidated Plan Public Contact Information**

CDBG Program- Department of Commerce

HOME- Idaho Housing and Finance Association

ESG- Idaho Housing and Finance Association

HTF- Idaho Housing and Finance Association

## **AP-10 Consultation - 91.110, 91.300(b); 91.315(l)**

### **1. Introduction**

N/A

#### **Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies**

In preparing for homeless services, affordable housing and community development needs for the 2017 program year Action Plan, IDC and IHFA conducted consulting outreach activities with local government, Idaho State Health and Welfare, public housing authorities, affordable housing owners and developers, affordable housing property management, non-profits (developers and service agencies), fair housing advocates, community review partners, disability centers, the Idaho Homeless Coalition and the Boise CoC.

For 2017 planning purposes, consulting outreach activities included direct email contact with department/agency heads, mayors, program administrators, executive directors and/or professional staff.

Additionally, Housing and Healthcare (H2) TA was awarded to IHFA. An Idaho H2 Action Plan was created during a planning session in May, 2015. H2 Leadership and working groups have been established to carry out the strategies in Idaho's H2 Action Plan. Some of the strategies include developing a housing first demonstration project, educating communities on the benefits and impact of PSH, and identifying opportunities to use Medicaid to provide service and care to the most vulnerable of homeless persons. Homeless services providers have contributed comments to be considered in the development of Idaho's 2017 LIHTC QAP. The draft version now includes additions which stimulate and encourage developments for Special Housing Needs populations (including the homeless). An LIHTC set-aside has been established for the purpose of developing a single site housing first project for the chronically homeless. Should the response from the developer community, service providers, and local jurisdictions be positive and generate a successful project, the potential for continued annual development of PSH is likely. More formal collaboration with health care systems will result from this effort.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

A Continuum of Care Planning Committee has been developed specifically to address the needs of the CoC regarding housing types across the Continuum. This committee will be responsible to establish

benchmarks for percentages of new beds both for Permanent Supportive Housing and chronically homeless designations. The Continuum of Care Planning Committee is currently developing COC Written Standards, which will address the subpopulations of chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and persons at risk of homelessness . Prioritization decisions will be made in the current Coordinated Entry Committee, and incorporated into the Written Standards. The CoC is also focusing on development of RRH, or conversion of TH to RRH, when applicable. IHFA also has contacts working with foster care programs at the Idaho Department of Health and Welfare, and new relationships with RHY funded providers. These relationships are currently being developed, and more formal participation in the COC will begin in 2016. The CA will recommend to the COC Board that voting Board positions be added for foster care and RHY providers, enabling coordination and ensuring that persons exiting foster care are not discharged into homelessness.

All ESG and COC applicants are asked to address the following questions in each annual application: “are proposed project policies and practices consistent with the laws related to providing education services to homeless individuals and families?”; and “Does the project have a designated staff person to ensure that homeless children are enrolled in school and receive educational services as appropriate?” These questions are scored, and agencies are required to have policies in place at the time of funding. The COC also monitors agencies receiving ESG and COC funds to ensure these policies are in place. Coordination between homeless housing and services providers and school district homeless liaisons occurs frequently, and each educates the other about qualifications and services available. This serves to maximize funding and impact for homeless families with children.

**Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

IHFA, the ESG recipient, also serves as the Collaborative Applicant for the Idaho Balance of State CoC. Collaboration between the CoC and the ESG recipients begins with IHFA’s Executive Vice President serving as the CoC Board Chair, and extends across CoC jurisdictions by cross-CoC collaboration. The CoC’s regional coalitions, which include private, non-profit, government, and homeless service agencies, provide valuable insight and needs considerations to the CoC planning body. The planning body then provides consolidated feedback to the ESG recipient. The CoC’s Data Collection, Reporting, and Evaluation Committee provides data completeness, destinations, change in income, and length of stay reports, among others to the CoC Board and ESG recipient on a quarterly basis. PIT, AHAR, CAPER, and HIC data are also made available to both parties on an annual basis. The CoC Board provides input into ESG performance measures and has access to.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	IDAHO HOUSING AND FINANCE ASSOCIATION
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Persons with Disabilities Services-homeless Service-Fair Housing Health Agency Other government - State Other government - County Other government - Local Business Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy



	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Idaho Health and Welfare was asked to respond the question regarding health department data on the addresses of housing units in which children have been identified as lead-poisoned. IHW indicates they 'track disease trends in Idaho involves the routine collection, analysis, and dissemination of health data provided by doctors, laboratories, and other health professionals about persons with certain diseases. Reporting of these diseases is mandated as outlined in Idaho Reportable Disease Rules. In addition to acute and chronic infectious diseases such as tuberculosis, Salmonella, and AIDS, other diseases and conditions are also reportable under Idaho law, such as elevated blood lead. Reports of disease are made to the public health districts or to the Bureau of Communicable Disease Prevention (BCDP) in the Idaho Department of Health and Welfare, and are private and protected from further release. The data are maintained by the public health districts and the BCDP and used for responding to individual cases of disease determining disease impact, monitoring trends in disease incidence and prevalence, characterizing affected populations, prioritizing control efforts, and guiding prevention strategies. The Idaho Reportable Disease Summary presents aggregated case counts of diseases reported to the BCDP during the calendar year. The data are organized in three ways: A statewide summary provides counts of all reportable disease cases among Idaho residents. County tables provide counts of reportable disease cases among residents in each of Idaho's 44 counties. Public Health District counts provide a summary of reportable disease cases occurring among residents in each of Idaho's 7 public health jurisdictions.'</p>
2	<p><b>Agency/Group/Organization</b></p>	<p>State of Idaho Dept of Commerce</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Other government - State Other government - County Other government - Local</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Economic Development</p>

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>To better understand Idaho cities and counties non-housing community development needs, the IDC conducted a local government survey. The survey was sent out to 193 cities and 44 counties in August 2014. The survey did have specific questions related to CDBG current method of distribution. Of the 237 surveys sent out a total of 98 were received. In an effort to enhance economic development coordination statewide University of Idaho, with IDC's support, implemented the Idaho Pathways Project, which was developing-Idaho's Comprehensive Economic Development Strategy - 2015-20 (CEDs). This activity was unique in that it brought together Idaho's six economic development districts (EDD) to develop their regional CEDs plans based on unifying themes as projected in the statewide CEDs. This effort, which was completed in March 2015 helped to ensure a consistent overall vision and template from around the state that aligns with state's economic development goals. However, the effort more importantly allowed each region to maintain its economic strategies based on its unique characteristics and assets. The CEDs process does require engagement of private industry to better understand their needs, specifically workforce skill gaps. Now moving forward the U of I will transfer ownership of the statewide CEDs to Commerce to be responsible to ensure the EDDs continually work towards their CEDs objectives. Overall this process is galvanizing the coordination of IDC with Idaho's economic development stakeholders. As the Consolidated Plan was being developed, IDC assessed data and objectives identified in the EDDs CEDs report to compare the goals and method of distribution of the CDBG program were in alignment. IDC also utilizes and Economic Advisory Council to review IDC and CDBG policies as well as review of CDBG applications. The EAC is comprised of individuals who represent private industry and regularly provide feedback and advice on public/private partnership and business perspectives.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

N/A

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

N/A

**AP-12 Participation - 91.115, 91.300(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

In preparing and adopting the 2017 Action Plan, IDC and IHFA followed the Public Participation Plan for Idaho's Federal Community Development and Affordable Housing Programs. Legal notices were published in Idaho's major newspapers twice, once before the 30-day comment period began, and a second time prior to the public hearing. The 30-day comment period was January 9- February 8, 2017. The legal notice included a statement in Spanish directing the reader to the IHFA/IDC websites where the legal notice was available in Spanish, the date, time, and location of the public hearing, how submit a comment, and how to request a reasonable accomodation. The public hearing location was handicap accessible.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	No attendees other than IHFA and IDC staff.	0 comments		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community		0 comments		
3	Email distribution	Persons with disabilities  Residents of Public and Assisted Housing  Developers, Owners, CoC members		0 comments		
4	Public Hearing	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community		0 comments		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>		0 comments		
6	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p>		0 comments		
7	Internet Outreach	Fair Housing Forum		0 comments		

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.320(c)(1,2)

#### Introduction

N/A

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	7,461,397	0	0	7,461,397	22,145,549	Over the next year it is expected CDBG funding will be used to construct or improve eligible public facilities, public infrastructure, housing related activities, and economic development activities specific to job creation or downtown improvements. These high priority activities will typically benefit populations including low-to-moderate income, families, rural, special needs, and non-housing community development

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,571,102	6,000,000	4,880,720	14,451,822	14,000,000	Homeowner rehabilitation and HOME TBRA are not eligible projects/programs



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,035,547	0	0	1,035,547	1,021,185	Shelter Operations and services, homelessness prevention and rapid re-housing. Conversion and rehab of transitional housing is not an approved activity under IHFA's ESG Program.
Continuum of Care	public - federal	Admin and Planning Housing Rental Assistance Services Other	3,111,636	0	0	3,111,636	12,446,544	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Housing Trust Fund	public - federal	Acquisition						
		Admin and Planning						
		Conversion and rehab for transitional housing						
		Multifamily rental new construction						
		Multifamily rental rehab						
		Other	3,000,000	0	0	3,000,000	12,000,000	
LIHTC	private	Multifamily rental new construction						
		Multifamily rental rehab	3,800,000	0	0	3,800,000	14,800,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	private	Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services	1,455,887	0	0	1,455,887	1,455,887	
Other	public - federal	Admin and Planning Services TBRA Other	449,350	0	0	449,350	449,350	

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The CDBG program does not require match except for administration at the State level, but the Idaho Department of Commerce does award points to projects based partially on the percentage of match they provide to the project. The local, State, and Federal match categories leverage the CDBG funds by completing the funding package necessary to construct public facilities and infrastructure and housing related projects. The private match leverage is from businesses expanding or building new facilities as a result of the CDBG infrastructure improvements.

With the projected \$37.5 million over 5 year period the Idaho Department of Commerce expects to receive in CDBG funding it is estimated a total of \$30 million annually from other local, State, Federal, and private sources will be partnered with the CDBG funded project.

Idaho's HOME program provides the gap financing to eligible and approved rental and homebuyer activities. HOME funds are leveraged with private and federal program funds. IHFA incurs a 25% match liability for every HOME entitlement dollar expended on housing activities. IHFA meets this match liability by identifying eligible forms match as defined at HOME CPD Notice 97-03.

Housing Trust Fund regulations do not require matching funds.

Ten percent (10%) of each annual allocation and program income may be used for HOME administrative costs, 5% of each allocation may be awarded to CHDOs as an annual operating assistance grant. The remaining funds are awarded to owners, developers, and homebuyers for eligible HOME-assisted activities.

Housing Trust Fund- 90% of each allocation will be used for eligible HTF rental activities. 10% of each allocation may be used for operational support and/or operating reserves. Up to 10% of each allocation may be used by IHFA for program and administrative costs.

ESG contribution sources include other non-ESG HUD funds, other federal funds, state government, local government, private funds, and other. ESG imposes a 100% match requirement (minus \$100,000) which may be fulfilled by cash donations or in-kind services. Donations to the ESG encourage and support numerous activities, including homeownership, increasing access to facilities and services, case management, life skills guidance, and counseling, among other support and service efforts.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The State of Idaho does not designate publically-owned land or property to address housing needs identified in this plan.

**Discussion**

N/A

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities/Infrastructure-Compliance	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Housing related activities Public Facilities Public Infrastructure	CDBG: \$1,784,389	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 21622 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Homeless Person Overnight Shelter: 8 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 8 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public Facilities/Infrastructure-Rehabilitation	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development			CDBG: \$2,141,267	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 21622 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 24 Households Assisted Homeless Person Overnight Shelter: 8 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 8 Beds Housing for Homeless added: 5 Household Housing Unit
3	Public Facilities/Infrastructure-New Construction	2015	2019	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development			CDBG: \$1,784,389	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 21622 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
4	Economic Development-Job Creation	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$713,755	Jobs created/retained: 60 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development-Downtown Revitalization	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$713,755	Other: 2 Other
6	Provide Suitable Living Environment	2015	2019	Homeless		Homeless Shelter Operations & Prevention Housing related activities	ESG: \$155,887 Continuum of Care: \$3,636,124 ESG Match: \$145,887	Tenant-based rental assistance / Rapid Rehousing: 375 Households Assisted Homeless Person Overnight Shelter: 3548 Persons Assisted Homelessness Prevention: 185 Persons Assisted
7	Provide Decent Affordable Housing	2015	2019	Affordable Housing		Create Decent Affordable Homeownership Create and Preserve Affordable Rental Housing	HOME: \$3,571,102 Housing Trust Fund: \$3,000,000	Rental units constructed: 47 Household Housing Unit Rental units rehabilitated: 26 Household Housing Unit Homeowner Housing Added: 24 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted

Table 6 – Goals Summary



## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Public Facilities/Infrastructure-Compliance
	<b>Goal Description</b>	<p>Activities will include projects in non-entitlement cities and counties throughout the State of Idaho that bring public facilities systems (infrastructure, community facilities, public utilities) into compliance with environmental laws, federal and state standards, industry standards or best management practices.</p> <p>25% - Public Facility / Infrastructure – Compliance</p> <p>Why 25%?</p> <p>First, for the state CDBG program, the Public Facilities/ Infrastructure- Compliance goal consists of a large diverse number of activities, therefore, by going with 25% it gives local governments a fair amount of flexibility to submit an application based on their Public Facilities/Infrastructure-Compliance needs. The original intent of the CDBG program was meant to not be a top down driven model.</p> <p>Second, backed by Idaho Department of Commerce's local government needs survey, 87% of responders were satisfied with the existing allocation percentages.</p> <p>Further rationale for 25%, includes an increasing interest to assist with housing for the homeless population, see attached public comment section. Homeless and domestic violence shelters could fall within this goal. A housing first approach to mitigating homelessness type projects will be considered a public facility, but could also be identified under homelessness prevention or public facilities housing benefit, depending on lease agreement. Another reason for the 25% is that the survey indicated a higher than average need for park and recreational facilities, which could fall within the public facilities/infrastructure compliance goal.</p> <p>Third, projects funding from this allocation priority will help to ensure Idaho Department of Commerce meets its 70% of funding to benefit low-to-moderate income requirement.</p>

2	<b>Goal Name</b>	Public Facilities/Infrastructure-Rehabilitation
	<b>Goal Description</b>	<p>Activities will include projects in non-entitlement cities and counties throughout the State of Idaho that are rehabilitation, replacement, or remodeling of a public facility (infrastructure, community facilities, public utilities and affordable housing) system.</p> <p>30% - Public Facility / Infrastructure – Rehab</p> <p>Why 30?</p> <p>First, for the state CDBG program, the Public Facilities/Infrastructure- Rehab. Consists of a large diverse number of activities, therefore, by going with 30% it gives local governments a fair amount of flexibility to submit an application based on their Public Facility/Infrastructure- Rehab needs. The original intent of the CDBG program, was not meant to be a top down driven model.</p> <p>Second, backed by Idaho Department of Commerce’s local government needs survey 87% of responders were satisfied with the existing allocation percentages.</p> <p>Further rationale for 30%, includes an increasing interest to assist with housing for the homeless population, see attached public comment section. Homeless and domestic violence shelters could fall within this goal. A housing first approach to mitigating homelessness type project will at this time be considered a public facility, but could also be identified under homelessness prevention or public facilities housing benefit, depending on lease agreement. Another reason for the 30% is that the survey indicated a higher than average need for park and recreational facilities, which could fall within the Public Facilities/Infrastructure-Rehab goal.</p> <p>Third, projects funding from this allocation priority will help to ensure Idaho Department of Commerce meets its 70% of funding to benefit low-to-moderate income requirement.</p>

3	<b>Goal Name</b>	Public Facilities/Infrastructure-New Construction
	<b>Goal Description</b>	<p>Activities will include projects in non-entitlement cities and counties throughout the State of Idaho that install a new public facility (infrastructure, community facilities and public utilities) system or extend a system to a new service area.</p> <p>25% - Public Facility / Infrastructure – New Construction</p> <p>Why 25%?</p> <p>First, for the state CDBG program, the Public Facilities/Infrastructure-New Construction goal consists of a large diverse number of activities, therefore, by going with 25% it gives local governments a fair amount of flexibility to submit an application based on their Public Facility/Infrastructure-New Construction needs. The original intent of the CDBG program was not meant to be a top down driven model.</p> <p>Second, backed by Idaho Department of Commerce's local government needs survey 87% of responders were satisfied with the existing allocation percentages.</p> <p>Third, projects funding from this allocation priority will help to ensure Idaho Department of Commerce meets its 70% of funding to benefit low-to-moderate income requirement.</p>

4	<b>Goal Name</b>	Economic Development-Job Creation
	<b>Goal Description</b>	<p>Public infrastructure improvements in non-entitlement cities and counties throughout the State of Idaho for business expansion and subsequent job creation for low to moderate income persons</p> <p>10% - Job Creation</p> <p>Why 10%?</p> <p>No question job creation, especially higher paying jobs, is a need in Idaho. However, utilizing CDBG for job creation is not always user friendly for local governments and their partnering business due to environment review timelines, property acquisition standards, and job creation/retention requirements. Therefore, only a limited number of eligible job creation projects that are not in a fast tracking mode nor obligating a large percentage of private funds to the public infrastructure expansion, are an effective and efficient use of CDBG.</p> <p>Second, the local government needs survey indicated job creation as the 2nd highest priority with the “public infrastructure to business” as the highest need activity.</p> <p>Third, projects funding from this allocation priority will help to ensure Idaho Department of Commerce meets its 70% of funding to benefit low-to-moderate income requirement.</p>

5	<b>Goal Name</b>	Economic Development-Downtown Revitalization
	<b>Goal Description</b>	<p>Public Improvements in non-entitlement cities and counties throughout the State of Idaho downtown blighted areas that bring two substandard infrastructure systems into compliance or code</p> <p>10% - Downtown Revitalization</p> <p>Why 10%?</p> <p>Many smaller cities that are served by the CDBG program have seen retail box type businesses establish outside their downtown area which have pulled business and jobs out of their downtown core or have experienced a general lack of sustainable investment in the existing private buildings. In an effort to mitigate these elements some cities are looking to reinvest back into their downtowns. In part because it's a significant part of their sense of place, but also the infrastructure is in-place. Therefore, a demand exists to improve their downtown infrastructure, which typically includes ADA improvements.</p> <p>Second, Idaho Department of Commerce's local government needs survey indicated the existing downtown revitalization goal as the 3rd highest need priority.</p>
6	<b>Goal Name</b>	Provide Suitable Living Environment
	<b>Goal Description</b>	The ESG program will serve a minimum of 3,500 households with shelter, homeless prevention and rapid re-housing funds.

7	<b>Goal Name</b>	Provide Decent Affordable Housing
	<b>Goal Description</b>	<p>IHFA will award HOME funds to approved eligible affordable rental housing and homebuyer activities during the 2017 Program Year. See 2017 Projects.</p> <p>IHFA will award HTF funds to eligible and approved affordable rental housing activities during Program 2017 as indicated in AP-35 Projects.</p>

## AP-25 Allocation Priorities – 91.320(d)

### Introduction:

During PY 2017 IHFA will award HOME and Housing Trust Funds to eligible applicants to construct, acquire and/or rehabilitate permanent single-family and multifamily rental housing. IHFA will award HOME funds to eligible nonprofits and qualified units of local government to construct, acquire and rehabilitate single-family units to be sold to HOME-eligible and IHFA qualified low-income homebuyers. IHFA will also award down payment/closing cost assistance directly to HOME-eligible and IHFA-qualified homebuyers to acquire safe, decent, affordable Single-family housing.

### Funding Allocation Priorities

	Public Facilities/Infrastructure-Compliance (%)	Public Facilities/Infrastructure-Rehabilitation (%)	Public Facilities/Infrastructure-New Construction (%)	Economic Development-Job Creation (%)	Economic Development-Downtown Revitalization (%)
CDBG	25	30	25	10	10
HOME	0	0	0	0	0
ESG	0	0	0	0	0
Continuum of Care	0	0	0	0	0
Housing Trust Fund	0	0	0	0	0
LIHTC	0	0	0	0	0
Other ESG Match	0	0	0	0	0
Other HOPWA Competitive Grant	0	0	0	0	0

Table 7 – Funding Allocation Priorities

### Reason for Allocation Priorities

CDBG- See AP20 Goals 2,3,4,5 and 6 goal descriptions.

HOME & HTF- The 2014 Idaho Housing Needs Survey, and the 2014 Idaho County Demographic, Housing, and Transportation Report, as well as input from the public indicate the creation and preservation of affordable rental housing is the highest priority housing need in Idaho, followed by the need for affordable single-family homebuyer housing.

ESG- Other than funding from faith-based organizations and Federal programs, Idaho’s homeless

housing and service programs receive very little financial support. In the absence of much needed emergency shelter funding, many individuals and families are unable to receive temporary assistance and reprieve from homelessness, and access to services to assist in being rapidly re-housed. For this reason, Idaho has directed the maximum amount of ESG funds allowed by HUD regulations (60%) towards emergency shelter activities. The remaining forty percent (40%) is used for homelessness prevention and rapid re-housing activities, with an emphasis placed on rapid re-housing. The additional emphasis is imposed due to IHFA's desire, and HUD precedence within the Homelessness Prevention and Rapid Re-Housing Program (HPRP) program which was born out of the American Recovery and Reinvestment Act of 2009, to divert individuals out of homelessness and shorten shelter stays. Further descriptions are included in section AP-20.

**How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?**

See Unique Appendices



## **AP-30 Methods of Distribution – 91.320(d)&(k)**

### **Introduction:**

Idaho Department of Commerce- State of Idaho's CDBG Program

Idaho Housing and Finance- State of Idaho's HOME Program

Idaho Housing and Finance- Idaho's Emergency Solutions Grant Program

Idaho Housing and Finance- Idaho's National Housing Trust Fund Program

## Distribution Methods

**Table 8 - Distribution Methods by State Program**

<b>1</b>	<b>State Program Name:</b>	HOME Downpayment/Closing Cost Assistance
	<b>Funding Sources:</b>	HOME
	<b>Describe the state program addressed by the Method of Distribution.</b>	<p>DP/CC assistance is awarded as a 0% interest, due-on-sale, loan to eligible low-income homebuyers. DPCC is designed to help low-income homebuyers purchase a safe, decent affordable Single-family housing unit.</p> <p>As defined in the HOME written agreement, a HOME-assisted homebuyer must reside in the HOME-assisted unit as their principle residence during the HOME period of affordability. The Principle residence requirements and allowable exceptions are defined in the annual HOME Administrative Plan. If the homebuyer rents or otherwise no longer occupies their HOME-assisted unit during the period of affordability period, IHFA will consider this a default event and attempt to recapture the HOME loan. There are two allowable exceptions to the principle residence requirement: (1) Military deployment, and (2) Post-secondary education. An exception must be requested in writing and include a plan to return to the HOME-assisted unit at a specified time.</p> <p>The HOME period of affordability is determined by the amount of HOME subsidy the homebuyer receives. Under IHFA's program, a homebuyer is allowed to sell their HOME-assisted unit at any time, to any willing buyer, at whatever price the market will bear. At the time title is transferred, IHFA will attempt to recover the full amount of the HOME subsidy from the Net proceeds of the sale. IHFA's Recapture Option follows §92.254 (a)(ii)(A)(4 and 5). IHFA reviews and updates the maximum amount of DPCC available on an annual basis. This amount is published in the annual Administrative Plan.</p>

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>The homebuyer(s) must be able to document annual gross household income is ≤80% AMI as defined by 24 CFR 5.609. IHFA's underwriting requirements are identified in the 2017 Administrative Plan.</p> <p>When the homebuyer receives HOME-assistance to purchase their home, the purchase price cannot exceed the HOME Program's Homeownership Value Limit for the area. The unit must be modest in character meet IHFA's definition of Standard Condition(meets Idaho's current Residential Code-Existing structures, applicable local code, ordinances, and Section 8 Housing Quality Standards).</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>N/A</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>N/A</p>

<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>N/A</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>This program is reviewed on an annual basis and is revised as needed in the 2017 Administrative Plan. The effective dates for each year's administrative plan is January 1st -December 31st.</p> <p>In 2017, the maximum HOME DPCC amount is 10% of the sales price, not to exceed \$14,999.</p>

	<b>What are the outcome measures expected as a result of the method of distribution?</b>	15 homebuyers
2	<b>State Program Name:</b>	Homebuyer Properties Activity
	<b>Funding Sources:</b>	HOME

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>Funding proposals are accepted from qualified units of local government and non-profit developers following a published Request for Proposals. Eligible activities under this project include acquisition and rehabilitation of Substandard Condition single-family units and new construction of single-family units, which are then sold to a qualified HOME-eligible, IHFA-qualified, low-income homebuyers, within 9 months of completion. The sales price to a low-income homebuyer cannot exceed the published HUD-HOME Homeownership Value Limits for that area.</p> <p>A homebuyer must reside in their HOME-assisted unit as principal residence as defined in the HOME Administrative Plan during the HOME period of affordability (see exception in HOME down payment/closing costs program above). The HOME period of affordability is determined by the amount of HOME assistance the homebuyer receives. The homebuyer is allowed to sell the HOME-assisted unit at any time, to any willing buyer, for whatever the market will bear. At the time the title is transferred, IHFA will attempt to recapture the full amount of the HOME loan as available from the net proceeds of the sale (as defined under the HOME Program's Recapture Option §92.254 (a)(ii)(A)(4 and 5)). The maximum amount of assistance to the homebuyer is determined by IHFA on an annual basis, then documented in the annual IHFA-HOME Administrative Plan, and is available online at <a href="http://www.idahohousing.com/ihfa/grant-programs/home-program.aspx">http://www.idahohousing.com/ihfa/grant-programs/home-program.aspx</a></p> <p>An eligible homebuyer(s) must document household income <math>\leq 80\%</math> AMI as defined by 24 CFR 5.609 (Annual Income), have US citizenship or other eligibility status, and have limited liquid assets, as defined in the HOME Administrative Plan.</p> <p>During the 2017 Program year, housing constructed on or before January 1, 1978, is temporarily suspended from the program.</p> <p>The initial acquisition and the final sale to the homebuyer, both transactions must document a purchase offer agreement that complies with HUD-ER requirements, Uniform Relocation Act and Voluntary Sales Disclosure, as well as other applicable federal and state cross-cutting regulations.</p> <p>HOME Match is only considered eligible under this activity, if the amount of the match contribution reduces the sales price to the homebuyer or enables the house to be sold for less than the development costs by an amount equal to the match contribution.</p>
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<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>N/A</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>N/A</p>

<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>N/A</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Only non-profit development organizations and qualified units of local government are eligible applicants. Eligible activities are new construction and acquisition/rehabilitation of single-family housing units to be sold to HOME-eligible low-income households. Unit must be sold (or under contract) within 9 months of the completion date of the construction/rehabilitation work. Sponsor may receive up to the HOME maximum subsidy limit on a per unit basis. When the unit is sold, a HOME-eligible, IHFA-qualified homebuyer may receive up to 10% of the sales price as a soft second, 0% interest, due-on-sale loan.</p> <p>HOME funds are awarded to a qualified non-profit project sponsor in the form of a loan (see Homebuyer Properties Maximum Subsidy Tables for activity type Click here: <a href="#">Subsidy Limits to Project Sponsor</a>)</p> <p>Homebuyer must qualify for and accept the maximum amount of the first (1st ) mortgage financing before IHFA determines the amount of HOME funds to the Homebuyer (see maximum allowable homebuyer)</p>



	<b>What are the outcome measures expected as a result of the method of distribution?</b>	24 Single-family homes will be constructed or rehabilitated then sold to qualified low-income homebuyers.
3	<b>State Program Name:</b>	Rental Housing Production
	<b>Funding Sources:</b>	HOME Housing Trust Fund
	<b>Describe the state program addressed by the Method of Distribution.</b>	Following a published NOFA for multifamily rental and an RFP for single-family rental, eligible owner/developers will apply for funds for eligible rental housing activities. Each proposal must include minimum threshold criteria and other project-specific criteria as identified in the published notice and the current (2017) HOME & HTF Administrative plan. IHFA will award HTF funds as a low or no interest loan or grant (HTF only), depending on the type of project, other programs involved in the project and the tenant population(s) served. HOME and/or HTF funds will not be committed to an activity until the site has environmental clearance and all sources of financing are reasonably secure. IHFA's HOME and HTF programs are designed to work with a variety public and private funding sources and programs to help create and preserve affordable housing. Single-family rental activities must be owned by a non-profit or unit of local government at application and during the period of affordability. HOME and HTF partner with the Low-Income Housing Tax Credit program to create affordable multifamily rental housing units. The HOME and HTF program are designed to partner with a variety public and private funding sources to help create and preserve affordable housing. IHFA is the Allocating Agency for Idaho's Low-Income Housing Tax Credit Program.

<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>HOME and HTF applications include criteria such as type, scope, and description of project, the per-unit HTF/HOME investment, proposed operating/replacement reserves, all other funding/programs involved, debt service coverage ratio, proposed loan or repayment structure, ownership structure, Federal cross-cutting requirements as required, local planning and zoning approval, proposed tenant population(s), match contribution, timeline, developer capacity, proximity to essential services based on tenant population, green building, energy efficiency, site/unit design and amenities, etc.</p> <p>See Unique Appendices for current minimum threshold criteria. Criteria is reviewed annually and updated as necessary based on market conditions, funding priorities, program and cross-cutting regulations, and other IHFA requirements.</p>
<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>N/A</p>

<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	<p>N/A</p>
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>As approved by IHFA, HTF may be set-aside from time to time, for a specific type of rental project in Idaho that partners with a CoC program to serve a HTF-eligible rental preference population.</p> <p>100% of Idaho's HTF funds will be used for rental housing production and preservation. The funds will target extremely low-income (<math>\leq 30\%</math> AMI) households regardless of the type of allocation.</p>

**Describe threshold factors and grant size limits.**

- a) One of the following:
1. If proposed activity is located in a CDBG Non-Entitlement area, then owner will submit the local jurisdiction's most recent Fair Housing Assessment Plan as reviewed by the State of Idaho's CDBG Program (Department of Commerce); or
  2. If the proposed activity is located in a CDBG Entitlement Area (Boise, Nampa, Meridian, Lewiston, Coeur d' Alene, Idaho Falls, Pocatello and Caldwell) the owner will submit the local jurisdiction's current Analysis of Impediments To Affirmatively Further Fair Housing; or
  3. If the local jurisdiction has never received State of Idaho CDBG funds (and have not completed a Fair Housing Assessment Plan) and the project is not defined as a CDBG Entitlement Area, the owner will submit a Fair Housing Assessment Plan completed by the local jurisdiction according to the requirements of the State of Idaho's CDBG Program.
- b) Evidence of demonstrated ability to begin construction within 12 months and complete the project within a projected time period
- c) Evidence of site control that complies with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and appropriate Environmental Review process
- d) Owner/Developer/Management Capacity Self-Certification Form
- e) Pro forma that incorporates the following assumptions:
- 7% vacancy factor
  - 2% annual increase in income
  - 3% annual increase in expenses
- f) Recent 3rd party financial statement from the sponsor/applicant, developer, and project owner (General Partner). Project Owner is not required if entity is newly organized. A Capitol Needs Assessment for new construction activities or Physical Needs Assessment (PNA) for acquisition and/or rehabilitation activities. The PNA will assess the current condition of the major systems, including the current condition, intermediate and long-term needs, to adequately fund replacement reserve account during the period of affordability [24 CFR 92.251].
- g) ~~A market study, conducted by an IHFA-approved provider, that~~ <sup>Idaho 2017 Annual Action Plan</sup> includes the methodology in which the demographic and income data was collected, analyzed, and ultimately supports, the conclusions and recommendations. 44
- h) Affirmatively Furthering Fair Housing (AFFH) Resolution adopted

	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>73 assisted rental units will serve low, very and extremely low income families and individuals using HOME and/or HTF funds.</p>
<p>4</p>	<p><b>State Program Name:</b></p>	<p>State of Idaho CDBG</p>
	<p><b>Funding Sources:</b></p>	<p>CDBG</p>
	<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>When this section of the Consolidated Plan is converted to a Word document for publishing purposes, the current version of the eCon Planning Suite cuts off a portion of the CDBG response. Accordingly, the State of Idaho CDBG Program section and all responses required below are found in the <u><b>Unique Appendices.</b></u></p>
	<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>When this section of the Consolidated Plan is converted to a Word document for publishing purposes, the current version of the eCon Planning Suite cuts off a portion of the CDBG response. Accordingly, the State of Idaho CDBG Program section and all responses required below are found in the <u><b>Unique Appendices.</b></u></p>

<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	<p>When this section of the Consolidated Plan is converted to a Word document for publishing purposes, the current version of the eCon Planning Suite cuts off a portion of the CDBG response. Accordingly, the State of Idaho CDBG Program section and all responses required below are found in the <u><i>Unique Appendices</i></u>.</p>
<p><b>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</b></p>	
<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	

	<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>When this section of the Consolidated Plan is converted to a Word document for publishing purposes, the current version of the eCon Planning Suite cuts off a portion of the CDBG response. Accordingly, the State of Idaho CDBG Program section and all responses required below are found in the <u><b>Unique Appendices.</b></u></p>
	<p><b>Describe threshold factors and grant size limits.</b></p>	<p>When this section of the Consolidated Plan is converted to a Word document for publishing purposes, the current version of the eCon Planning Suite cuts off a portion of the CDBG response. Accordingly, the State of Idaho CDBG Program section and all responses required below are found in the <u><b>Unique Appendices.</b></u></p>
	<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<p>When this section of the Consolidated Plan is converted to a Word document for publishing purposes, the current version of the eCon Planning Suite cuts off a portion of the CDBG response. Accordingly, the State of Idaho CDBG Program section and all responses required below are found in the <u><b>Unique Appendices.</b></u></p>
<p><b>5</b></p>	<p><b>State Program Name:</b></p>	<p>State of Idaho ESG</p>
	<p><b>Funding Sources:</b></p>	<p>ESG ESG Match</p>

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>IHFA's ESG subrecipients are chosen through a competitive statewide application process. This process includes the following elements:</p> <ul style="list-style-type: none"> <li>• Funding availability announced in Idaho newspapers in each region of the state soliciting project applications from interested state or local governments and non-profit organizations.</li> <li>• In 2016, 28 applications were submitted for review by the Independent Review Panel (IRP). Persons with experience in issues related to homelessness were recruited to serve on the IRP. The reviewers are responsible for rating applications using criteria provided by IHFA.</li> <li>• Members of the IRP score each proposal individually before meeting to reconcile and average all panelists' scores. The resulting averaged score reflects the Panel's collective determination of merit. All applications meeting a threshold score determined by a weighted average were funded.</li> <li>• When special/additional funding is made available to the ESG program, the Recipient will allocate those funds through an internal process to expedite award. Factors affecting this distribution may include timing of the award, timeliness of expenditures, performance, need, and HUD or CoC priorities.</li> </ul>
<p><b>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</b></p>	<p>The following includes a summary of the six vital areas that serve as the basis for funding approval:</p> <ul style="list-style-type: none"> <li>• Agency background, including history of service and population served</li> <li>• Emergency Solutions needs and/or the service deficiency the project addresses</li> <li>• Identify independent elements and/or services requiring funding</li> <li>• Goals and objectives and how they would be achieved</li> <li>• Outcome measurements and documentation of accomplishments</li> <li>• Statement describing applicant's capacity to administer the award</li> </ul>



<p><b>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</b></p>	
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**Describe the process for awarding funds to state recipients and how the state will make its allocation available**

**to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)**

IHFA's ESG sub recipients are chosen through a competitive statewide application process. This process includes the following elements:

- Funding availability announced in Idaho newspapers in each region of the state soliciting project applications from interested state or local governments and non-profit organizations.
- In 2015, 25 applications were submitted for review by the Independent Review Panel (IRP). Persons with experience in issues related to homelessness were recruited to serve on the IRP. The reviewers are responsible for rating applications using criteria provided by IHFA.
- Members of the IRP score each proposal individually before meeting to reconcile and average all panelists' scores. The resulting averaged score reflects the Panel's collective determination of merit. All applications meeting a threshold score determined by a weighted average were funded. The following includes a summary of the six vital areas that serve as the basis for funding approval:

1. Agency background, including history of service and population servedEmergency Solutions needs and/or the service deficiency the project addressesIdentify independent elements and/or services requiring fundingGoals and objectives and how they would be achievedOutcome measurements and documentation of accomplishmentsStatement describing applicant's capacity to administer the award. From the rating process, sixteen (16) agencies were awarded conditional funding to provide shelter services and operations, and nine (9) agencies were awarded homelessness prevention or rapid re-housing activities in their respective regions of the state. All applicants were evaluated based on their threshold score. For the qualifying applicants, documentation is required regarding the following functional areas in the technical submission:

- Homeless Participation and representation on the Board of Directors
- Insurance coverage
- Matching funds
- Local government certifications
- When special/additional funding is made available to the ESG program, the recipient will allocate those funds through an internal process to expedite award. Factors affecting this distribution may include timing of the award, timeliness of expenditures, performance, need, and HUD or CoC priorities.

<p><b>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</b></p>	
<p><b>Describe how resources will be allocated among funding categories.</b></p>	<p>ESG threshold factors have been set based on parameters set by HUD within program regulations. Shelter activities will comprise of no more than sixty percent (60%) of the total ESG award. Of the remaining forty percent (40%), homelessness prevention will exceed no more than forty percent (40%), with rapid re-housing funds equaling approximately sixty percent (60%).</p> <p>Additional funding allocations will adhere to regulatory limits, but funding may be allocated based on HUD-identified priorities or CoC-identified targets.</p>
<p><b>Describe threshold factors and grant size limits.</b></p>	<p>Sub recipients must document their experience with the proposed population, organizational capacity, and demonstrated fiscal ability to administer federal funding. The State ESG program does not set grant size limits, but bases allocation on requests provided by applicant agencies, which include a descriptive budget narrative documenting need.</p>

<p><b>What are the outcome measures expected as a result of the method of distribution?</b></p>	<ul style="list-style-type: none"> <li>• Seventy five percent (75%) of participants presenting with two or more barriers to housing stability at assessment are able to obtain stable housing within 60 days.</li> <li>• Fifty percent (50%) of participants who are literally homeless upon assessment will be diverted from shelter and rapidly re-housed; or</li> <li>• Seventy five percent (75%) of clients receiving homelessness prevention will not enter a HUD-funded shelter or rapid re-housing program within twelve (12) months of receiving assistance</li> <li>• Fifty percent (50%) of participants living in shelter will exit to permanent housing within sixty (60) days of shelter entry</li> <li>• Fifty percent (50%) of participants will exit the program receiving at least on mainstream resource in addition to housing.</li> </ul>
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**Discussion:**

N/A

## AP-35 Projects – (Optional)

### Introduction:

State of Idaho's 2017 CDBG, HOME, HTF, and ESG projects

#	Project Name
1	2016 Emergency Solutions Grant
2	State of Idaho Administration
3	State of Idaho Technical Assistance
4	CDBG-Public Facilities/Infrastructure-New Construction
5	CDBG-Public Facilities/Infrastructure-Rehabilitation
6	CDBG-Public Facilities/Infrastructure-Compliance
7	CDBG-Economic Development-Job Creation
8	CDBG-Economic Development-Downtown Revitalization
9	Multifamily Rental- New Construction
10	Multifamily Rental- Rehabilitation
11	Single-Family Rental New Construction
12	Single-Family Rental- Rehabilitation
13	Single-Family Homebuyer- New Construction
14	Single-Family Homebuyer- Rehabilitation
15	Down Payment/Closing Cost Assistance
16	2017 HOME Administration
17	HTF Operating Assistance/Replacement Reserves
18	HTF Administration

**Table 9 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

CDBG Allocation priorities were established based on local government services and activities that serve the public that are under constant challenge to meet demand and regulatory requirements; and have consistently been the highest demand for CDBG funding. The priorities were also established on what realistically could be effectively managed and ensuring the CDBG funds benefit at least 70% low-to-moderate income persons. The obstacles to addressing the needs include: decreasing CDBG funding, increasing construction cost, ruralness of communities, and the local government's ability to communicate and understand some of the complex requirements with limited staff and resources. The state has set-up the CDBG program to assist the elderly and frail elderly special needs population by continuing to keep in-place the senior center set-aside. Having this set-aside allows for senior center facilities to compete for CDBG funding within a limited number of applications, thereby, improving opportunities to receive funding. Senior centers are more than a socializing location but also prepare

and cook for meals on-site and the delivery of meals to seniors who are unable to commute or are home bound.

The State will also continue to ensure that applicants are aware that the removal of architectural barriers in existing public buildings and certain ADA improvements are eligible for CDBG funding. Activities such as accessible bathrooms and ADA compliant sidewalks benefit all individuals including the physically disabled.

HOME and HTF- To address Idaho's underserved affordable housing needs, IHFA will allocate funds to permanent housing activities to help address the following strategies: (1) Create and preserve affordable rental housing (HOME and HTF); (2) Provide assistance to HOME-eligible and IHFA qualified low-income households as gap financing to help with the purchase of modest Standard Condition single-family units (HOME); (3) Provide 0% interest loans to nonprofit developers and units of local government to construct or rehabilitate single-family units to be sold to qualified low-income homebuyers (HOME); (4) Provide operating assistance grants to certified non-profit, community-based housing development organizations (CHDOs) to help with day-to-day operations and build organizational capacity to own/develop affordable rental housing and homebuyer properties (HOME).

The current Five-Year Consolidated Plan indicated IHFA would explore the feasibility of a HOME-TBRA program. Since then, IHFA has determined the creation of a HOME-TBRA program at a time when there is a severe shortage of affordable rental housing in Idaho is not the best use of HOME's very limited resources.

ESG-Service access is limited in rural Idaho. Funding constraints, available transportation, as well as the limited number of agencies with homeless-related missions, add to this issue. For this reason, ESG, COC, and HOPWA projects are allowed to evaluate client need and service delivery, and use their own assessments to determine program needs, while ensuring program regulations are complied. This open flexibility encourages projects to meet the needs to the population in each region.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	2016 Emergency Solutions Grant
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Suitable Living Environment
	<b>Needs Addressed</b>	Create and Preserve Affordable Rental Housing Tenant-Based Rental Assistance Homeless Shelter Operations & Prevention
	<b>Funding</b>	ESG Match: \$1,021,085
	<b>Description</b>	2016 formula allocation to Idaho for Emergency Solutions Grant Funding.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funding for emergency shelter services and operations, homelessness prevention, rapid re-housing, data collection, and administration.
<b>2</b>	<b>Project Name</b>	State of Idaho Administration
	<b>Target Area</b>	

	<b>Goals Supported</b>	Public Facilities/Infrastructure-Compliance Public Facilities/Infrastructure-Rehabilitation Public Facilities/Infrastructure-New Construction Economic Development-Job Creation Economic Development-Downtown Revitalization
	<b>Needs Addressed</b>	Public Facilities Public Infrastructure Economic Development Cleanup of blighted properties
	<b>Funding</b>	CDBG: \$249,228
	<b>Description</b>	State of Idaho CDBG program 2017
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	State of Idaho Technical Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities/Infrastructure-Compliance Public Facilities/Infrastructure-Rehabilitation Public Facilities/Infrastructure-New Construction Economic Development-Job Creation Economic Development-Downtown Revitalization



	<b>Needs Addressed</b>	Public Facilities Public Infrastructure Economic Development Cleanup of blighted properties
	<b>Funding</b>	CDBG: \$74,614
	<b>Description</b>	Furthering fair housing activities; training and technical assistance.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	CDBG-Public Facilities/Infrastructure-New Construction
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities/Infrastructure-New Construction
	<b>Needs Addressed</b>	Public Facilities Public Infrastructure
	<b>Funding</b>	CDBG: \$1,784,389
	<b>Description</b>	new construction of a public facility (infrastructure, community facilities, and public utilities) or extension of public facilities to an eligible service area. This includes new infrastructure to support affordable housing and housing related activities.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 17152 Idaho citizens of which 10533 are low to moderate income will benefit from 6 projects.
	<b>Location Description</b>	cities and counties throughout the State of Idaho
	<b>Planned Activities</b>	
<b>5</b>	<b>Project Name</b>	CDBG-Public Facilities/Infrastructure-Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities/Infrastructure-Rehabilitation
	<b>Needs Addressed</b>	Public Facilities Public Infrastructure
	<b>Funding</b>	CDBG: \$2,141,267
	<b>Description</b>	activities that include the rehabilitation, replacement, and/or remodeling of public facilities (infrastructure, community facilities, public utilities and affordable housing) systems.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 40564 Idaho citizens of which 25245 are low to moderate income will benefit from 14 projects.
	<b>Location Description</b>	cities and counties throughout the State of Idaho
	<b>Planned Activities</b>	
<b>6</b>	<b>Project Name</b>	CDBG-Public Facilities/Infrastructure-Compliance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities/Infrastructure-Compliance

	<b>Needs Addressed</b>	Public Facilities Public Infrastructure
	<b>Funding</b>	CDBG: \$1,784,389
	<b>Description</b>	activities that bring public facilities systems (infrastructure, community facilities, public utilities) into compliance with environmental laws, federal and state standards; industry standards; building codes and best management practices.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 4311 Idaho citizens of which 2604 are low to moderate income will benefit from 4 projects.
	<b>Location Description</b>	cities and counties throughout the State of Idaho
	<b>Planned Activities</b>	
<b>7</b>	<b>Project Name</b>	CDBG-Economic Development-Job Creation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development-Job Creation
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$713,755
	<b>Description</b>	infrastructure improvements for business expansion and subsequent job creation.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimate of 80 Idaho citizens of which 40 are low to moderate income will benefit from two projects creating new jobs in Idaho.

	<b>Location Description</b>	Cities and counties throughout the State of Idaho
	<b>Planned Activities</b>	
<b>8</b>	<b>Project Name</b>	CDBG-Economic Development-Downtown Revitalization
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development-Downtown Revitalization
	<b>Needs Addressed</b>	Cleanup of blighted properties
	<b>Funding</b>	CDBG: \$713,755
	<b>Description</b>	public infrastructure improvements to prevent blighted downtown area
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimate of 4458 Idaho citizens from two downtown revitalization projects.
	<b>Location Description</b>	cities throughout the State of Idaho
	<b>Planned Activities</b>	
	<b>9</b>	<b>Project Name</b>
<b>Target Area</b>		
<b>Goals Supported</b>		Provide Decent Affordable Housing
<b>Needs Addressed</b>		Create and Preserve Affordable Rental Housing
<b>Funding</b>		HOME: \$2,500,000 LIHTC: \$3,841,000
<b>Description</b>		

	<b>Target Date</b>	3/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Together with Idaho's LIHTC program, it is estimated 197 rental housing units will be newly constructed. This total includes the completion of an estimated 20 HOME and/or HTF-assisted units that will serve low, very low and extremely low-income households. Although it is allowable, <i>it is not anticipated project owners will apply for HTF for new multifamily rental projects during the 2017 Program year.</i>
	<b>Location Description</b>	State of Idaho
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	Multifamily Rental- Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Create and Preserve Affordable Rental Housing
	<b>Funding</b>	\$0
	<b>Description</b>	
	<b>Target Date</b>	3/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There are no current or proposed multifamily rental activities
	<b>Location Description</b>	
<b>Planned Activities</b>		
<b>11</b>	<b>Project Name</b>	Single-Family Rental- New Construction
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Decent Affordable Housing

	<b>Needs Addressed</b>	Create and Preserve Affordable Rental Housing
	<b>Funding</b>	HOME: \$750,000
	<b>Description</b>	
	<b>Target Date</b>	3/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 Single-family rental units serving households at or below 60% AMI.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Acquisition and/or new construction of single-family (1-4 units per building) rental units targeting households with incomes ≤60% AMI.
12	<b>Project Name</b>	Single-Family Rental- Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Create and Preserve Affordable Rental Housing
	<b>Funding</b>	HOME: \$3,000,000
	<b>Description</b>	
	<b>Target Date</b>	3/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12 rental units targeting tenants with household incomes at or below 60% AMI
	<b>Location Description</b>	

	<b>Planned Activities</b>	Acquisition and/or rehabilitation of existing single-family housing (1-4 units per building) to create affordable rental housing.
<b>13</b>	<b>Project Name</b>	Single-Family Homebuyer- New Construction
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Create Decent Affordable Homeownership
	<b>Funding</b>	HOME: \$1,000,000
	<b>Description</b>	
	<b>Target Date</b>	3/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	9 Low-income Households
	<b>Location Description</b>	
	<b>Planned Activities</b>	Acquisition/New construction of 9 single-family units to be sold to low-income households
<b>14</b>	<b>Project Name</b>	Single-Family Homebuyer- Acquisition & Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Create Decent Affordable Homeownership
	<b>Funding</b>	HOME: \$1,607,102
	<b>Description</b>	
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 rehabilitated single-family units will be sold to 10 Low-income households
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>15</b>	<b>Project Name</b>	Down Payment/Closing Cost Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Create Decent Affordable Homeownership
	<b>Funding</b>	HOME: \$150,000
	<b>Description</b>	To help otherwise qualified low-income households with the acquisition of Standard Condition Single-family units
	<b>Target Date</b>	3/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Low-Income Households
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>16</b>	<b>Project Name</b>	2017 HOME Administration and Planning Costs
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Decent Affordable Housing



	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$350,000
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration and planning costs- HOME program
<b>17</b>	<b>Project Name</b>	HTF Replacement Reserves
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Create and Preserve Affordable Rental Housing
	<b>Funding</b>	Housing Trust Fund: \$990,000
	<b>Description</b>	
	<b>Target Date</b>	3/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Extremely-low income households will benefit from the HTF proposed rental activities
	<b>Location Description</b>	Idaho

	<b>Planned Activities</b>	Fund operating assistance and replacement reserves for HTF-funded units during the HTF period of affordability.
<b>18</b>	<b>Project Name</b>	HTF Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Create and Preserve Affordable Rental Housing
	<b>Funding</b>	Housing Trust Fund: \$300,000
	<b>Description</b>	
	<b>Target Date</b>	3/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration and planning costs, including salaries, training/travel, underwriting, compliance monitoring and inspections, etc.

**AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)**

**Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?**

No

**Available Grant Amounts**

N/A

**Acceptance process of applications**

N/A

**AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)**

**Will the state allow units of general local government to carry out community revitalization strategies?**

Yes

**State’s Process and Criteria for approving local government revitalization strategies**

State’s Process and Criteria for approving local government revitalization strategies

Commerce (the State) will require the applicant to follow a similar process as outlined in the CDBG rules for Grant Application Process – IDAPA 28.02.01.

## AP-50 Geographic Distribution – 91.320(f)

**Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed**

HOME and HTF- See Unique Appendices

CDBG- Funds are allocated on a competitive basis: annually for public facilities, housing, downtown revitalization, and senior and community center projects; quarterly for economic development, job creation projects; and throughout the year for imminent threat projects. The most competitive projects are funded without using any artificial targeting of areas or beneficiaries. Funding per region varies year to year depending on the greatest needs and project sustainability Statewide. Idaho generally spends on average over 75% of the CDBG funds on activities that benefit low-to-moderate income persons.

ESG- For purposes of CPD program fund allocation, program administration, and BOS COC structuring, Idaho is segmented into seven (7) regions. See Unique Appendices for a map of the 7 regions, and the counties that are included in each region. ESG funds are distributed across the seven regions through a competitive application process, or in the case of additional funding, through a modified allocation method, as described in AP-30. Final awards are based on application score for shelter funds and a formula which determines need based on five factors when determining homelessness prevention and rapid re-housing allocations, or in the case of additional funding, via methods described in AP-30.

### Geographic Distribution

Target Area	Percentage of Funds

**Table 10 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

ESG distribution of shelter funds is based on the competitive application process. Homelessness prevention and rapid re-housing considers application scores as well as the outcome of a formula-based allocation using multiple factors, including application score, population, unemployment rate, Point In Time count results, and bed utilization. There are two common geographical influences: 1) population concentrations, and 2) the service delivery dynamics in rural Idaho. The absence of one or more agencies desiring, willing, or in existence to be to apply for funds can cause a lack of funding in certain regions.

When additional funding is made available to the ESG program, modified allocation priorities will be

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identified using factors such as timing of the award, timeliness of expenditures, performance, need, and HUD or CoC priorities.

**Discussion**

N/A

## Affordable Housing

### AP-55 Affordable Housing – 24 CFR 91.320(g)

**Introduction:**

The numbers below reflect the one year goals for the provision of affordable housing to benefit low, very low, and extremely low-income households and individuals through the State of Idaho's ESG, HOME, and HTF Programs.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	1,793
Non-Homeless	134
Special-Needs	717
Total	2,644

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	233
Rehab of Existing Units	41
Acquisition of Existing Units	10
Total	284

**Table 12 - One Year Goals for Affordable Housing by Support Type**

**Discussion:**

N/A

## **AP-60 Public Housing - 24 CFR 91.320(j)**

### **Introduction:**

Idaho Housing and Finance administers the Section 8 Housing Choice Voucher program in 34 of 44 Idaho counties and encourages public housing programs statewide. IHFA is only one in a statewide network of public housing providers. IHFA does not oversee any citywide or countywide Participating Jurisdictions (PJs) for public housing. These jurisdictions have local official governing boards responsible to appoint the board of a Public Housing Authority (PHA) and direct PHA activities.

### **Actions planned during the next year to address the needs to public housing**

Taking into consideration the above description of IHFA's Section 8 programs, below is a description of efforts to foster public housing resident initiatives during the 2017 program year are as follows:

- IHFA will continue to make available a Housing Choice Voucher Homeownership program, currently available only to disabled households and those voucher households currently participating in the voucher Family Self Sufficiency program. To date, 42 participants have been successful in purchasing homes using Section 8 Housing Choice Vouchers to provide mortgage payment subsidy on a long-term basis.
- IHFA will hold regional PHA Plan hearings and perform outreach in each area that has an IHFA branch office that administers Section 8 vouchers and Low Rent Public Housing to encourage participation in a Resident Advisory Board.
- IHFA implemented a Homeownership program for the 29 scattered-site Low Rent Public Housing units in Idaho Falls, offering these homes first to public housing residents, then to Housing Choice Voucher holders, and next to area low-income households. To date sixteen homes have been purchased, and several public housing and Housing Choice Voucher clients are working toward homeownership.
- IHFA used the HUD Rental Assistance Demonstration program to convert its 47-unit Low Rent Public Housing complex in Kellogg, Idaho to the Section 8 project-based program and permanently transferred the property to The Housing Company. This move, effective July 1, 2016, will provide for long-term affordability.

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

See above

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

No public housing program within IHFA's jurisdiction (Non-entitlement areas of Idaho), are designated as Troubled.

### **Discussion:**



## **AP-65 Homeless and Other Special Needs Activities – 91.320(h)**

### **Introduction**

See Unique Appendices

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

In the absence of appropriate and effective intervention efforts and resources, many families and individuals will become homeless as life changes, such as loss of employment, lack of affordable housing, loss of support networks, exit from an institution or facility, and other severe circumstances present themselves. For those that experience these misfortunes, recovery can be extremely difficult when disability, controlled substance or alcohol dependency, or other extreme conditions exist. In some cases, long-term and ongoing permanent housing is the most appropriate housing solution. However, IHFA, the BOS COC, and regional housing coalitions identify the need for services that focus on reducing shelter stays and diverting individuals and families away from homelessness altogether. Of the over 30 BOS COC housing projects currently operating, 13 are offering transitional housing options to homeless families and individuals. The continued need for the renewal of the transitional housing projects was reviewed by the CoC Board in April 2016. The BOS COC recently reallocated program funds to rapid re-housing projects that will contribute to Idaho's effort in reducing the extent of homelessness for many. These COC-funded rapid re-housing projects began operation in October 2015. ESG funds also place an emphasis on the existence of rapid re-housing activities by reserving a higher percentage of ESG funds for rapid re-housing than those reserved for homelessness prevention.

IHFA and the BOS COC acknowledge and support the commitment to preventing and ending homelessness displayed by HUD through *Opening Doors*. Whether a participant receives housing and service support through transitional or permanent housing, each agency strives to provide individualized goal-based service planning to increase the likelihood for long-term success and self-sufficiency; ensure access to more stable housing situations; and establish support networks and habits that reduce the likelihood of recidivism.

As approved by IHFA- From time to time, a set-aside may be created using Housing Trust Funds to construct or rehabilitate permanent supportive rental housing as part of a CoC project or application. HTF requirements and criteria as set out in the 2015-2019 Amended Consolidated Plan, the 2016 Amended Action Plan, the HTF Allocation Plan, and IHFA's HTF Administrative Plan or Policies will apply.

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

IHFA is investigating Coordinated Entry System models and assessment tools to begin planning for implementation within Idaho. This system will assess the vulnerability, needs, and extent of barriers of those experiencing homelessness. The collection of this data will allow homeless provider networks, such as the BOS COC, understand the homeless population's needs better. Using an objective assessment of each individual or family, will allow IHFA to assess which housing component and service types that Idaho is in most need of. "Right sizing," or re-aligning resources with the population need, can then occur. This process will ensure homeless persons are directed towards the resources that have the highest likelihood of reducing their extent of homelessness, or removing them from homelessness altogether. As this shift in resource priority is made, emergency shelters and transitional housing projects can be utilized as intended; to reduce length of homelessness and re-introduce households to stable living environments. The BOS COC has created a committee that is working through Coordinated Entry System development with a HUD-approved technical assistance provider. Implementation is expected during calendar year 2017.

## **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In the absence of appropriate and effective intervention efforts and resources, many families and individuals will become homeless as life changes, such as loss of employment, lack of affordable housing, loss of support networks, exit from an institution or facility, and other severe circumstances present themselves. For those that experience these misfortunes, recovery can be extremely difficult when disability, controlled substance or alcohol dependency, or other extreme conditions exist. In some cases long-term and ongoing permanent housing is the most appropriate housing solution. However, IHFA, the BOS COC, and regional housing coalitions identify the need for services that focus on reducing shelter stays and diverting individuals and families away from homelessness altogether. Of the over 30 BOS COC housing projects currently operating, 13 are offering transitional housing options to homeless families and individuals. The continued need for the renewal of the transitional housing projects will be reviewed by the CoC Board in April 2016. The BOS COC recently reallocated program funds to rapid re-housing projects that will contribute to Idaho's effort in reducing the extent of homelessness for many. These COC-funded rapid re-housing projects began operation in October 2015. ESG funds also place an emphasis on the existence of rapid re-housing activities by reserving a higher percentage of ESG funds for rapid re-housing than those reserved for homelessness prevention.

IHFA and the BOS COC acknowledge and support the commitment to preventing and ending homelessness displayed by HUD through *Opening Doors*. Whether a participant receives housing and

service support through transitional or permanent housing, each agency strives to provide individualized goal-based service planning to increase the likelihood for long-term success and self-sufficiency; ensure access to more stable housing situations; and establish support networks and habits that reduce the likelihood of recidivism.

As approved by IHFA- From time to time, a set-aside may be created using Housing Trust Funds to construct or rehabilitate permanent supportive rental housing as part of a CoC project or application. HTF requirements and criteria as set out in the 2015-2019 Amended Consolidated Plan, the 2016 Amended Action Plan, the HTF Allocation Plan, and IHFA's HTF Administrative Plan or Policies will apply.

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

Of the ESG funding not associated with shelter activities, approximately forty (40%) is used towards homelessness prevention efforts. These funds can be leveraged with services which assist families or individuals in evaluating their primary cause(s) of becoming or being at risk of homelessness. Doing so increases the probability that those receiving assistance will learn to adapt and improve situations in an effort to avoid homelessness or being at risk of homelessness. All agencies operating COC, ESG, HOPWA, and other homeless-targeted programs will be strongly encouraged to offer services that educate and counsel individuals and families on skills that promote self-sufficiency.

The BOS COC is working with a HUD contractor to identify points of entry into homelessness, which may increase the Continuum's understanding of how to redirect individuals and families away from becoming homeless. The effort will include a collaboration of state agencies, homeless network providers, both continuums of care in Idaho, and all others who may meet, treat, serve, or interact with the homeless on a regular basis. The coordination will attempt to bring health, housing, social service, employment, education, and youth service providers together to discuss the important issue of homelessness, and while linking and pairing the services of those involved, develop a plan that addresses the need to prevent and reduce homelessness.

## **Discussion**

N/A

## **AP-75 Barriers to affordable housing – 91.320(i)**

### **Introduction:**

N/A

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

**Analysis of Impediments to Affirmatively Furthering Fair Housing** IHFA and Commerce are in the process of finalizing the next Analysis of Impediments to Affirmatively Further Fair Housing. IHFA and IDC anticipate submitting the first edition to HUD in early 2017. The current Analysis of Impediments to Affirmatively Further Fair Housing is now available at <https://www.idahohousing.com/federal-programs/legal-notices-plans-and-reports>

Response exceeds maximum allowable characters- See Unique Appendices

### **Discussion:**

N/A

## **AP-85 Other Actions – 91.320(j)**

### **Introduction:**

N/A

### **Actions planned to address obstacles to meeting underserved needs**

CDBG- The obstacles to addressing the needs include: decreasing CDBG funding, increasing construction cost, the size and the ruralness of communities, and the local government's ability to communicate and understand some of the complex requirements with limited staff and resources. The state has set-up the CDBG program to assist the elderly and frail elderly special needs population by continuing to keep in-place the senior center set-aside. Having this set-aside allows for senior center facilities to compete for CDBG funding within a limited number of applications, thereby, improving opportunities to receive funding. Senior centers are more than a socializing location but also prepare and cook for meals on-site and the delivery of meals to seniors who are unable to commute or are home bound.

The State will also continue to ensure that applicants are aware that the removal of architectural barriers in existing public buildings and certain ADA improvements are eligible for CDBG funding. Activities such as accessible bathrooms and ADA compliant sidewalks benefit all individuals including the physically disabled.

HOME and HTF- Statewide affordable housing strategies to meet underserved permanent housing needs: (1) Create and preserve permanent affordable rental housing throughout Idaho following a published NOFA and competitive application process(HOME and HTF); (2) Create and preserve homebuyer properties throughout Idaho following a RFP process for nonprofit developers and units of local government (HOME); (3) Provide gap financing assistance to HOME-eligible, IHFA-qualified low-income households to help purchase standard condition single-family homes (HOME); (4) Provide operating assistance grants to eligible non-profit, community-based housing development organizations for day-to-day operations and build organizational capacity as they develop affordable housing for their communities (HOME).

**ESG-** IHFA, in collaboration with the BOS COC and related networks, will place an emphasis on the following efforts: 1) implement an effective and successful Coordinated Entry System, using meaningful assessments, to help prioritize funding allocations and conduct right-sizing efforts; 2) evaluate Housing First models and concepts to begin developing and promoting similar housing models in Idaho; 3) seek out Unified Funding Agency status to increase efficiencies and coordination within the Continuum of Care program; 4) take advantage of technical assistance approved by HUD to improve collaboration and partnerships among agencies serving homeless persons; and 5) maintain ESG's current impact on the homeless population in Idaho. Specifically, the BOS COC in conjunction with ESG providers and the Boise/Ada COC will collaborate to promote congruency between COC Coordinated Entry Systems. IHFA and the BOS COC will implement Coordinated Entry by the end of calendar year 2016. Additionally, IHFA

is partnering with the City of Boise to fund construction of a 25-30 unit Housing First facility, expected to open summer of 2017, and is working to secure partner commitments for an existing housing facility in Twin Falls, which will also use the Housing First model.

### **Actions planned to foster and maintain affordable housing**

See Unique Appendices

### **Actions planned to reduce lead-based paint hazards**

In the spring of 2015, IHFA received guidance from EPA Region X Compliance that conflicts with the HUD Lead Safe Housing Rule with regard to exemptions under the rules. IHFA determined that until HUD and EPA Federal agencies resolve the conflicting guidance pre-78 housing is suspended from the HOME and HTF programs. IHFA will reassess the suspension as part of the review process for the 2018 Administrative Plan.

- HOME and HTF - Whenever funds are awarded to acquire and/or rehabilitate residential housing constructed on or before January 1, 1978, IHFA will require the seller and buyer to comply with the applicable requirements at 24 CFR Part 35, and as determined by the scope of the activity and the amount of federal assistance on a per-unit basis as defined at §31.915. These requirements are enforced through written agreement with the owner.
- Because the State of Idaho does not have a Lead-based paint (LBP) hazard reduction program, the Federal EPA Lead-Based Paint Renovation, Repair, and Paint (RRP) Rule apply. In addition, because HOME is a HUD program, the HUD Lead-Safe Housing Rule (LSHR) also applies to acquisition and/or rehabilitation activities involving pre-78 housing. In those cases when one Federal rule is more restrictive than the other, the most restrictive rule will apply.

When program requirements differ, IHFA will follow the most restrictive.

- Owners are required to follow the EPA RRP Rule and the HUD Lead Safe Housing Rule. Lead-based Paint procedures are identified in the annual Administrative Plan and enforced through written agreement with the owner. LBP tenant disclosures, hazard identification and reduction requirements are monitored during the HOME period-of-affordability.

### **Actions planned to reduce the number of poverty-level families**

Idaho State Department of Health and Welfare goals and objectives are noted in the 2015-2019 Five-Year Consolidated Plan.

IHFA- Households participating in the federal Section 8 Housing Choice Voucher program are eligible to be part of Idaho Housing's Family Self-Sufficiency (FSS) Program, a voluntary program that helps families become economically independent. Participants may receive an interest-bearing escrow (savings)

account that accrues as the household's portion of the rent increases because of an increase in earned-income. This tax-free account is given to the family when they complete their FSS Contract of Participation and are free of welfare for 12 consecutive months. The program matches an individual's savings, up to \$2,000, dollar-for-dollar towards the down payment on a home.

HOME/CDBG/HTF- HUD's Section 3 regulation require development activities to include to the maximum extent feasible, work and training opportunities that target low-income persons/ business concerns when aggregate federal funding in the project meets the applicable Section 3 threshold amount. Project owners also reach out to Minority/Women-owned Business Enterprises when contracting. Developers are encouraged to use Idaho's Procurement Technical Assistance Center when professional and construction services are needed. PTAC reaches Disadvantaged and Women Business enterprises, HUD Zone businesses, disabled veteran-owned businesses, and SBA Section 8(a) business around the state.

### **Actions planned to develop institutional structure**

CDBG-Commerce's plans to develop and maintain an institutional structure include providing on-going technical assistance, application workshops, grant trainings, and presentations to potential grantees.

IHFA will continue to provide or approve technical assistance as requested to help affordable housing developers build organizational and development capacity for the type, scope, and complexity of the housing activity to be undertaken.

ESG has and will continue to provide training to all ESG sub recipients when requested, needed, or otherwise appropriate, as well as offer ongoing technical assistance to sub recipient staff administering ESG.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

IHFA and IDC will continue to facilitate and participate in stakeholder forums during PY2017 to enhance collaboration and coordination between public, private and faith based service providers for housing, economic development, and other services:

- Housing Coordination and Policy Forum ([www.ihfa.org/research\\_hirc\\_forum.asp](http://www.ihfa.org/research_hirc_forum.asp))
- Rural Forums
- Idaho Community Review ([www.idahocities.org](http://www.idahocities.org))
- Idaho Homeless Coordinating Council
- Idaho's ADA Task Force
- Coalition for Idahoans with Disabilities
- Idaho Hispanic Profile Project

- IHFA Funding Allocation Committee
- Idaho Commission on Aging
- State of Idaho HIV/STD Planning Committee
- Cities and counties
- Local planning districts
- USDA-RDFair Housing Forum

The Idaho Balance of State Continuum of Care was awarded a planning grant during both the 2013 and 2014 program funding competitions. The non-renewable planning grant is intended to aid COC's in expanding current activities and establish governing structures and systems which ensure proper oversight and coordination of HUD-funded homeless programs. The activities identified by the BOS COC are coordination activities, project evaluation, participation in the consolidated plan, COC application activities, and developing a COC system. Several of these activities will include efforts that will enhance coordination between public and private housing and service agencies, including IHFA's H2 (Housing and Healthcare) Initiative, currently under development with HUD-funded technical assistance. The COC will make itself more visible in regional planning and advocacy bodies to ensure all agencies and individuals connected to homelessness issues is familiar with resources available. This will promote and foster relationships between housing and service providers. The 2014 grant will be used for similar activities during the 2015-2016 year. ESG and HOPWA providers will be included in the COC's efforts.

The BOS COC is working with a HUD contractor to identify points of entry which may increase the Continuum's ability to redirect individuals and families away from becoming homeless. The effort will include a collaboration of state agencies, homeless network providers, both continuums of care in Idaho, and all others who may meet, treat, serve, or interact with the homeless on a regular basis. The coordination will attempt to bring health, housing, social service, employment, education, and youth service providers together to discuss the important issue of homelessness, and, while making linkages between the services represented, develop a plan that addresses the need to prevent and reduce homelessness. IHFA and the BOS COC are also in the process of developing and implementing Coordinated Entry throughout the COC, which includes partners from other state agencies, funded and non-funded homeless service providers, and private agencies and funders.

**Discussion:**

As requested, IHFA will provide a Certification of Consistency with the Five-Year Consolidated Plan in a fair and impartial manner for those HUD programs IHFA has indicated it would support.



## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

#### Introduction:

CDBG program will spend 70% LMI activities for a three year period. This three year period would be 2015, 2016 and 2017.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	300,000
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

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as follows:

IHFA's HOME funds are not used for any form of investment not otherwise described at 24 CFR 92.25.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The HOME program defines homebuyer subsidy as the amount of HOME assistance provided to the homebuyer, including HOME loans and a reduction in the fair market value for the sole purpose of making the unit more affordable to an otherwise qualified homebuyer. IHFA does not currently use HOME funds to "buy down" the sales price. IHFA currently requires HOME-assisted homebuyers to purchase a unit at fair market value, which is defined as the negotiated sales price between a willing buyer and a willing seller. IHFA's DP/CC program does not allow HOME funds to be used to purchase a home that exceeds the 1st mortgage lender's appraised value.

IHFA currently follows the HOME Program's Recapture Option as defined §92.254(a)(5)(ii). Recapture is triggered whenever the title is transferred. Under IHFA's Recapture Option, a homebuyer may sell the unit to any willing buyer for whatever the market will bear. IHFA may allow a subsequent homebuyer to assume the HOME assistance (subject to IHFA's requirements and approval) for the remainder of the period of affordability if that homebuyer is HOME-eligible and IHFA qualified. No additional HOME assistance is provided. When the HOME loan is not assumed by a subsequent low-income homebuyer, IHFA will attempt to recapture the HOME loan from the Net Proceeds of the sale. Net Proceeds is defined as the sales price minus superior loans and homeowner's closing costs.

- IHFA will not attempt to capture more than the HOME subsidy than is documented in the Deed of Trust Note and as available from the Net Proceeds of the sale.
- Any excess Net Proceeds belong to the HOME-assisted homeowner.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Beginning on the completion date (date entered in HUD's Integrated Disbursement Information System (IDIS)), a HOME-assisted unit is required to remain affordable for a specified period of affordability (POA). The minimum POA is established at §92.254(a)(4) as determined by the total amount of HOME subsidy provided directly to the homebuyer. If IHFA add additional years or months to the regulatory minimum, both POAs would be indicated in the written agreement with the homebuyer. During the HOME POA, IHFA monitoring the unit annually to ensure the homebuyer continues to reside in the unit as their primary residence. IHFA has defined two primary residence exceptions: Active military, and full-time post secondary education. The requirements are fully defined in the current HOME & HTF Administrative Plan at

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

IHFA's HOME and HTF program do not refinance existing debt secured by multifamily rental housing.

### **Emergency Solutions Grant (ESG) Reference 91.320(k)(3)**

1. Include written standards for providing ESG assistance (may include as attachment)

The BOS COC is currently working on development of written standards for the COC, which will include ESG components and housing types. The COC has developed a committee, COC Planning, to address and draft these written standards. Upon completion, the BOS COC Board will approve the written standards, which is anticipated by October 2016. IHFA will then work with the COC to implement the written standards in conjunction with updated program policy manuals, which are anticipated to be completed no later than 2017.

IHFA, as the ESG administrator in Idaho, currently has a policy manual to identify, highlight, and/or clarify both federal regulations of Title 24 Code of Federal Regulations Part 576 that govern ESG and the procedures used by IHFA, as directed by the U.S. Department of Housing and Urban Development (HUD). Also included are standards for financial management and internal controls which exist within 24 CFR 84 and 85, and OMB Super circular found at 2 CFR 200. The manual also states IHFA's responsibilities related to environmental regulations found within 24 CFR Part 50 and 58. It is located on IHFA's website, [www.idahohousing.com](http://www.idahohousing.com).

To promote and ensure consistency within the administration of ESG, and across the statewide program, the policy manual states the purpose of the program, the fundamental components of a COC system, grant application process, the funding methodology instituted by IHFA, and the policies imposed through the governance of the program. General policy determinations include, but are not limited to, record retention, data collection and evaluation, coordinated entry, financial managements, conflict of interest, project monitoring, confidentiality, physical condition of the unit/facility, HMIS participation, matching grant funds, the cost reimbursement process, fair housing, HUD's homeless definitions, and eligible activities. The eligible activities are further defined by project type (shelter, homelessness prevention, and rapid re-housing).

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Balance of State Continuum of Care has implemented a Coordinated Assessment System which

utilizes the Coordinated Assessment of Barriers to Housing form. This evaluation is conducted during applicant screening at all COC, ESG, and HOPWA projects. The assessment measures extent of homelessness, factors contributing to homelessness, and resources available to the homeless individual or family. The final scoring will place each applicant in one of four categories. These categories include: very substantial barriers to housing, substantial barriers to housing, moderate barriers to housing, and low barriers to housing. The individual or family in need of assistance will then be referred to a program which most appropriately matches their assessment and apparent needs.

In some areas of the state, housing options may be limited. In circumstances where the most appropriate type of housing or service is not available, the homeless individual or family will be referred to the housing type that most closely resembles the preferred option.

In addition, IHFA is currently working with the Balance of State (BoS) Continuum of Care (CoC) to develop and implement a more comprehensive Coordinated Entry System in the geographic area served by the BoS, which excludes Ada County. The BoS CoC is also collaborating with the Boise/Ada CoC to promote congruency between the two systems. IHFA and the BoS CoC will implement Coordinated Entry by the end of calendar year 2016.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

IHFA's ESG sub recipients are chosen through a competitive statewide application process. This process includes the following elements:

- Funding availability announced in Idaho newspapers in each region of the state soliciting project applications from interested state or local governments and non-profit organizations.
- Applications are submitted for review by the Independent Review Panel (IRP). Persons with experience in issues related to homelessness or very low income households were recruited to serve on the IRP. The reviewers are responsible for rating applications using criteria created by IHFA, with the input from the CoCs.
- Members of the IRP score each proposal individually before meeting to reconcile and average all panelists' scores. The resulting averaged score reflects the Panel's collective determination of merit. All applications meeting a threshold score determined by a weighted average were funded. The following includes a summary of the six vital areas that serve as the basis for funding approval:
  - Agency background, including history of service and population served
  - Emergency Solutions needs and/or the service deficiency the project addresses
  - Identify independent elements and/or services requiring funding
  - Goals and objectives and how they would be achieved
  - Outcome measurements and documentation of accomplishments
  - Statement describing applicant's capacity to administer the award from the rating process, sixteen

(16) agencies were awarded funding to provide shelter services and operations, and nine (9) agencies were awarded homelessness prevention or rapid re-housing activities in their respective regions of the state. All applicants were evaluated based on their threshold score. For the qualifying applicants, documentation is required regarding the following functional areas in the technical submission:

- Grant budget
  - Homeless Participation and representation on the Board of Directors
  - Insurance coverage
  - Matching funds
  - Local government certifications
  - Accounting certifications
  - Various assurances
  - Various authorizations
  - Facility description and capacities. Upon making final awards, grant agreements are provided with instructions, policies, and procedures for implementing the Emergency Solutions Grant. Sub recipients request reimbursement on a monthly or bi-monthly basis. Expenditure receipts must accompany the request for funds, documenting eligible grant activities performed by the agency within a 60-day period. IHFA monitors grant spending until all awarded funds are depleted for each contracted agency. Grant Agreements are in effect for the duration of the grant (one year).
  - When special/additional funding is made available to the ESG program, the Recipient will allocate those funds through an internal process to expedite award. Factors affecting this distribution may include timing of the award, timeliness of expenditures, performance, need, and HUD or CoC priorities.
  -
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Due to the nature and extensive range of services and programs provided by and through Idaho Housing and Finance Association, adhering to the requirement to place a homeless or formerly homeless individual on the grantee's Board is not possible. However, the Emergency Solutions Grant program attempts to pair program structure and governance activities with the COC program, and actively participates in COC activities. IHFA Homeless Programs Department staff actively participate in the administration of both ESG and COC programs and compliance. We rely on the inclusion of a formerly homeless individual on the COC Board as sufficiently meeting the requirements of 24 CFR 576.405 (a).

5. Describe performance standards for evaluating ESG.

Performance standards set by IHFA staff, with the recommendations and input of the BOS COC's Board, the Idaho Homelessness Coordinating Committee, are used to evaluate target outcomes set for each project participating in the program. The following performance measures have been established for ESG:

- Targeting Applicants In Most Need of Assistance Seventy-five percent (75%) of participants presenting with two or more barriers to housing stability at assessment are able to obtain stable housing within 60 days. Achievement of this goal will be verified using HMIS data or a comparable database.
- Reducing Number of Those Living On Streets or In Shelters Fifty percent (50%) of participants who are literally homeless upon assessment will be diverted from shelter and rapidly re-housed; or Seventy-five percent (75%) of clients receiving homelessness prevention will not enter a HUD-funded shelter or rapid re-housing program within twelve (12) months of receiving assistance. Achievement of the applicable goal will be verified using HMIS data or a comparable database.
- Shortening Length of Homelessness Fifty percent (50%) of participants living in shelter will exit to permanent housing within sixty (60) days of shelter entry. Achievement of this goal will be verified using HMIS data or a comparable database.
- Reducing Housing Barriers or Risk of Housing Stability Fifty percent (50%) of participants will exit the program receiving at least on mainstream resource in addition to housing. Achievement of this goal will be verified using HMIS data or a comparable database. Goal achievement will factor into future funding applications. Organizations who do not meet the following performance standards may not be funded

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## **AP-05 Executive Summary**

### **Evaluation of Past Performance- Program Year 2016**

#### **CDBG**

Goal: Public Infrastructure Compliance: CDBG obligated / expended \$1 1,650,000 on activities that did not meet the 25% goal of \$1.8 million.

Goal: Public Infrastructure New Construction: CDBG obligated / expended \$ \$3,090,555 on activities that exceeded the 25% goal of \$1.8 million.

Goal: Public Infrastructure Rehabilitation: CDBG obligated/expended \$2,112,256 on activities that exceeded the 30% goal of \$2.1 million.

Goal: Economic Development Job Creation: CDBG obligated/expended \$0 on job creation activities and did not meet the 10% goal of \$720,000

Goal: Economic Development Downtown Revitalization: CDBG obligated/expended \$ \$875,000 on downtown revitalization activities that exceeded the 10% goal of \$720,000.

### **Create and Preserve Housing Affordability**

HOME continued to help construct and rehabilitate affordable rental and homebuyer housing throughout Idaho. In addition, HOME downpayment/closing cost assistance helped low-income homebuyers acquire Standard Condition housing. Broken down by project type: 16 Single-family acquisition and rehabilitation activities, 4 Single-family new construction activities, 3 Single-family rental activities, 1 CHDO Predevelopment loan, 3 Downpayment/Closing Cost Assistance activities, and 8 multifamily rental project activities.

#### **HOME Program**

##### **Provide Decent Affordable Housing**

IHFA continued to awarded funds to qualified developers and homebuyers to the acquisition, construction, and/or rehabilitation of affordable rental and homebuyer housing.

IHFA awarded approximately 5% of the annual CHDO Set-aside to qualified Community-based Housing Development Organizations as operating assistance grants. The grant helps pay for day-to-day operating expenses while the CHDO develops affordable housing using CHDO Set-aside funds. IHFA continued to award CHDO predevelopment loans for the development of single-family homebuyer properties. CHDO Set aside funds are not awarded to multifamily rental housing activities.

In Program Year 2016, \$1,672,367.87 in HOME funds were committed to two (2) new construction projects located in Post Falls and Lewiston Idaho. Six (6) multifamily rental new construction projects were approved to receive HOME funding. Combined together these projects will create 601 new affordable rental units, of which 62 will be HOME-assisted units. The projects are located in Eagle (1), Boise (2), Coeur d ' Alene (1), Post Falls (1), and Caldwell (1).

Twenty-two (22) units of single-family homebuyer properties were created by non-profit developers throughout Idaho. In addition, HOME funds were provided as DP/CC to four homebuyers during the program year.

At the time this plan is drafted, a total of \$6,440,510.54 HOME funds have been committed to eligible activities during the 2016 Program Year. HOME funds were awarded to nonprofit developers to acquire, construct or rehabilitate then sell 21 single-family homes to low-income households.

Four low-income households have applied for and received DP/CC. HOME funds have been awarded to eight multifamily (HOME & LIHTC) and rental projects, and three single-family rental projects.

### **Emergency Solutions Grant (ESG)**

IHFA administers the Emergency Solutions Grant statewide. During the 2015 Program Year, \$948,697 in Emergency Solutions Grant funds were allocated to 25 unique projects throughout the state. Funding helps support operations, essential services, homelessness prevention, and rapid re-housing activities. In the 2014 program year, IHFA utilized ESG funds to support emergency housing by providing 114,812 - bed nights around the state. This enabled 3,548 persons, consisting of 2,445 adults and 1,100 children, to receive shelter and/or services.

During the 2014 program year, Homeless Prevention and Rapid Re-housing funds were used to help prevent individuals and families from losing their housing, through rental and utility assistance. Each of the state's seven regions received homeless prevention and/or rapid re-housing funds, through either ESG or IHFA. This helped to ensure households in all areas of the state, rural and non-rural, had equal access to homeless prevention and rapid re-housing funds. The Home Partnership Foundation provided an additional \$200,000, supplementing ESG funds, and allowing subrecipients to have access to prevention and re-housing funding year round. The Foundation allocated private funds to several IHFA branch offices, providing one-time rental and utility assistance to households at risk of becoming homeless.

IHFA will also measure outcomes based on the annual desk risk analysis that considers the compliance of the project, management of expenditures and contract deadline.

### **Housing Trust Fund**

The Housing Trust Fund Allocation Plan was approved by HUD in late 2016. IHFA anticipates the first allocation of funds in early 2017. The February 2017 NOFA will include HTF.

### **Analysis of Impediments**

IHFA and the Department of Commerce will continue to process of drafting the 2016 Analysis of Impediments to Affirmatively Furthering Fair Housing Choice (AI). The implementation of the AI was delayed somewhat because of the new rules for assessing fair housing. It is anticipated the draft will be ready for submission in early 2017. [Update: The 2016 AI is complete and available on IDC and IHFA websites at [www.idahohousing.com](http://www.idahohousing.com) and <http://commerce.idaho.gov/communities/community-grants/community-development-block-grant-cdbg/consolidated-planning-documents>

## **AP-25 Allocation Priorities**

**CDBG-** See AP-20- Goals 2,3,4,5 and 6 goal descriptions.

**HOME & HTF-** IHFA is allowed to use up to ten percent (10%) of each annual allocation, and eligible program income, for eligible planning and administrative costs.

IHFA will award approximately 5% of the 2017 HOME allocation as CHDO Operating Assistance Grants to IHFA-certified non-profit Community Housing Development Organizations (CHDOs).

IHFA will award the remaining funds first to qualified developers to create and preserve affordable rental and homebuyer housing. IHFA will also award HOME funds as downpayment/closing cost assistance, up to 10% of the sales price to a maximum of \$14,999, to HOME eligible and IHFA-qualified low-income homebuyers to help them purchase safe, decent, affordable Single-family housing.

1. Approximately 30% of the available HOME funds will be awarded to multifamily rental housing activities. IHFA will award 100% of the remaining HTF allocation to rental housing activities. IHFA will award approximately 35% of its HOME funds to nonprofit developers or units of local government to construct or rehabilitate single-family rental housing.
2. IHFA will award approximately 30% of its HOME funds to nonprofit developers and units of local government for homebuyer activities following a published RFP (Request for Proposal) process. This activity includes new construction and acquisition/rehabilitation of single-family housing to be sold to low-income households. At the time of the sale, the homebuyer assumes up to 10% of the developer's loan as homebuyer subsidy.

IHFA will award approximately \$100,000 as down payment/closing cost assistance to HOME-eligible, IHFA qualified homebuyers to help them purchase a standard condition single-family unit. The maximum amount of DP/CC to each homebuyer is currently 10% of the sales price up to a maximum of \$14,999.

### **Housing Trust Fund- Tenant Preference**

93.303 (d) (3) (ii) If a project does not receive funding from a Federal program that limits eligibility to a particular segment of the population, the project may have a limitation or preference for persons **with disabilities** who need services offered at a project only if: (A) The limitation or preference is limited to the population of families (including individuals) with disabilities that significantly interfere with their ability to obtain and maintain housing; (B) Such families will not be able to obtain or maintain themselves in housing without appropriate supportive services; and (C) Such services cannot be provided in a non-segregated setting. The families must not be required to accept the services offered at the project. In advertising the project, the owner may advertise the project as offering services for a particular type of disability; however, the project must be open to all otherwise eligible persons with disabilities who may benefit from the services provided in the project.

ESG-Prior to the HEARTH Act, Idaho allocated the majority of ESG funds to homeless shelter activities. While

IHFA still places on emphasis on the importance of supporting shelter activities, which currently receives sixty percent (60%) of the annual award, this decreased upon HEARTH Act implementation due to limitations imposed. The remaining forty percent (40%) has been reserved for homelessness prevention and rapid re-housing activities, with majority support directed towards rapid re-housing. Due to the changes in program regulations and the need to prioritize resources in a new manner, IHFA felt it appropriate to impose a goal of ensuring that the changes in policy and regulations does not decrease the number of homeless households served. For that reason, IHFA would like to see at least consistent impact on Idahoans served. If a decrease in households served occurs while no waiting lists exist in emergency shelters, this would indicate a decreased need for emergency shelter beds, which could allow funds to be redirected towards homelessness prevention and rapid re-housing. This could be an appropriate and positive scenario of not meeting the goal set.

## **AP 30 Method of Distribution CDBG**

### **State of Idaho CDBG**

#### **Describe the state program addressed by the Method of Distribution**

State of Idaho Department of Commerce distributes CDBG funds on a competitive statewide basis where applications are ranked against each other for funding.

#### **Describe all the criteria that will be used to select applications and the relative importance of these criteria.**

There are five variables that define how Idaho prioritizes its projects and activities that will be eligible to receive CDBG funds.

First variable to prioritizing CDBG funds is to ensure the project will meet at least one required national objective.

- Activities benefiting low to moderate-income (LMI) persons.
- Prevention/Elimination of Slums and Blight
- Urgent Needs (Imminent Threat)

Second variable to prioritizing CDBG funds is ensuring the proposed project meets Idaho CDBG threshold factors. Applications must meet the following:

- Submission of an application
- Eligible applicant
- Eligible activities
- Executed citizen participation plan and hold public hearing
- Preserve and enhance suitable living environments
- Expanding economic opportunities
- Applicant has administrative capacity
- Adopted fair housing plan
- Adopted Anti-displacement plan

Third variable to prioritizing CDBG funds is to score, rank, and fund projects that meet the following conditions:

- Have a need for CDBG funds
- A measureable impact and positive impact for lower income households
- Project is well planned and feasible
- Timely use of CDBG funds
- Grantee's ability to properly administer applicable CDBG requirements
- Grantee's or sub-recipients ability to maintain and operate system or facility

Fourth variable: Idaho's Economic Advisory Council review, assessment, and recommendation of the project. Determining if the project can demonstrate:

- Local ability to finance,
- Local effort and commitment, and
- Local and regional economic impact.
- The Governor of Idaho decides to fund or not to fund.

Fifth variable:

- 70% of Idaho's CDBG funds, aggregated over a three-year period, will fund projects that will principally benefit low to-moderate income persons.
- 100% of annual CDBG awarded will be obligated within 15 months of funding agreement date. These five variables cover public facilities, infrastructure for jobs, downtown revitalization, community centers, public parks, and imminent threat applications.

**If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)**

Idaho CDBG application handbook with specific scoring criteria is located on website [www.commerce.idaho.gov](http://www.commerce.idaho.gov) Describe how resources will be allocated among funding categories.

Idaho Department of Commerce distributes CDBG funds on a competitive statewide basis where applications are ranked against each other for funding. The ICDBG Application A handbook that details the application review procedures is available online at [www.community.idaho.gov](http://www.community.idaho.gov) IDC does set-aside the CDBG funds as follows:

- Two percent (2%) plus \$100,000 of the total allocation is reserved for the department's administrative costs;
- One percent (1%) of the total is reserved for technical assistance;
- Five percent (5%) or \$300,000, whichever is less, of the total allocation is set aside for imminent threat grants with a maximum grant amount of \$100,000. Applications are received quarterly.
- Six percent (6%) or \$600,000, whichever is less, of the total allocation is set aside for senior citizen center and community center grants with a maximum grant amount of \$150,000; Applications are received annually.
- Fifty percent (50%) of the remaining allocation, plus 50% of the program income, recaptured funds, and carryover funds from previous program year is reserved for public facility and housing grants. Maximum grant amount available is \$500,000. Applications are received annually.

- Fifty percent (50%) of the remaining allocation, plus 50% of program income, recaptured funds, and carryover funds from the previous year is reserved for economic development grant for both job creation and downtown revitalization projects. Maximum grant amount available is \$500,000. Job creation applications are received quarterly and downtown revitalization applications are received annually.

Idaho State CDBG program rules allow for flexibility between these funding set-asides based upon public need in the various categories(i.e. if the State receives fewer requests for public facilities, and a larger than normal number of senior center funding requests, we may choose to increase the senior center funding above the projected set-aside). Historically Idaho Department of Commerce has moved more funds due to demand into the Public Facilities set aside.

### **Describe threshold factors and grant size limits**

For CDBG funds, applications must meet the following thresholds:

- Submission of an application (non-entitlement cities and counties)
- Eligible applicant (51% LMI)
- Eligible activities
- Executed citizen participation plan and hold public hearing
- Applicant has administrative capacity
- Adopted fair housing plan
- Adopted Anti-displacement plan

Idaho Department of Commerce distributes CDBG funds on a competitive statewide basis where applications are ranked against each other for funding. The ICDBG Application A handbook that details the application review procedures is available online at [www.community.idaho.gov](http://www.community.idaho.gov) IDC does set-aside the CDBG funds as follows:

- Imminent threat grants with a maximum grant amount of \$100,000. Applications are received quarterly.
- Senior citizen center and community center grants with a maximum grant amount of \$150,000; Applications are received annually.
- Public facility and housing grants. Maximum grant amount available is \$500,000. Applications are received annually.
- Economic Development job creation and downtown revitalization projects. Maximum grant amount available is \$500,000. Job creation applications are received quarterly and downtown revitalization applications are received annually.
- Idaho State CDBG program rules allow for flexibility between these funding set-asides based upon public need in the various categories(i.e. if the State receives fewer requests for public facilities, and a larger than normal number of senior center funding requests, we may choose to

increase the senior center funding above the projected set-aside).

**What are the outcome measures expected as a result of the method of distribution?**

Create suitable living environments and Expand Economic Development Opportunities in the following

**Public Facilities Infrastructure-Compliance:** Activities that bring public facilities systems (infrastructure, community facilities, public utilities) into compliance with environmental laws, federal and state standards, and best management practices.

**Public Facilities Infrastructure- New Construction:** Activities that construct new public facilities (infrastructure, community facilities, and public utilities) system or extending a system to a new service area. This includes infrastructure to support affordable housing and related activities.

**Public Facilities Infrastructure-Rehabilitation:** Activities that include rehabilitation, replacement, or remodeling of a public facility (infrastructure, community facilities, public utilities, and housing) systems.

**Economic Development-Job Creation:** Activities that construct new public infrastructure to support businesses creating new low to moderate-income jobs.

**Economic Development-Downtown Revitalization:** Activities that improve public infrastructure and remove slum and blight in redevelopment areas.



**HOME & HTF Rental Housing Production**

<p><b>Describe the state program addressed by the Method of Distribution.</b></p>	<p>Following a published NOFA or RFP, eligible owner-developers will apply for funding for eligible rental housing activities.</p> <p>Proposals must include minimum threshold criteria and other project-specific criteria as identified in the published notice and annual Administrative Plan. IHFA awards HOME funds in the form of a low-interest loan. IHFA will award HTF as a due-on-sale loan, or grant, depending on the type of project proposal, and other programs involved in the project, and target populations(s).</p> <p>HOME and/or HTF funds are not committed to an activity until the site receives environmental clearance and all proposed financing is reasonably secure.</p> <p>IHFA's HOME and HTF programs work with a variety public and private funding sources and programs to help create and preserve affordable rental housing.</p> <p>Following a published RFP, developers will submit proposals for a single-family rental activity. Single-family rental activities must be owned by a non-profit developer, or unit of local government.</p> <p>Both single-family and multifamily rental activity applications/proposals must meet minimum threshold criteria and other published criteria (See annual Administrative Plan, Chapter 8 at <a href="https://www.idahohousing.com/federal-programs/home-program">https://www.idahohousing.com/federal-programs/home-program</a> ), i.e. market need, long-term feasibility, owner/developer/management capacity, etc. IHFA conditionally awards the funds to approved and qualified owners in the form of a low-interest loan. Funds will not be committed to an activity until the site has environmental clearance, other sources of financing is reasonably secured, and other criteria as defined by program rules IHFA has been satisfied.</p> <p>At completion, the residential property(s) and tenant common areas will meet Idaho's application building or residential codes, local code and standards, ordinances and specific program requirements, including UPCS property standards. If the property is rehabilitated, it must be rehabbed in accordance with IHFA's HOME/HTF Rehabilitation Standards.</p> <p>Rehabilitation Standards are available at:</p> <p>HOME- <a href="https://www.idahohousing.com/documents/admin-plan-exh-c-home-program-rehabilitation-standards.pdf">https://www.idahohousing.com/documents/admin-plan-exh-c-home-program-rehabilitation-standards.pdf</a></p> <p>HTF- <a href="https://www.idahohousing.com/documents/admin-plan-exh-c-housing-trust-fund-program-rehabilitation-standards.pdf">https://www.idahohousing.com/documents/admin-plan-exh-c-housing-trust-fund-program-rehabilitation-standards.pdf</a></p> <p>Because IHFA is also the State of Idaho's Allocating Agency for the Low-Income Housing Tax Credit program, HOME and HTF may collaborate with the Low-Income Housing Tax Credit program to create affordable rental units.</p>
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## **AP-50- Geographic Distribution**

IHFA does not award HOME or HTF funds on geographic distribution model. IHFA awards funds to qualified developers for eligible housing activities following a published NOFA or RFP and a competitive application review process.

The Federal Housing Enterprises Financial Safety and Soundness Act of 1992 (The Act) as revised by HERA, provides for the distribution of funds to states based on four (4) need factors [24 CFR 93.51(a)-(d) and a local construction cost adjustment factor [§93.51(e)]. Need factors include: (1) The relative shortage of rental housing available to Extremely low-income individuals and families; (2) relative shortage of rental housing available to very low-income individuals and families; (3) the relative number of extremely low-income (ELI) renters living in substandard, overcrowded and/or unaffordable housing in Idaho; and (4) the relative number of very low-income renters living in substandard, overcrowded, and/or unaffordable housing.

In order to meet the HTF funding priority requirement, if an HTF project application meets one of the four funding priorities identified below, it will receive a HTF priority funding preference. No single funding priority has a higher preference than any other funding priority.

### **HTF Funding Priorities:**

- I. **Geographic Diversity-** The proposed project must meet A-C:
  - A. Minimum threshold criteria as defined in the annual Administrative Plan  
<https://www.idahohousing.com/documents/admin-plan-ch8-home-rental-activities-application.pdf>
  - B. Project site complies with Site and Neighborhood Standards [24 CFR Part 92.202 and §983.57(e)(2) & (3)];
  - C. Project site located in areas/communities defined as *rural* in the Administrative Plan  
<https://www.idahohousing.com/documents/admin-plan-ch1-overview.pdf>
- II. **Applicant Capacity-** Owner/developer has proven ability to be ready to commit the HTF funds within 6 months of the award letter and to begin construction within 12 months;
- III. **Project-based Rental Assistance-** Project has Federal or local project-based rental assistance;
- IV. **Affordability Period Duration-** HUD requires repayment of all HTF funds invested in a project if, at anytime during the HTF Period of affordability (30 years), the assisted project fails to comply with HTF program requirement(s). Therefore, if IHFA chooses to impose a longer period of affordability, it will be recorded separately.
- V. **Leverage from Non-Federal Sources-** When HTF funds are the gap financing component in a proposed project, the HTF award will be contingent on funding approval by all other funding sources.

## **AP-65- Homeless and Other Special Needs Activities**

IHFA's administration of the COC, ESG, and HOPWA programs; Idaho's Homeless Management Information System; the BOS COC; HOME, NSP and the Housing Trust Fund programs, and Idaho's Low Income Housing Tax Credit allocation; and a large portion of the total Section 8 Housing Choice Vouchers available in the state, which places IHFA in a unique position to pair resources and form partnerships with others to impose a positive impact upon the living situation of homeless persons in Idaho.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

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

In the absence of appropriate and effective intervention efforts and resources, many families and individuals will become homeless as life changes, such as loss of employment, lack of affordable housing, loss of support networks, exit from an institution or facility, and other severe circumstances present themselves. For those that experience these misfortunes, recovery can be extremely difficult when disability, controlled substance or alcohol dependency, or other extreme conditions exist. In some cases, long-term and ongoing permanent housing is the most appropriate housing solution. However, IHFA, the BOS COC, and regional housing coalitions identify the need for services that focus on reducing shelter stays and diverting individuals and families away from homelessness altogether. Of the over 30 BOS COC housing projects currently operating, 13 are offering transitional housing options to homeless families and individuals. The continued need for the renewal of the transitional housing projects was reviewed by the CoC Board in April 2016. The BOS COC recently reallocated program funds to rapid re-housing projects that will contribute to Idaho's effort in reducing the extent of homelessness for many. These COC-funded rapid re-housing projects began operation in October 2015. ESG funds also place an emphasis on the existence of rapid re-housing activities by reserving a higher percentage of ESG funds for rapid re-housing than those reserved for homelessness prevention.

IHFA and the BOS COC acknowledge and support the commitment to preventing and ending homelessness displayed by HUD through *Opening Doors*. Whether a participant receives housing and service support through transitional or permanent housing, each agency strives to provide individualized goal-based service planning to increase the likelihood for long-term success and self-sufficiency; ensure access to more stable housing situations; and establish support networks and habits that reduce the likelihood of recidivism.

From time to time, IHFA may create a set-aside to use Housing Trust Funds to construct or rehabilitate permanent supportive rental housing as part of a CoC project or application. HTF requirements and criteria as set out in the 2015-2019 Amended Consolidated Plan, the HTF Allocation Plan, and IHFA's HOME & HTF Administrative Plan will apply.

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

IHFA has begun investigating Coordinated Entry System models and assessment tools to begin planning for implementation within Idaho. This system will assess the vulnerability, needs, and extent of barriers of those experiencing homelessness. The collection of this data will allow homeless provider networks, such as the BOS COC, understand the homeless population's needs better. Using an objective assessment of each

individual or family, will allow IHFA to assess which housing component and service types that Idaho is in most need of. “Right sizing”, or re-aligning resources with the population need, can then occur. This process will ensure homeless persons are directed towards the resources that have the highest likelihood of reducing their extent of homelessness, or removing them from homelessness altogether. As this shift in resource priority is made, emergency shelters and transitional housing projects can be utilized as intended to reduce length of homelessness and re-introduce households to stable living environments. The BOS COC has created a committee that is working through Coordinated Entry System development with a HUD-approved technical assistance provider. Implementation is expected during calendar year 2016.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again:**

In the absence of appropriate and effective intervention efforts and resources, many families and individuals will become homeless as life changes, such as loss of employment, lack of affordable housing, loss of support networks, exit from an institution or facility, and other severe circumstances present themselves. For those that experience these misfortunes, recovery can be extremely difficult when disability, controlled substance or alcohol dependency, or other extreme conditions exist. In some cases, long-term and ongoing permanent housing is the most appropriate housing solution. However, IHFA, the BOS COC, and regional housing coalitions identify the need for services that focus on reducing shelter stays and diverting individuals and families away from homelessness altogether. Of the over 30 BOS COC housing projects currently operating, 13 are offering transitional housing options to homeless families and individuals. The continued need for the renewal of the transitional housing projects will be reviewed by the CoC Board in April 2016. The BOS COC recently reallocated program funds to rapid re-housing projects that will contribute to Idaho’s effort in reducing the extent of homelessness for many. These COC-funded rapid re-housing projects began operation in October 2015. ESG funds also place an emphasis on the existence of rapid re-housing activities by reserving a higher percentage of ESG funds for rapid re-housing than those reserved for homelessness prevention.

IHFA and the BOS COC acknowledge and support the commitment to preventing and ending homelessness displayed by HUD through *Opening Doors*. Whether a participant receives housing and service support through transitional or permanent housing, each agency strives to provide individualized goal-based service planning to increase the likelihood for long-term success and self-sufficiency; ensure access to more stable housing situations; and establish support networks and habits that reduce the likelihood of recidivism.

As approved by IHFA- From time to time, a set-aside may be created using Housing Trust Funds to construct or rehabilitate permanent supportive rental housing as part of a CoC project or application. HTF requirements and criteria as set out in the 2015-2019 Amended Consolidated Plan, the 2016 Amended Action Plan, the HTF Allocation Plan, and IHFA's HTF Administrative Plan or Policies will apply.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and**

**corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs:**

Of the ESG funding not associated with shelter activities, approximately forty (40%) is used towards homelessness prevention efforts. These funds can be leveraged with services which assist families or individuals in evaluating their primary cause(s) of becoming or being at risk of homelessness. Doing so increases the probability that those receiving assistance will learn to adapt and improve situations in an effort to avoid homelessness or being at risk of homelessness. All agencies operating COC, ESG, HOPWA, and other homeless-targeted programs will be strongly encouraged to offer services that educate and counsel individuals and families on skills that promote self-sufficiency.

The BOS COC is working with a HUD contractor to identify points of entry into homelessness, which may increase the Continuum's understanding of how to redirect individuals and families away from becoming homeless. The effort will include a collaboration of state agencies, homeless network providers, both continuums of care in Idaho, and all others who may meet, treat, serve, or interact with the homeless on a regular basis. The coordination will attempt to bring health, housing, social service, employment, education, and youth service providers together to discuss the important issue of homelessness, and while linking and pairing the services of those involved, develop a plan that addresses the need to prevent and reduce homelessness.

**AP-75-Barriers to Affordable Housing**

**Analysis of Impediments to Affirmatively Furthering Fair Housing**

IHFA and Commerce are finalizing the Analysis of Impediments to Affirmatively Further Fair Housing (AI) as this Action Plan is drafted. Following the 30-day comment period, IHFA and IDC anticipate the draft will be ready to submit to HUD in early 2017. Included below are the concerns/issues and goals as identified in the AI drafting process. It should be noted the items identified below have not received final approval as of the drafting of this action plan.

FAIR HOUSING ISSUES and CONTRIBUTING FACTORS ADDRESSED	GOAL	MILESTONES	RESPONSIBLE ENTITY
<p><b>Higher housing needs of Hispanic, Native American, disabled and elderly households</b></p>	<p><b>A. Support residents with disproportionate housing needs living in non-entitlement areas:</b></p> <ol style="list-style-type: none"> <li>1. Continue preferences for deeply subsidized rental housing.</li> <li>2. Support tenant preferences that target priority housing needs populations as identified in the 5-Year Consolidated Plan.</li> <li>3. Support partner efforts to develop a recurring source of state funding for the Idaho Housing Trust Fund, emphasizing the unique needs of non-entitlement communities.</li> <li>4. Require affordable rental housing projects to be located in communities that are committed to Affirmatively Furthering Fair Housing Choice.</li> </ol>	<ol style="list-style-type: none"> <li>1. Complete 10 units of rental housing annually that target priority housing needs populations (disabled, elderly, ≤30% AMI.</li> <li>2. Retain current preferences in LIHTC QAP for 2017 and 2018; evaluate effectiveness of income targeting during subsequent years based on applications received in 2017 and 2018.</li> <li>3. Encourage efforts to provide state support for housing trust fund.</li> <li>4. Three to five completed multifamily housing rental projects per year in communities that support affirmatively furthering fair housing.</li> </ol>	<p>IHFA</p>
<p><b>Disproportionately lower homeownership rates among Hispanic, Native American and African American households</b></p>	<p><b>B. Help qualified renters attain homeownership:</b></p> <p>Support credit counseling and homeownership readiness through affirmative marketing.</p>	<ol style="list-style-type: none"> <li>1. Continue Finally Home! Homebuyer Education classes in Moscow, Sandpoint, Coeur d Alene, Idaho Falls, Twin Falls, Nampa, and Boise, and online to reach 5,000 or more potential homebuyers. Continue bilingual outreach, training, and customer service efforts.</li> </ol>	<p>IHFA</p>

<p><b>Landlord lack of fair housing awareness resulting in fair housing complaints and higher use of publicly subsidized housing by minority residents</b></p>	<p><b>C. Increase fair housing knowledge:</b></p> <ol style="list-style-type: none"> <li>1. Continue current fair housing capacity building and educational outreach activities, particularly among property owners and persons with disabilities.</li> <li>2. Continue to provide information about and support expansion of state fair housing protections to include familial status.</li> <li>3. Continue to award preferences points to CDBG applicants with fair housing protections that include familial status.</li> <li>4. Require affordable rental housing projects to be located in communities that are committed to Affirmatively Furthering Fair Housing Choice or have adopted a Fair Housing Plan (CDBG non-entitlement areas).</li> </ol>	<ol style="list-style-type: none"> <li>1. With Idaho Fair Housing Forum partners, support 2 to 10 fair housing training events annually with landlord groups</li> <li>2. Support efforts to add familial status to state protections.</li> <li>3. During program years 2017-2020, Commerce will continue to award preference points to CDBG applicants that include fair housing protections for familial status.</li> <li>4. HOME and HTF written agreements specify Federal fair housing and nondiscrimination laws, including familial status as a protected class in accordance with Title VIII of the Civil Rights Act of 1968.</li> </ol>	<p>IHFA -1,2,4 Commerce -3</p>
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<p><b>Housing in rural areas developed without Visitable/accessible features due to limited development in rural areas and when housing was developed. Local policies that limit group homes</b></p>	<p><b>D. Increase accessible, affordable housing options:</b></p> <ol style="list-style-type: none"> <li>1. Continue with HOME and LIHTC application preference points for rental housing that benefits elderly and persons with disabilities.</li> <li>2. Explore ways to incent Visitable housing.</li> <li>3. Explore peer states' efforts to create assisted living-like community supported environments in rural communities.</li> <li>4. Continue educational efforts to inform local jurisdictions of best practices and legal risks associated with land use and zoning laws, including requiring conditional use permits for group homes.</li> <li>5. Encourage use and completion of Transition Plans and prioritize CDBG to making identified needed accessibility improvements.</li> <li>6. Explore creation of a more coordinated and comprehensive effort to address the access needs of persons with disabilities.</li> </ol>	<ol style="list-style-type: none"> <li>1. Retain current preferences in QAP and Administrative Plan.</li> <li>2. Provide funding preferences for Visitable single-family rental housing.</li> <li>3. Encourage regional partners to use Avenues for Hope and other private funding options to create accessible home modification in rural communities.</li> <li>4. Coordinate annual training on best practices in land use and zoning, focusing on group homes.</li> <li>5. Five percent of all new multifamily rental housing will be wheelchair accessible; two percent will accommodate persons living with sensory impairments.             <ol style="list-style-type: none"> <li>6 a. Continue to market ADA improvements as eligible activities for CDBG - Complete 15 projects that improve ADA accessibility during 2017-2021 assuming national objectives are being met.</li> <li>6 b. Ensure all CDBG grantees (cities and counties) have updated their ADA Transition Plans prior to project closeout.</li> <li>6 c. Increase CDBG application priority ranking points for projects that focus on the removal of architectural barriers or improve ADA accessibility.</li> </ol> </li> </ol>	<p>IHFA 1,2,3,4,5 Commerce-6</p>
<p><b>Gaps in educational achievement for students with disabilities; African American, Native American and Hispanic students; LEP students; and students in transition and at-risk and economically disadvantaged students</b></p>	<p><b>E. Help address education proficiency gaps:</b></p> <ol style="list-style-type: none"> <li>1. Consider Utah's best practice of adding preferences for LIHTC location in areas with high proficiency schools*</li> <li>2. Engage with state and local institutions and support efforts to narrow gaps.</li> </ol>	<ol style="list-style-type: none"> <li>1. Explore effectiveness of Utah's LIHTC program in 2019 and 2020 (after it has been utilized for three years)</li> </ol>	<p>IHFA-1</p>
<p><b>Low wages in economically disadvantaged rural areas due to limited economic growth and growth in low wage industries (e.g., service jobs)</b></p>	<p><b>F. Increase employment in economically disadvantaged communities:</b></p> <ol style="list-style-type: none"> <li>1. Continue to allocate CDBG to job creation activities in rural communities.</li> </ol>	<ol style="list-style-type: none"> <li>1. Use CDBG funds to leverage the creation of 30 moderate to high paying jobs created or retained annually, 2017 through 2020</li> </ol>	<p>Commerce-1</p>



<p><b>Inaccessible (pre-ADA) public buildings, commercial establishments, and infrastructure. Lack of funding for—and high cost of—accessibility improvements to streets, sidewalks, and other public infrastructure.</b></p>	<p><b>G. Dedicate additional federal support to increasing employment and accessibility in non-entitlement areas:</b></p> <p>1. Support federal efforts to expand infrastructure redevelopment in rural areas and ensure that these include creating environments that are more accessible.</p>	<p>1. Activities to be determined in future action plans depending upon federal activities to improve infrastructure. 2. Promote community accessibility practices such as Ramp Up Idaho to increase awareness of access and opportunity.</p>	<p>Commerce-1 IHFA-2</p>
<p><b>Insufficient transportation services to support independent, integrated community living for seniors and persons with disabilities. Lack of public transportation in rural areas.</b></p>	<p><b>H. Dedicate additional federal support to increasing employment and accessibility in non-entitlement areas—contingent on participation of Idaho Transportation Department and Federal Highway Administration):</b></p> <p>1. Encourage local government grantee's ability to play a role in transportation planning at the state and regional levels. 2. Through AAAs, roundtable discussions, public-private partnerships, explore the demand to expand and create formal rideshare programs in rural communities with need.</p>	<p>1. Ensure CDBG grantees (cities and counties) located in resort communities or college towns have completed the transportation component of their comprehensive plan (as per Idaho's Local Land Use Planning Act). At a minimum, the transportation component should assess bicycle and pedestrian circulation and the existing (or feasibility of) public transportation - bus or van. Further, the city or county should address the transportation factors that are contributing to limiting opportunities for its residents in their fair housing assessment. 2. Convey the importance of transportation alternatives in integrated community living to the Idaho Transportation Department's Public Transportation Interagency Working Group.</p>	<p>Commerce-1 IHFA-2</p>
<p><b>Challenges housing persons with criminal backgrounds who cannot qualify for publicly supported housing and for whom private sector may be reluctant to provide housing.</b></p>	<p><b>I. Explore programs to provide housing options for persons with criminal backgrounds, particularly those who are disproportionately represented by certain protected classes:</b></p> <p>1. Explore best practices (e.g., Sponsors, Inc. in Oregon) to assist men and women in corrections re-integrating into communities. 2. Educate PHAs and other housing partners statewide on appropriate language on criminal backgrounds in rental agreements.</p>	<p>1. Publish annual updates and information in Cornerstones and Rent Sense newsletters; include best practice information in correspondence to affordable housing providers.</p>	<p>IHFA-1</p>

\*Utah uses a "high opportunity" areas indicator  
**Note: Goals and Strategies focus on non-entitlement areas, which are covered by this AI.**

## **AP-85- Other Actions**

### Foster and maintain affordable Housing

1. IHFA will conduct rental housing compliance monitoring and on-site physical inspections as required by §92.504 (d)(ii)(A-D(iii)&(2) and . This includes the monitoring of tenant files and other documentation to determine if the property and the tenants are in compliance with the rent restrictions, income restrictions, and lease requirements. The projects will be monitored for compliance with applicable cross-cutting federal, state, and local requirements i.e. lead-based paint disclosures, affirmative marketing, language access plans, fair housing, and Section 504. IHFA will conduct annual financial risk assessment on HOME-assisted multifamily properties. IHFA will take appropriate action as necessary to bring an assisted project into compliance, as described in the written agreement with the owner.
2. Ten percent (10%) of the annual per capita Idaho tax credit is set-aside for the rehabilitation of existing federally-assisted, rent restricted projects, provided the scope of the rehabilitation is defined as substantial. The set-aside is available on a statewide basis during the fall LIHTC/HOME/HTF multifamily funding round if sufficient applications are received. Otherwise, the set-aside will be made available for all other qualified non-targeted applications. In 2017, the 10% set-aside, based on the annual per capita credit is \$388,909, which would equal \$3,889,090 in total tax credit over 10 years.
3. The Idaho Balance of State Continuum of Care was awarded a planning grant during the 2013 , 2014, and 2015 program funding competitions. The non-renewable planning grant is intended to aid COC's in expanding current activities and establish governing structures and systems which ensure proper oversight and coordination of HUD-funded homeless programs. The activities identified by the BOS COC are coordination activities, project evaluation, participation in the consolidated plan, COC application activities, and developing a COC system. Several of these activities will include efforts that will enhance coordination between public and private housing and service agencies, including IHFA's H2 (Housing and Healthcare) Initiative, currently under development with HUD-funded technical assistance. The COC will make itself more visible in regional planning and advocacy bodies to ensure all agencies and individuals connected to homelessness issues is familiar with resources available. This will promote and foster relationships between housing and service providers. The 2014 grant will be used for similar activities during the 2015-16 year, and those activities will continue into the 2016-17 year. ESG and HOPWA providers will be included in the COC's efforts.
4. The BOS COC is working with a HUD contractor to identify points of entry which may increase the Continuum's ability to redirect individuals and families away from becoming homeless. The effort will include a collaboration of state agencies, homeless network providers, both continuums of care in Idaho, and all others who may meet, treat, serve, or interact with the homeless on a regular basis. The coordination will attempt to bring health, housing, social service, employment, education, and youth service providers together to discuss the important issue of homelessness, and, while making linkages between the services represented, develop a plan that addresses the need to prevent and reduce homelessness. IHFA and the BOS COC are also in the process of developing and implementing Coordinated Entry throughout the COC, which includes partners from other state agencies, funded and non-funded homeless service providers, and private agencies and funders.

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

\* 2. Type of Application:

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

E-17-00-0001

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

Idaho Department of Commerce

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

82-6000952

\* c. Organizational DUNS:

S252011970000

d. Address:

\* Street1:

700 West State Street

Street2:

\* City:

Boise

County/Parish:

\* State:

ID; Idaho

Province:

\* Country:

USA; UNITED STATES

\* Zip / Postal Code:

83726-0093

e. Organizational Unit:

Department Name:

Idaho Department of Commerce

Division Name:

Div. of Economic Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Megan

Middle Name:

\* Last Name:

Renz

Suffix:

Title:

Director

Organizational Affiliation:

Idaho Department of Commerce

\* Telephone Number:

208-287-3153

Fax Number:

208-334-2631

\* Email:

megan.renz@commerce.idaho.gov

Application for Federal Assistance SF-424

\* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

\* 10. Name of Federal Agency:

HUD-Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

CFDA-14.228

CFDA Title:

\* 12. Funding Opportunity Number:

\* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

\* 15. Descriptive Title of Applicant's Project:

Idaho Community Development Block Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

\* a. Start Date:

\* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="7,461,397.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="149,227.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="7,610,624.00"/>

\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

\* 2. Type of Application:

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

4. Applicant Identifier:

S06-DC-104-0001

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

Idaho Housing and Finance Association

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

82-0302333

\* c. Organizational DUNS:

0700224390000

d. Address:

\* Street1: 565 W. Myrtle St.  
Street2: P.O. Box 7899  
\* City: Boise  
County/Parish: Ada  
\* State: ID: Idaho  
Province:  
\* Country: USA: UNITED STATES  
\* Zip / Postal Code: 83707-1899

e. Organizational Unit:

Department Name:

HOME Programs

Division Name:

Project Finance

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms. \* First Name: Jeri  
Middle Name:  
\* Last Name: Kirkpatrick  
Suffix:

Title: Technical Assistance Officer

Organizational Affiliation:

\* Telephone Number:

208-331-4873

Fax Number:

208-331-4808

\* Email: Jerik@ihfa.org

**Application for Federal Assistance SF-424**

\* 9. Type of Applicant 1: Select Applicant Type:

X: Other (specify)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

Public Body Corporate Politic

\* 10. Name of Federal Agency:

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

\* 12. Funding Opportunity Number:

\* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

\* 15. Descriptive Title of Applicant's Project:

The creation of safe, decent affordable housing for low-income households in Idaho.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

\* a. Start Date:

\* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="3,571,102.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="6,000,000.00"/>
* g. TOTAL	<input type="text" value="9,571,102.00"/>

\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

- Yes  No

If "Yes", provide explanation and attach

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:



Application for Federal Assistance SF-424		
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____
<b>* 3. Date Received:</b> _____	<b>4. Applicant Identifier:</b> S06-DC-106-0001	
<b>5a. Federal Entity Identifier:</b> _____	<b>5b. Federal Award Identifier:</b> _____	
<b>State Use Only:</b>		
<b>6. Date Received by State:</b> _____	<b>7. State Application Identifier:</b> _____	
<b>8. APPLICANT INFORMATION:</b>		
<b>* a. Legal Name:</b> Idaho Housing and Finance Association		
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 82-0302333	<b>* c. Organizational DUNS:</b> 0700224390000	
<b>d. Address:</b>		
<b>* Street1:</b> 565 W. Myrtle	_____	
<b>Street2:</b>	_____	
<b>* City:</b> Boise	_____	
<b>County/Parish:</b> Ada	_____	
<b>* State:</b> _____	ID: Idaho	
<b>Province:</b>	_____	
<b>* Country:</b> _____	USA: UNITED STATES	
<b>* Zip / Postal Code:</b> 83707-1899	_____	
<b>e. Organizational Unit:</b>		
<b>Department Name:</b> HOME Programs	<b>Division Name:</b> Project Financing	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
<b>Prefix:</b> Ms.	<b>* First Name:</b> Jeri	
<b>Middle Name:</b> L.	_____	
<b>* Last Name:</b> Kirkpatrick	_____	
<b>Suffix:</b>	_____	
<b>Title:</b> Technical Assistance Officer		
<b>Organizational Affiliation:</b> _____		
<b>* Telephone Number:</b> 208-331-4873	<b>Fax Number:</b> 208-331-4808	
<b>* Email:</b> Jerikeihfa.org		

**Application for Federal Assistance SF-424**

\* 9. Type of Applicant 1: Select Applicant Type:

X: Other (specify)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

Public Body Corporate & Politic

\* 10. Name of Federal Agency:

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-275

CFDA Title:

National Housing Trust Fund Program

\* 12. Funding Opportunity Number:

\* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

\* 15. Descriptive Title of Applicant's Project:

Create safe, decent, affordable rental housing in Idaho

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="3,000,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="3,000,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes  No

If "Yes", provide explanation and attach

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

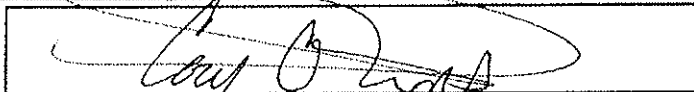
\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:

<b>Application for Federal Assistance SF-424</b>		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="Idaho Housing and Finance Association"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="82-0302333"/>		* c. Organizational DUNS: <input type="text" value="0700224390000"/>
* d. Address:		
* Street1:	<input type="text" value="565 W. Myrtle St."/>	
Street2:	<input type="text"/>	
* City:	<input type="text" value="Boise"/>	
County/Parish:	<input type="text" value="Ada"/>	
* State:	<input type="text" value="ID: Idaho"/>	
Province:	<input type="text"/>	
* Country:	<input type="text" value="USA: UNITED STATES"/>	
* Zip / Postal Code:	<input type="text" value="83702-1899"/>	
* e. Organizational Unit:		
Department Name: <input type="text" value="Homeless Programs"/>		Division Name: <input type="text" value="Housing Support Programs"/>
* f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Sheri"/>	
Middle Name: <input type="text" value="E"/>		
* Last Name: <input type="text" value="Cook"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Senior Special Needs Grant Coordinator"/>		
Organizational Affiliation: <input type="text" value="Idaho Housing and Finance Association"/>		
* Telephone Number: <input type="text" value="208-331-4754"/>	Fax Number: <input type="text" value="208-331-4808"/>	
* Email: <input type="text" value="sheric@ihfa.org"/>		

**Application for Federal Assistance SF-424**

\* 9. Type of Applicant 1: Select Applicant Type:

X: Other (specify)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

Public Body Corporate & Politic

\* 10. Name of Federal Agency:

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

Emergency Solutions Grants

\* 12. Funding Opportunity Number:

\* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

\* 15. Descriptive Title of Applicant's Project:

Statewide ESG shelter, homelessness prevention, rapid re-housing, data collection and administration.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

\* a. Start Date:

\* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,035,547.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="1,035,547.00"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="2,071,094.00"/>

\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes  No

If "Yes", provide explanation and attach

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:

\* Date Signed:

## STATE CERTIFICATIONS

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

**Affirmatively Further Fair Housing** -- The State will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the state, 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 anti-displacement 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.

**Anti-Lobbying** -- To the best of the State'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 paragraphs 1 and 2 of this certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts

under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

**Authority of State** -- The submission of the consolidated plan is authorized under State law and the State possesses the legal authority to carry out the programs under the consolidated plan 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

4/27/17  
\_\_\_\_\_  
Date

Director  
\_\_\_\_\_  
Title



## Specific CDBG Certifications

The State certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR §91.115 and each unit of general local government that receives assistance from the State is or will be following a detailed citizen participation plan that satisfies the requirements of 24 CFR §570.486.

**Consultation with Local Governments** -- It has or will comply with the following:

1. It has consulted with affected units of local government in the nonentitlement area of the State in determining the method of distribution of funding;
2. It engages in or will engage in planning for community development activities;
3. It provides or will provide technical assistance to units of local government in connection with community development programs; and
4. It will not refuse to distribute funds to any unit of general local government on the basis of the particular eligible activity selected by the unit of general local government to meet its community development needs, except that a State is not prevented from establishing priorities in distributing funding on the basis of the activities selected.

**Local Needs Identification** -- It will require each unit of general local government to be funded to identify its community development and housing needs, including the needs of low-income and moderate-income families, and the activities to be undertaken to meet these needs.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objectives of Title I of the Housing and Community Development Act of 1974, as amended. (See 24 CFR 570.2 and 24 CFR part 570)

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, 2016 and 2017. (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. The state will require units of general local government that receive CDBG funds to certify to the following:

It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It will require units of general local government that receive CDBG funds to certify that they have adopted and are enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Compliance with Laws** -- It will comply with applicable laws.

  
Signature/Authorized Official

6/27/17  
Date

Director  
Title

## STATE CERTIFICATIONS

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

**Affirmatively Further Fair Housing** -- The State will affirmatively further fair housing.

**Uniform Relocation Act and 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, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the State'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;

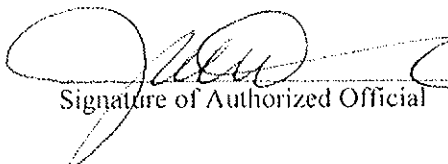
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this 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 paragraphs 1 and 2 of this 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 State** -- The submission of the consolidated plan is authorized under State law and the State possesses the legal authority to carry out the programs under the consolidated plan for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the State's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.



Signature of Authorized Official

06/19/2017

Date

Executive Vice President

Title

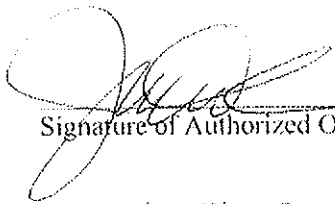
**Specific HOME Certifications**

The State certifies that:

**Tenant Based Rental Assistance** -- If it plans to use HOME funds for tenant-based rental assistance, tenant-based rental assistance is an essential element of the State's consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through §92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy Layering** -- Before committing any funds to a project, the State or its recipients will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature of Authorized Official

06/19/2017

Date

Executive Vice President

Title

## Emergency Solutions Grant Certifications

Each State that seeks funding under the Emergency Solutions Grants Program must provide the following certifications:

**Matching Funds** – The State will obtain any matching amounts required under 24 CFR 576.201 in a manner so that its subrecipients that are least capable of providing matching amounts receive the benefit of the exception under 24 CFR 576.201(a)(2).

**Discharge Policy** – The State will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

**Confidentiality** – The State will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

The State will ensure that its subrecipients comply with the following criteria:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – If ESG funds are used for shelter operations or essential services related to street outreach or emergency shelter, the subrecipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the applicant serves the same type of persons (e.g., families with children, unaccompanied youth, veterans, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The subrecipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

## Emergency Solutions Grant Certifications

Each State that seeks funding under the Emergency Solutions Grants Program must provide the following certifications:

**Matching Funds** – The State will obtain any matching amounts required under 24 CFR 576.201 in a manner so that its subrecipients that are least capable of providing matching amounts receive the benefit of the exception under 24 CFR 576.201(a)(2).

**Discharge Policy** – The State will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

**Confidentiality** – The State will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

The State will ensure that its subrecipients comply with the following criteria:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the building will be maintained as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the building will be maintained as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

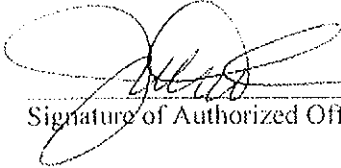
**Essential Services and Operating Costs** – If ESG funds are used for shelter operations or essential services related to street outreach or emergency shelter, the subrecipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the applicant serves the same type of persons (e.g., families with children, unaccompanied youth, veterans, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The subrecipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Homeless Persons Involvement** – To the maximum extent practicable, the subrecipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted ESG.

**Consolidated Plan** – All activities the subrecipient undertakes with assistance under ESG are consistent with the State's current HUD-approved consolidated plan.



Signature of Authorized Official

06/19/2017

Date

Executive Vice President

Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



# Order Confirmation

**Ad Order Number**  
0000037001

**Sales Rep.**  
cdahouse

**Order Taker**  
hfredericks

**Order Source**

**Customer**  
IDAHO HOUSING & FINANCE - LE

**Customer Account**  
9963

**Customer Address**  
PO BOX 7899  
BOISE ID 83707 USA

**Customer Phone**  
2083314843

**Payer Customer**  
IDAHO HOUSING & FINANCE - LE

**Payer Account**  
9963

**Payer Address**  
PO BOX 7899  
BOISE ID 83707 USA

**Payer Phone**  
2083314843

**PO Number**

**Ordered By**  
HF

**Customer Fax**  
0000000000

**Customer EMail**

**Special Pricing**

**Tear Sheets**      0  
**Proofs**            0  
**Affidavits**        1

**Blind Box**

**Promo Type**

**Materials**

**Invoice Text**  
LEGAL 6842 ANNUAL ACTION PLAN COMMENTS

**Ad Order Notes**  
RUN DATES: JAN 7, 14, 2017

**Net Amount**  
\$132.41

**Tax Amount**  
\$0.00

**Total Amount**  
\$132.41

**Payment Method**  
Invoice

**Payment Amount**  
\$0.00

**Amount Due**  
\$132.41



# AFFIDAVIT OF PUBLICATION

STATE OF IDAHO, }  
County of Kootenai, } ss.

Holly Fredericks being first duly sworn upon oath deposes and says:

1. I am now and at all times hereinafter mentioned was a citizen of the United States, resident of the State of Idaho, over the age of twenty-one years and not a party of the above entitled action.

2. I am now and at all times hereinafter mentioned was the printer (principal clerk) of the "Coeur d'Alene Press," a newspaper printed and published daily except Sunday in Coeur d'Alene, Kootenai County, Idaho, and having a general circulation in said county.

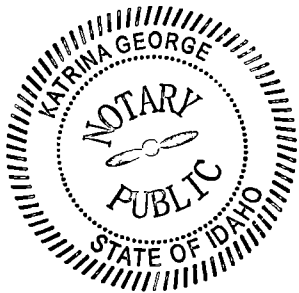
3. The legal notice

of which the annexed is a printed copy, was published in the regular Sat issue of said newspaper for 2 consecutive weeks commencing on the 7 day of Jan 2017, and ending on the 14 day of Jan 2017, and such publication was made as often during said period as said daily newspaper was regularly issued.

4. That said newspaper has been continuously and uninterruptedly published in said Kootenai County, during a period of more than seventy-eight consecutive weeks immediately prior to the first publication of said notice. Holly Fredericks  
On this 14 day of Jan in the year of 2017, before me, a Notary Public, personally appeared Holly Fredericks, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.

Katrina George  
Notary Public for the State of Idaho,  
residing at Coeur d'Alene, Idaho.

MY COMMISSION EXPIRES 8/29/17



the State of Idaho Federal Affordable Housing and Community Development Programs.

## REQUEST FOR PUBLIC COMMENT & NOTICE OF PUBLIC HEARING for the 2017 Annual Action Plan

Esta solicitud de comentario público y notificación de audiencia pública está disponible en español en la página web <http://www.idahohousing.com/ihfa/grant-programs/plans-and-reports.aspx> The Idaho Housing and Finance Association in partnership with the Idaho Department of Commerce, seek public input regarding the 2017 Annual Action Plan for Idaho's Affordable Housing and Community Development programs. This annual plan is drafted to meet HUD-CPD Consolidated Planning requirements.

The public comment period is January 9, 2017 through February 8, 2017. One public hearing to receive oral and written comment is January 31, 2017 from 4:30-5:30 p.m. at Park Plaza, 565 West Myrtle, Boise Idaho.

The draft plan will be available January 9th at: <http://www.idahohousing.com/ihfa/grant-programs/plans-and-reports.aspx> and [www.community.idaho.gov](http://www.community.idaho.gov)

The location of the public hearing is handicap accessible. IHFA will consider all requests for a reasonable accommodation. Requests for reasonable accommodation (including language interpretation and/or special assistance to accom-

modate a disability) should be submitted using the contact information below at least five (5) working days prior to the public hearing. Call 1-877-4GRANTS (447-2687) or TDD (800) 545-1833 ext. #400, for more information.

Submit written comments CDBG Program- Dennis P (IDC) [dennis.porter@commty.idaho.gov](mailto:dennis.porter@commty.idaho.gov); fax: 208.334.2631; Department of Commerce- P.O. Box 83720, Boise, ID 83720-0093.

HOME, HTF and ESG Programs- [jerik@ihfa.org](mailto:jerik@ihfa.org); mail to: IHFA- Grants Programs,

P.O. Box 7899, Boise, ID 83715-7899  
1-545-1833 Ext. 400  
ID



IDAHO MOUNTAIN EXPRESS • SUN VALLEY GUIDE • REAL ESTATE GUIDE  
P.O. BOX 1013 • KETCHUM, IDAHO 83340-1013 • 208 726-8060

# INVOICE

**IDAHO HOUSING AND FINANCE ASSN**  
**Attn: MOLLY MCCULLOUGH**  
**P.O. BOX 7899**  
**BOISE ID 83707-1899**

**ACCT. NO.**            **DATE:**  
**10002574**            **01/25/17**

DATE	ORDER #	PUBLICATION	AD TYPE	SIZE	DESCRIPTION	AMOUNT
01/25/17	12556210	Idaho Mountain Express	Class Displa	1 X 9	LEGAL-2017 ACTION PLAN	119.03
<b>AMOUNT DUE \$</b>						<b>\$119.03</b>

PLEASE DETACH THIS PORTION AND SEND WITH PAYMENT - THANK YOU!

**Express Publishing, Inc. P.O. Box 1013, Ketchum, ID 83340**  
**(208) 726-8060**

**ACCT. NO.**            **DATE:**            **ORDER #**  
**10002574**            **01/25/17**            **12556210**

**IDAHO HOUSING AND FINANCE ASSN**  
**Attn: MOLLY MCCULLOUGH**  
**P.O. BOX 7899**  
**BOISE ID 83707-1899**

**AMOUNT DUE \$**            **\$119.03**

**DUE UPON RECEIPT**

AFFIDAVIT of PUBLICATION

State of Idaho
County of Blaine

Pam Morris

being the first duly sworn, deposes and says that she is the printer (publisher) of the Idaho Mountain Express, a newspaper published every week in Ketchum, County of Blaine, State of Idaho; that said newspaper has been continuously and uninterruptedly published for a period of seventy-eight consecutive weeks prior the first publication of the annexed notice, and is a newspaper qualified to publish legal notices as provided by act of the 1919 session of the legislature of the State of Idaho, known as House Bill 145; that the annexed advertisement was published once

each week for 2 consecutive issues in said newspaper proper and not in a supplement; that the date of the first

publication of said advertisement was on the 11th day of

January, 20 17, and the date of the last publication was

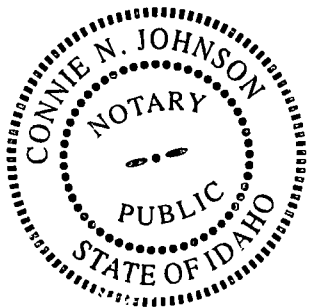
on the 25th day of January, 20 17

[Signature]

Subscribed and sworn to before me this 25 day of

Jan., 20 17.

[Signature]
NOTARY PUBLIC



RESIDING AT HAILEY, IDAHO
MY COMMISSION EXPIRES ON 7/10/2018

IDAHO MOUNTAIN EXPRESS
P.O. Box 1013
Ketchum, Idaho 83340
COST OF PUBLICATION

Number of Picas per Line 11.5

Number of Lines in Notice 69

Number of Insertions 2

Lines tabular at 9.0 cents/pica

69 Lines straight at \$63.48 8.0 cents/pica

69 Subsequent lines at \$55.55 7.0 cents/pica

TOTAL COST \$119.03

COPY OF NOTICE

Legal Notice
TITLE OF NOTICE

PLAINTIFF ATTORNEY

DEFENDANT

PLAINTIFF

Idaho Housing and Finance Assn.

BILL TO

THE STATE OF IDAHO FEDERAL
AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT
PROGRAMS

REQUEST FOR PUBLIC COMMENT
& NOTICE OF PUBLIC HEARING
FOR THE 2017 ANNUAL ACTION
PLAN

Esta solicitud de comentario
público y notificación de audiencia
pública está disponible en español en
la página web http://www.idaho-
housing.com/ihfa/grant-programs/
plans-and-reports.aspx

The Idaho Housing and Finance
Association in partnership with the
Idaho Department of Commerce, seek
public input regarding the 2017 Annual
Action Plan for Idaho's Affordable
Housing and Community Development
programs. This annual plan is drafted
to meet HUD-CPD Consolidated
Planning requirements.

The public comment period is
January 9, 2017 through February 8,
2017. One public hearing to receive
oral and written comment is January
31, 2017 from 4:30-5:30 p.m. at Park
Plaza, 565 West Myrtle, Boise Idaho.

The draft plan will be available
January 9th at: http://www.idaho-
housing.com/ihfa/grant-programs/
plans-and-reports.aspx and www.
community.idaho.gov

The location of the public hearing
is handicap accessible. IHFA will
consider all requests for a reasonable
accommodation. Requests for
reasonable accommodation (including
language interpretation and/or
special assistance to accommodate a
disability) should be submitted using
the contact information below at least
five (5) working days prior to the public
hearing. Call 1-877-4GRANTS (447-
2687) or TDD (800) 545-1833 ext.
#400 for more information.

Submit written comments to:

CDBG Program- Dennis Porter
(IDC) dennis.porter@community.
idaho.gov ; fax: 208.334.2631;
Department of Commerce- P.O. Box

**IDAHO PRESS TRIBUNE**  
 MERIDIAN PRESS, KUNA MELBA NEW  
 C/O ISJ PAYMENT PROCESSING CEN  
 PO BOX 1570  
 POCATELLO ID 83204  
 (208) 467-9251  
 Fax(208) 475-2338

1 Memo Bill Period 02/2017		2 Advertiser/Client Name 1 IDAHO HOUSING AND FINANCE AS	
23 Total Amount Due 169.43		*Unapplied Amount	3 Terms of Payment
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 02/21/17	6 Billed Account Number 31688	7 Advertiser/Client Number LEGAL. 31688

Advertising Memo Bill

8 Billed Account Name and Address ATTN MOLLY 1 IDAHO HOUSING AND LEGAL ACCOUNT PO BOX 7899 BOISE ID 83707		Amount Paid:  Comments:  Ad #: 1565236
---	--	--

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12(13)14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
01/08/17	1565236 L2	PH 1/31/17 2017 ACTION LEGAL NOTICE THE STATE 01/08,22 IPT UNDLG UNDERLINE LEGALS	2X 52.00 104.00	2 159.43	159.43	169.43
				.00		

**Statement of Account - Aging of Past Due Amounts**

21 Current Net Amount Due 0.00	22 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23 Total Amount Due 169.43
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**IDAHO PRESS TRIBUNE**  
 (208) 467-9251

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 1565236	25 Billing Period 02/2017	6 Billed Account Number 31688	7 Advertiser/Client Number 31688	2 Advertiser/Client Name 1 IDAHO HOUSING AND FIN
-----------------------	------------------------------	----------------------------------	-------------------------------------	---

31688 1565236

**AFFIDAVIT OF PUBLICATION  
STATE OF IDAHO**

} SS.  
}

ATTN MOLLY I IDAHO HOUSING AND FINANCE ASSOCIATION of Canyon

LEGAL ACCOUNT  
PO BOX 7899  
BOISE ID 83707

Sharon Jessen  
of Nampa, Canyon County, Idaho, being  
first duly sworn, deposes and says:

APPROVED

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Idaho Press-Tribune, a daily newspaper published in the City of Nampa, in the County of Canyon, State of Idaho; that the said newspaper is in general circulation in the said County of Canyon, and in the vicinity of Nampa and Caldwell, and has been uninterruptedly published in said County during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 2 time(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement.

That said notice was published the following:  
01/08/2017 01/22/2017

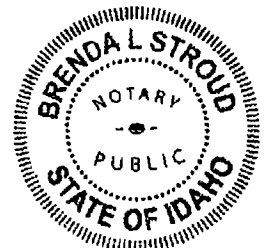
*Sharon Jessen*

STATE OF IDAHO  
County of Canyon)

On this 23rd day of January in the year of 2017 before me a Notary Public, personally appeared. Sharon Jessen, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

*Brenda L. Stroud*

Notary Public for Idaho  
Residing at Canyon County  
My Commission expires 05/04/2021



**LEGAL NOTICE**

**THE STATE OF IDAHO FEDERAL AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS**

**REQUEST FOR PUBLIC COMMENT & NOTICE OF PUBLIC HEARING FOR THE 2017 ANNUAL ACTION PLAN**

Esta solicitud de comentario público y notificación de audiencia pública está disponible en español en la página web <http://www.idahohousing.com/hfa/grant-programs/plans-and-reports.aspx>.

The Idaho Housing and Finance Association in partnership with the Idaho Department of Commerce seek public input regarding the 2017 Annual Action Plan for Idaho's Affordable Housing and Community Development programs. This annual plan is drafted to meet HUD-CPD Consolidated Planning requirements.

The public comment period is January 9, 2017 through February 8, 2017. One public hearing to receive oral and written comment is January 31, 2017 from 4:30-6:30 p.m. at Park Plaza, 565 West Myrtle, Boise Idaho. The draft plan will be available January 9th at: <http://www.idahohousing.com/hfa/grant-programs/plans-and-reports.aspx> and [www.communityidaho.gov](http://www.communityidaho.gov).

The location of the public hearing is handicap accessible. IHFA will consider all requests for a reasonable accommodation. Requests for reasonable accommodation (including language interpretation and/or special assistance to accommodate a disability) should be submitted using the contact information below at least five (5) working days prior to the public hearing. Call 1-877-4GRANTS (447-2687) or TDD (800) 545-1833 ext. 400 for more information.

Submit written comments to: CDBG Program, Dennis Porter (IDC) [dennis.porter@communityidaho.gov](mailto:dennis.porter@communityidaho.gov) fax: 208.334.2631; Department of Commerce, P.O. Box 83720, Boise, ID 83720-0093.

HOME, HTF and ESG Programs - [jark@hfa.org](mailto:jark@hfa.org); mail to: IHFA- Grants Programs, P.O. Box 7899, Boise, ID 83707-1899; or TDD 1.800.545.1833 Ext. 400.

January 8, 22, 2017 1565236





**IDAHO STATE PUBLISHING**  
 PO BOX 431  
 POCATELLO ID 83204

(208) 232-4161

Fax(208) 233-1642

Advertising Memo Bill

1  Memo Bill Period 01/2017		2  Advertiser/Client Name IDAHO HOUSING AND FINANCE ASS	
23  Total Amount Due 175.15		*Unapplied Amount	3  Terms of Payment
21  Current Net Amount Due .00	22  30 Days .00	60 Days .00	Over 90 Days .00
4  Page Number 1	5  Memo Bill Date 01/03/17	6  Billed Account Number 106854	7  Advertiser/Client Number 106854

8  Billed Account Name and Address IDAHO HOUSING AND FINANCE ASS P.O. BOX 7899 BOISE ID 83707--189		Amount Paid:  Comments:  Ad #: 1565169
---	--	--

Please Return Upper Portion With Payment

10  Date	11  Newspaper Reference	12 13 14  Description-Other Comments/Charges	15  SAU Size 16  Billed Units	17  Times Run 18  Rate	19  Gross Amount	20  Net Amount
01/08/17	1565169 L2	LN23979 IDAHO HOUSI THE STATE OF IDAHO FED 01/08,22 20WB ISJ	2X 72.00 144.00	2 140.40	140.40	175.15
	BOLD	BOLD PRINT		13.00		
	BORD	BOARDER TCLASS		6.25		
	PROOF	PROOF OF PUB		.00		
	PROOF	PROOF OF PUB		5.00		
	UNDER	UNDERLINE		4.50		
	WEB	WEB ADDRESS		6.00		

**Statement of Account - Aging of Past Due Amounts**

21  Current Net Amount Due 0.00	22  30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23  Total Amount Due 175.15
------------------------------------	---------------------	-----------------	----------------------	-------------------	--------------------------------

**IDAHO STATE PUBLISHING**

(208) 232-4161

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24  Invoice 1565169	25  Billing Period 01/2017	Advertiser Information			
6  Billed Account Number 106854	7  Advertiser/Client Number 106854	2  Advertiser/Client Name IDAHO HOUSING AND FINAN			

# PROOF OF PUBLICATION

STATE OF IDAHO  
County of Bannock

LN 23979

KAREN MASON

**THE STATE OF IDAHO FEDERAL  
AFFORDABLE HOUSING AND  
COMMUNITY DEVELOPMENT  
PROGRAMS**

**REQUEST FOR PUBLIC COMMENT  
& NOTICE OF PUBLIC HEARING FOR  
THE 2017 ANNUAL ACTION PLAN**

Esta solicitud de comentario público y notificación de audiencia pública está disponible en español en la página web <http://www.idahohousing.com/ihfa/grant-programs/plans-and-reports.aspx>

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HOME, HTF and ESG Programs- [jenk@ihfa.org](mailto:jenk@ihfa.org); mail to: IHFA - Grants Programs, P.O. Box 7899, Boise, ID 83707-1899; or TDD 1.800.545.1833 Ext. 400.



January 8, 22, 2017

LN23979

being first duly sworn on oath deposes and says: that SHE was at all times herein mention a citizen of the United States of America more than 21 years of age, and the Principal Clerk of the Idaho State Journal, a daily newspaper, printed and published at Pocatello, Bannock County Idaho and having a general circulation therein.

That the document or notice, a true copy of which is attached, was published in the said IDAHO STATE JOURNAL, on the following dates, to-wit:

Jan. 08 2017 Jan. 2017  
Jan. 22 2017 Jan. 2017  
Jan. 2017 Jan. 2017  
Jan. 2017 Jan. 2017

That said paper has been continuously and uninterruptedly published in said County for a period of seventy-eight weeks prior to the publication of said notice of advertisement and is a newspaper within the meaning of the laws of Idaho.

STATE OF IDAHO  
COUNTY OF BANNOCK

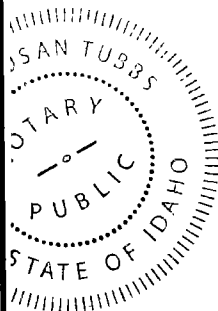
*K Mason*

On this 23rd. of Jan. in the year of 2017, before me, a Notary Public, personally appeared KAREN MASON Known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn declared that the statements therein are true, and acknowledge to me that he executed the same.

Notary of Public

*Bobette Susan Tubbs*

Residing at Pocatello exp. 7/20/2021





**LEGAL PROOF OF PUBLICATION**

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
283917	0002861762	LEGAL NOTICE THE STATE OF IDAHO FEDER.	2017 Action Plan	\$197.00	3	40

**Attention: MOLLY McCULLOUGH**

**IDAHO HOUSING & FINANCE ASSOC  
PO BOX 7899  
BOISE, ID 837071899**

**LEGAL NOTICE  
THE STATE OF IDAHO FEDERAL AFFORDABLE HOUSING  
AND COMMUNITY DEVELOPMENT PROGRAMS**

**REQUEST FOR PUBLIC COMMENT &  
NOTICE OF PUBLIC HEARING FOR THE 2017 ANNUAL ACTION PLAN**

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Submit written comments to:  
CDBG Program- Dennis Porter (IDC) [dennis.porter@community.idaho.gov](mailto:dennis.porter@community.idaho.gov) ; fax: 208.334.2631; Department of Commerce- P.O. Box 83720, Boise, ID 83720-0093.

HOME, HTF and ESG Programs- [jerik@ihfa.org](mailto:jerik@ihfa.org); mail to: IHFA- Grants Programs, P.O. Box 7899, Boise, ID 83707-1899; or TDD 1.800.545.1833 Ext. 400.



**Idaho Housing  
and Finance  
Association**

Pub. Jan. 9, 23, 2017

0002861 762-01

JANICE HILDRETH, being duly sworn, deposes and says: That she is the Principal Clerk of The Idaho Statesman, a daily newspaper printed and published at Boise, Ada County, State of Idaho, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of twelve consecutive months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The Idaho Statesman, in conformity with Section 60-108, Idaho Code, as amended, for:

2 Insertions

Beginning issue of: 01/09/2017

Ending issue of: 01/23/2017

*Janice Hildreth*  
(Legals Clerk)

STATE OF IDAHO )

.SS

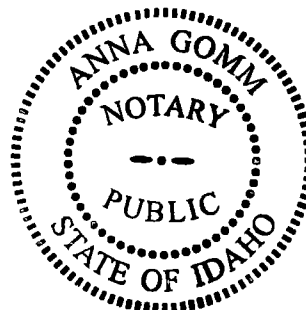
COUNTY OF ADA )

On this 23rd day of January in the year of 2017 before me, a Notary Public, personally appeared before me Janice Hildreth known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.

*Anna Gomm*

Notary Public FOR Idaho  
Residing at: Boise, Idaho

My Commission expires: 08/17/2022



F 02/16/17

INVOICE No. 005038

THE MORNING NEWS  
34 N ASH ST  
PO BOX 70  
BLACKFOOT ID 83221-0070  
Questions? Call: (208)785-1100

000008065

ID HOUSING & FINANCE  
ATTN: KRIS HUDSON  
PO BOX 7899  
BOISE ID 83707-1899

DATE	DESCRIPTION	TC C	QUANTITY	UNIT	RATE	TOTAL
02/20/17	L #1307 2017 AAP HRG	LE L		LINE		101.78

=====

AMOUNT DUE --> 101.78

02/20/17

INVOICE No. 0050381

THE MORNING NEWS  
34 N ASH ST  
PO BOX 70  
BLACKFOOT ID 83221-0070  
Questions? Call: (208)785-1100

000008065

ID HOUSING & FINANCE  
ATTN: KRIS HUDSON  
PO BOX 7899  
BOISE ID 83707-1899

DATE	DESCRIPTION	TC C	QUANTITY	UNIT	RATE	TOTAL
02/20/17	LEGAL AFFIDAVIT	LE M		@		5.00

=====

AMOUNT DUE --> 5.00

Legals

**AFFIDAVIT OF PUBLICATION**  
County of Bingham )

ss

State of Idaho )

I, Sarah Warner do solemnly swear that I am the Legal Coordinator of The Morning News, which is a daily newspaper of general circulation, published each day except Sunday at Blackfoot, Bingham County, Idaho, said newspaper having been so published at Blackfoot, aforesaid for more than one year past; that said newspaper heretofore complied with all the provisions of Chapter 154 of the Sessions Laws of Idaho of 1911, approved March 11, 1911, and duly designated, pursuant to law, a particular day of the week as the day on which legal notices required by law or by the order of any Court of competent jurisdiction within the State of Idaho shall be published to-wit: of each week; that the notice attached hereto and which is a part of this affidavit and part of the proof of publication was published in said issue of said newspaper 1 consecutive day the first publication having been made on the 7 day of January 2017, and the last publication having been made on the 7 day of January 2017; that said notice was published in the regular and entire issue of every number of the paper as aforesaid during the period and time of publication, and that notice was published, in the newspaper and not in a supplement.

Sarah Warner

On this 20 day of February, in the year of 2017, before me a Notary Public of the State, personally appeared Sarah Warner known or identified to me to be the person whose name is subscribed to the within instrument, and being by me the first duly sworn, declared that the statements therein are true, and acknowledged to me that the executed the same.

Melissa Sutton

Melissa Sutton  
Notary Public for the State of Idaho  
Residing at Blackfoot, Idaho  
My Commission Expires:  
October 27, 2020  
Affidavit Processing Fee.....\$5.00

**The State of Idaho Federal Affordable Housing and Community development Programs**

**REQUEST FOR PUBLIC COMMENT & NOTICE OF PUBLIC HEARING for the 2017 Annual Action Plan**

Esta solicitud de comentario público y notificación de audiencia pública está disponible en español en la página web <http://www.idahohousing.com/ihfa/grant-programs/plans-and-reports.aspx>

The Idaho Housing and Finance Association in partnership with the Idaho Department of Commerce, seek public input regarding the 2017 Annual Action Plan for Idaho's Affordable Housing and Community Development programs. This annual plan is drafted to meet HUD-CPD Consolidated Planning requirements.

The public comment period is January 9, 2017 through February 8, 2017. One public hearing to receive oral and written comment is January 31, 2017 from 4:30-5:30 p.m. at Park Plaza, 565 West Myrtle, Boise Idaho. The draft plan will be available January 9th at: <http://www.idahohousing.com/ihfa/grant-programs/plans-and-reports.aspx> and [www.community.idaho.gov](http://www.community.idaho.gov)

The location of the public hearing is handicap accessible. IHFA will consider all requests for a reasonable accommodation. Requests for reasonable accommodation (including language interpretation and/or special assistance to accommodate a disability) should be submitted using the contact information below at least five (5) working days prior to the public hearing. Call 1-877-4GRANTS (447-2687) or TDD (800) 545-1833 ext. #400 for more information.

**Submit written comments to:**  
**CDBG Program- Dennis Porter (IDC) [dennis.porter@community.idaho.gov](mailto:dennis.porter@community.idaho.gov) ; fax: 208.334.2631;**  
**Department of Commerce- P.O. Box 83720, Boise, ID 83720-0093.**

**HOME, HTF and ESG Programs- [jerik@ihfa.org](mailto:jerik@ihfa.org); mail to: IHFA- Grants Programs, P.O. Box 7899, Boise, ID 83707-1899; or TDD 1.800.545.1833 Ext. 400.**

**Publish: 1/7/17 & 1/21/17 (1307)**



**POST REGISTER**  
 PO BOX 1800  
 IDAHO FALLS ID 83403

(208) 522-1800

Fax(208) 522-5790

1  Memo Bill Period 12/2016		2  Advertiser/Client Name IDAHO HOUSING AND FINANCE	
23  Total Amount Due 160.00		*Unapplied Amount	3  Terms of Payment
21  Current Net Amount Due .00	22  30 Days .00	60 Days .00	Over 90 Days .00
4  Page Number 1	5  Memo Bill Date 01/03/17	6  Billed Account Number 47157	7  Advertiser/Client Number 47157

Advertising Memo Bill

8  Billed Account Name and Address IDAHO HOUSING AND FINANCE PO BOX 7899 BOISE ID 83707		Amount Paid:  Comments:  Ad #: 8364
--	--	---

Please Return Upper Portion With Payment

10  Date	11  Newspaper Reference	12 13 14  Description-Other Comments/Charges	15  SAU Size 16  Billed Units	17  Times Run 18  Rate	19  Gross Amount	20  Net Amount
01/08/17	8364 LEGD	2017 ANNUAL ACTION PLA 01/08 PR	2X 5.00 10.00	1 16.00	160.00	160.00

**Statement of Account - Aging of Past Due Amounts**

21  Current Net Amount Due 0.00	22  30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23  Total Amount Due 160.00
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**POST REGISTER**

(208) 522-1800

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24  Invoice 8364	25  Billing Period 12/2016	Advertiser Information			
	6  Billed Account Number 47157	7  Advertiser/Client Number 47157	2  Advertiser/Client Name IDAHO HOUSING AND FINAN		

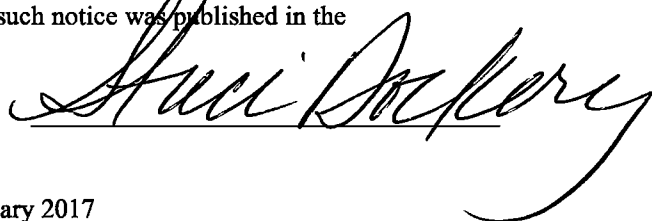
# Proof of Publication

## The Post Register

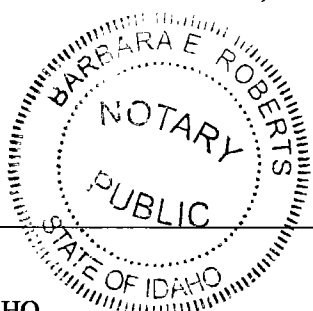
State of Idaho  
County of Bonneville


I, ~~Dawn Giannini~~ or Staci Dockery, first being duly sworn, depose and say: That I am the ~~Classified Manager~~, or Legal Notice Representative of The Post Company, a corporation of Idaho Falls, Bonneville County, Idaho, publishers of The Post Register, a newspaper of general circulation, published Tuesday through Sunday at Idaho Falls, Idaho; said Post Register being a consolidation of the Idaho Falls Times, established in the year 1890, The Idaho Register, established in the year 1880, and the Idaho Falls Post, established in 1903, such consolidation being made on the First day of November, 1931, and each of said newspapers have been published continuously and uninterruptedly, prior to consolidation, for more than twelve consecutive months and said Post Register having been published continuously and uninterruptedly from the date of such consolidations up to and including the last publication of notice hereinafter referred to.

That the notice, of which a copy is hereto attached and made a part of this affidavit, was published in said Post Register under ad number: **8364** for **1** consecutive (days) weeks, between **01/08/2017** and **01/08/2017**, and that the said notice was published in the regular and entire issue of said paper on the respective dates of publication, and that such notice was published in the newspaper and not in a supplement.



Subscribed and sworn to before me, this 8th day of January 2017



  
Notary Public  
My commission expires: 05/09/2019

attached jurat \_\_\_\_\_

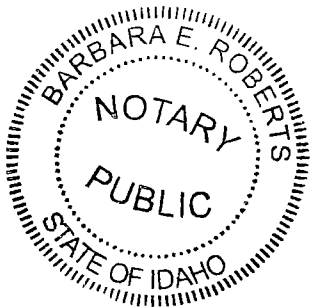
STATE OF IDAHO

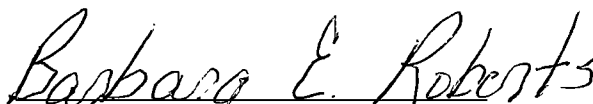
ss.

COUNTY OF BONNEVILLE

Subscribed and sworn to before me, this 8th day of January 2017, before me, the undersigned, a Notary public for said state, personally appeared ~~Dawn Giannini~~ or Staci Dockery, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and being by me duly sworn, declared that the statements therein are true, and acknowledged to me that he/she/they executed the same,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



  
Notary Public for The Post Company  
Residing: Idaho Falls, Idaho  
Commission expires: 05/09/2019

**THE STATE OF IDAHO FEDERAL AFFORDABLE HOUSING AND  
COMMUNITY DEVELOPMENT PROGRAMS**

**REQUEST FOR PUBLIC COMMENT & NOTICE OF PUBLIC HEARING FOR  
THE 2017 ANNUAL ACTION PLAN**

Esta solicitud de comentario público y notificación de audiencia pública está disponible en español  
en la página web <http://www.idahohousing.com/lhfa/grant-programs/plans-and-reports.aspx>

The Idaho Housing and Finance Association in partnership with the Idaho Department of Commerce, seek public input regarding the 2017 Annual Action Plan for Idaho's Affordable Housing and Community Development programs. This annual plan is drafted to meet HUD-CPD Consolidated Planning requirements.

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The draft plan will be available January 9th at: <http://www.idahohousing.com/lhfa/grant-programs/plans-and-reports.aspx> and [www.community.idaho.gov](http://www.community.idaho.gov)

The location of the public hearing is handicap accessible. IHFA will consider all requests for a reasonable accommodation. Requests for reasonable accommodation (including language interpretation and/or special assistance to accommodate a disability) should be submitted using the contact information below at least five (5) working days prior to the public hearing. Call 1-877-4GRANTS (447-2687) or TDD (800) 545-1833 ext. #400 for more information.

Submit written comments to:  
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Department of Commerce- P.O. Box 83720, Boise, ID 83720-0093.

HOME, HTF and ESG Programs- [lerik@lhfa.org](mailto:lerik@lhfa.org); mail to: IHFA- Grants Programs, P.O. Box 7899,  
Boise, ID 83707-1899; or TDD 1.800.545.1833 Ext. 400.

EQUAL HOUSING OPPORTUNITY



BARRIER FREE



EQUAL OPPORTUNITY EMPLOYER



Published: January 8, 2017

**FIRST INVOICE**

The Times-News  
132 Fairfield St. W, Twin Falls, ID 83301  
208-733-0931


208-733-0931 | 1-800-658-3883

Make checks payable to The Times-News

IDAHO HOUSING & FINANCE - Legals  
Legals Molly Majors  
PO BOX 7899  
BOISE ID 83707

Customer Nbr: 60002954  
Phone: (208) 331-4799  
Date: 01/27/2017  
Page: 1

Amount Paid: \_\_\_\_\_ Card #: \_\_\_\_\_ Exp Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Check #: \_\_\_\_\_ Signature: \_\_\_\_\_



Date: 01/22/2017 Ref #: 39102 Total: 131.22

Lee Enterprises no longer accepts credit card payments sent via e-mail. Emails containing credit card numbers will be blocked. Please use the coupon above to send credit card payment to the remittance address located in the upper right corner. You may also send the coupon to a secure fax at 319-291-4014.

Date	Reference #	Type	Description	Lines	Total
01/22/17	39102	INV	2017 Annual Action Plan	84	131.22

Remarks:

Total Due: 131.22



\*\*\* Proof of Publication \*\*\*

Twin Falls Times-News  
132 Fairfield St W, Twin Falls, Idaho 83301

RUBY AUFDERHEIDE, being duly sworn, deposes and says: That she is the Principal Clerk of the Times-News, a daily newspaper printed and published at Twin Falls, Twin Falls County, State of Idaho, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of twelve consecutive months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in the Times-News, in conformity with Section 60-108, Idaho Code, as amended, for:

2 Insertions

IDAHO HOUSING & FINANCE - Legals  
PO BOX 7899  
BOISE, ID 83707

ORDER NUMBER 39102

Ruby Aufderheide  
(Legals Clerk)

STATE OF IDAHO )  
                          .SS  
COUNTY OF TWIN FALLS )

On this 23rd day of January, in the year of 2017 before me, a Notary Public, personally appeared before me Ruby Aufderheide known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.

Melody M  
Notary Public FOR Idaho  
Residing at: Twin Falls, Idaho  
My Commission expires: 4/21/2017

PUBLISHED ON: 01/08/2017, 01/22/2017

TOTAL AD COST: 131.22  
FILED ON: 1/23/2017

THE STATE OF IDAHO FEDERAL AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS REQUEST FOR PUBLIC COMMENT & NOTICE OF PUBLIC HEARING FOR THE 2017 ANNUAL ACTION PLAN

Esta solicitud de comentario público y notificación de audiencia pública está disponible en español en la página web <http://www.idahohousing.com/ihfa/grant-programs/plans-and-reports.aspx>

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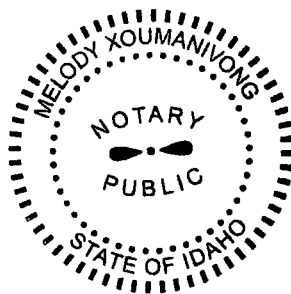
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HOME, HTF and ESG Programs- [jerik@ihfa.org](mailto:jerik@ihfa.org); mail to: IHFA-Grants Programs, P.O. Box 7899, Boise, ID 83707-1899; or TDD 1.800.545.1833 Ext. 400.



PUBLISH: January 8 and 22, 2017



**TRIBUNE PUBLISHING COMPANY, INC**

The Lewiston Tribune  
505 C St., P.O.Box 957  
Lewiston, Idaho 83501  
(208) 743-9411

Date:	<u>01/22/2017</u>	INVOICE NO.	<u>130911</u>
Account No.	<u>436520</u>		
Description	<u>130911 THE STAT</u>		
Times	<u>2</u>	Lines	<u>50</u>
		Tab. lines	
		\$	<u>146.25</u>

**LEGAL ADVERTISING  
INVOICE**

Sold To: IDAHO HOUSING & FINANCE Molly McCullough  
PO BOX 7899  
BOISE ID 83707

PO#

NOTICE: This is a invoice of Purchase made by you. Statement will be rendered the first of the month  
Please Retain This Invoice as Your Statement Will Refer to Invoice by No. Only.

<sup>130911</sup>  
**THE STATE OF IDAHO FEDERAL AFFORDABLE HOUSING  
AND COMMUNITY DEVELOPMENT PROGRAMS**

**REQUEST FOR PUBLIC COMMENT & NOTICE OF  
PUBLIC HEARING for the 2017 Annual Action Plan**

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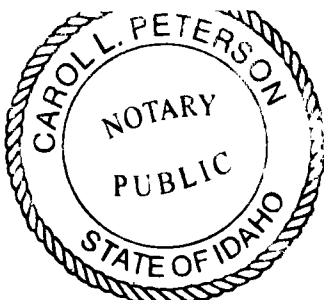
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HOME, HTF and ESG Programs- [jerik@ihfa.org](mailto:jerik@ihfa.org); mail to: IHFA- Grants Programs, P.O. Box 7899, Boise, ID 83707-1899; or TDD 1.800.545.1833 Ext. 400.



**AFFIDAVIT OF PUBLICATION**

Karen J. Lewis, being duly sworn, deposes and says, I am the Legal Clerk of the Tribune Publishing Company, a corporation organized and existing under and by virtue of the laws of the State of Idaho and under and by virtue of the laws of the State of Washington, publishers of the Lewiston Tribune, a newspaper of general circulation published at Lewiston, Nez Perce County, Idaho; That the said Lewiston Tribune is an established newspaper and has been published regularly and issued regularly at least once a day for more than 105 consecutive years next immediately preceding the first publication of this notice, and has been so published uninterrupted for said period; that the 130911 THE STAT attached hereto and which is made a part of this affidavit was published in the said Lewiston Tribune, 2 time(s). Publication being on 01/08, or once a **Week** for 2 consecutive **Week**, the first publication thereof being on the 01/08/2017, and the last publication thereof being on the 01/22/2017, and said 130911 THE STAT was so published in the regular and entire issue of said newspaper and was not in a supplement thereof and was so published in every issue and number of the said paper, during the period and times of publication as set forth above.

Karen J. Lewis

State of Idaho  
S.S.  
County of Nez Perce

On this 24th day of January in the year of 2017, before me, a Notary Public, personally appeared Karen J. Lewis, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.

Carol Peterson  
Notary Public in and for the State of Idaho,  
residing at Lewiston, therein  
Commission Expires 9-1-2017

**NEWS REVIEW PUBLISHING COMPANY**

The Moscow-Pullman Daily News

P.O.Box 374

Lewiston, Idaho 83501

(208) 743-9411

Date:

01/23/2017

INVOICE NO.

130917

Account No.

30010315

Description

130917 THE STAT

**LEGAL ADVERTISING  
INVOICE**

Times

2

Lines

50

Tab. lines

\$ 146.25

Sold To: IDAHO HOUSING & FINANCE Molly McCullough  
PO BOX 7899  
BOISE ID 83707

PO#

NOTICE: This is a invoice of Purchase made by you. Statement will be rendered the first of the month  
Please Retain This Invoice as Your Statement Will Refer to Invoice by No. Only.

**AFFIDAVIT OF PUBLICATION**

<sup>130917</sup>  
**THE STATE OF IDAHO FEDERAL AFFORDABLE HOUSING  
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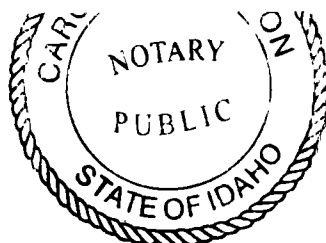
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EQUAL OPPORTUNITY EMPLOYER



Karen J. Lewis, Legal Clerk  
being first duly sworn, on oath deposes  
and says: I am the printer of  
Moscow-Pullman Daily News, a newspaper  
of general circulation, published daily  
except Sunday at Moscow, Latah County,  
Idaho, in compliance with Sections 60-106,  
60-107, and 60-108 of the Idaho Code and the  
amendments thereto; and an official newspaper  
for Whitman County, Washington as required  
by R.C.W. 36.72.071 and other provisions of  
the Revised Code of Washington and the  
amendments thereto: that the notice of which the  
annexed is a full, true and correct printed  
copy was published in the regular and entire  
issues of said newspaper and not in a  
supplement thereto, upon the following dates:

Jan. 9, 23, 2017

the same being the date designated for  
the publication of said notice.

Karen J. Lewis

On this 24th day of January  
in the year of 2017, before me, a Notary Public,  
personally appeared Karen J. Lewis  
known or identified to me to be the person  
whose name subscribed to the within instrument,  
and being by me first duly sworn, declared that  
the statements therein are true, and acknowledged  
to me that he executed the same.

Carol Peterson

Notary Public for Idaho,  
Residing at Lewiston, Idaho  
My Commission Expires 9-1-2017