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EXECUTIVE SUMMARY

ES-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

1. Introduction

Meridian, Idaho receives an annual entitlement allocation from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program. The Consolidated Plan provides direction on the investment of CDBG dollars over the next five years, from 2022 – 2026. Additionally, each year the City will produce an Annual Action Plan that details how the City will carry out the goals and objectives identified in this Plan.

HUD provides a broad range of eligible activities that can be utilized with CDBG funding. A key feature of these grants is the City's ability to choose how to use the funds. The City must determine which eligible activities will best serve the community's needs. HUD requires grantees to develop a Five-Year Consolidated Plan to determine the most pressing needs and develop effective, place-based, market-driven strategies to meet those needs.

When developing a Consolidated Plan, the City must first analyze the needs within Meridian and then propose strategies to meet those needs. The Consolidated Plan and first-year Action Plan (2022) format is highly prescriptive, with many data points already populated into the HUD-provided template.

The Consolidated Plan and First Year Action Plan have the following parts:

- ES - Executive Summary
- PR – The Process
- NA - Needs Assessment
- MA - Market Analysis
- SP - Strategic Plan
- AP – 2022 Annual Action Plan

The **Housing Needs Assessment (NA)** and **Housing Market Analysis (MA)** outline levels of relative need in affordable housing, homelessness, special needs, and community development. This information is gathered through several methods, including consultation with local agencies, public outreach, a review of demographic and economic data sets, and a housing market analysis.

The **Strategic Plan (SP)** details how the City will address its priority needs and utilize funding over the next five years. The strategies must reflect the current condition of the market, expected availability of funds, and local capacity to administer the plan. The **Annual Action Plan (AAP)** describes funding and projects in 2021 and gives a more specific look into how the program will operate.

Consistent with HUD's mission, the City works to increase homeownership, support community development, and increase access to affordable housing free from discrimination. The City will embrace a high standard of ethics, management, and accountability in undertaking this work. The City will continue

to form new partnerships that leverage resources and improve HUD's effectiveness at the community level.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Meridian's 2022-2026 Consolidated Plan is a five-year strategic plan that provides an outline of actions for the community as it works toward meeting the housing and community development needs of its low and moderate-income and special needs households. The plan's development includes a profile of the community and its economy, an assessment of housing and community development needs, and the development of long-range strategies to meet those needs.

The Consolidated Plan serves the following functions:

- A planning document for the City, which builds on a participatory process among citizens, organizations, businesses, and other stakeholders;
- A submission for federal funds under HUD's formula grant program for jurisdictions;
- A strategy to be followed in carrying out HUD programs; and
- A management tool for assessing performance, tracking success, and determining the course of future Consolidated Plans.

The Consolidated Plan for fiscal years 2022-2026 was prepared in accordance with Sections 91.100 through 91.230 of HUD's Consolidated Plan Final Rule.

Below are the HUD objectives and the City's projected outcomes over the 5-year Consolidated Plan:

1. **Provide decent housing** by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
2. **Provide a suitable living environment** through safer, more livable neighborhoods, greater integration of LMI residents throughout Meridian, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
3. **Expand economic opportunities** through homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

3. Evaluation of past performance

At the end of its program year, Meridian is required to provide an annual report to HUD that summarizes its performance for the program year. This report is called the **Consolidated Annual Performance Evaluation Report (CAPER)**.

The performance report (CAPER) must include a description of the resources made available, the investment of available resources, the geographic distribution and location of investments, the families

and persons assisted (including the racial and ethnic distribution of persons assisted), the actions taken to affirmatively further fair housing, and other actions indicated in the Strategic Plan and the Action Plan.

Performance reporting meets three basic purposes:

1. Provides HUD with the necessary information to meet its statutory requirement to assess each grantee's ability to carry out relevant CPD programs in compliance with all applicable rules and regulations;
2. Provides information necessary for HUD's Annual Report to Congress, also statutorily mandated; and,
3. Provides grantees an opportunity to describe to citizens their successes in meeting objectives stipulated in their Consolidated Plan.

4. Summary of citizen participation process and consultation process

Citizen participation includes actively encouraging citizens, particularly the low and moderate-income population, to participate in the planning process for the five-year Consolidated Plan, the Annual Action Plan, the submission of Substantial Amendments, and the development of the Consolidated Annual Performance Report (CAPER).

The City encouraged and sought broad participation but especially encouraged participation from low- and moderate-income persons, residents of predominantly low- and moderate-income neighborhoods, minorities, non-English speaking persons, persons with disabilities, public housing residents, local and regional institutions, businesses, developers, and nonprofit organizations.

All public meetings were held in a location convenient to residents, particularly potential or actual beneficiaries

Citizen participation played a vital role in the needs assessment, market analysis, and the construction of the goals and priorities featured in the Consolidated Plan.

5. Summary of public comments

Meridian accepts and records all comments. All comments and results from the online survey were recorded and utilized in helping to form the priorities, goals, and activities for the Consolidated Plan.

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

Meridian accepts and records all comments. All comments and results from the online survey were recorded and utilized in helping to form the priorities, goals, and activities for the Consolidated Plan.

7. Summary

Meridian has a revised Citizen Participation Plan (CPP) implemented and adopted in conjunction with the 2022-2026 Consolidated Plan. The CPP provides the framework for public input into the allotment of

CDBG funds granted to the City. Meridian's CPP is used to guide how it gives notice and outreach to residents for public hearings regarding all aspects of the CDBG process.

THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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
CDBG Administrator	MERIDIAN	Economic Development, Mayor's Office

TABLE 1 – RESPONSIBLE AGENCIES

Narrative

The Meridian CDBG Program falls under the Mayor's Office. The Program works closely with the Community Development Department, Planning Division staff, and Economic Development Division staff, as well as other Departments in the City such as Public Works, Finance, and Parks and Recreation.

Consolidated Plan Public Contact Information

Crystal Campbell

Community Development Program Coordinator
Community Development Department
City of Meridian
33 E. Broadway Avenue
Meridian, ID 83642
208-489-0575

1. Introduction

The City encourages a high level of agency consultation to best identify and address priority needs. This process ensures the participation of non-profit organizations and private citizens along with public agencies in a collaborative effort. In consultation with local partners, the City prioritized the community's needs.

The City of Meridian conducted outreach and consultation efforts with citizens, local municipal officials, non-profit agencies, public housing agencies, governmental agencies, private organizations, and the Continuum of Care in preparing this Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

While there are no public housing units in Meridian, an estimated 10 percent of the housing authority's total voucher supply are used within Meridian City limits. The City collaborated with the Ada County Housing Authority (ACHA), the local public housing authority, to assist the City in better understanding ACHA's resources and needs. ACHA and the City are both involved with the CoC. The CoC meetings provide an opportunity to collaborate with regional and local housing providers (public, non-profit, and private) and health and social service agencies (including private and non-profit mental health, emergency, and healthcare providers).

Additionally, the City has developed a socioeconomic profile of Meridian that will identify gaps in service, likely partnerships, and needs of the community. The City is dedicated to extending further support to organizations that help meet the community's identified needs.

One need that is readily apparent is the **need for housing affordability and rental support**. Meridian is dedicated to increasing its affordable housing inventory to ensure residents of all income levels can find housing in Meridian and provide necessary supportive services. City staff will continue to stay engaged with the housing affordability and supportive service community so the City can better provide important tools and resources to affordable housing developers and supportive service providers.

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

The City participates in the CoC, locally branded as **Our Path Home Connect**, which includes staff members from neighboring communities along with healthcare, foster care and other youth programs, mental health providers, Ada County, law enforcement, nonprofit providers, state departments, and school districts among other entities.

In 2017, **Our Path Home Connect** launched coordinated entry, which provides a single point of entry for households experiencing homelessness. Due to the data collected through coordinated entry, Our Path Home Connect has identified four strategic initiatives:

1. End family homelessness,
2. Prevent first-time homelessness,
3. Expand supportive housing opportunities, and
4. Evolve the partnership.

The involvement of foster care and other youth programs has encouraged the City to further evaluate the non-traditional homelessness experienced by youth and their families in Meridian.

The City has also updated internal policies to include a representative from the CoC to provide feedback on the current needs to the CDBG Scoring Committee, which reviews applications for CDBG funding and recommends projects to be funded. This collaboration provides an opportunity to involve the CoC in the planning process and identify projects that will address the needs of those who are currently or at risk of homelessness.

Additionally, the City acts as a liaison between the Behavioral Health Board (BHB) and the CoC. The BHB is facilitated by Central District Health (CDH) and is comprised of 23 stakeholders, advocates, and professionals including the Idaho Department of Corrections for adults, Boise Police Department, and Adult Mental Health staff that are responsible for discharging participants from state-run psychiatric facilities, and Children's Mental Health staff that work with families in crisis. Involvement with this group allows the City to understand the broader needs of the community as related to behavioral health in general and specifically for those who are being discharged from institutional settings such as mental health facilities and corrections program.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Meridian does not receive ESG funds; the state is the only recipient.

Allocation of ESG is discussed at the CoC meetings, which Meridian staff attend. The City leverages the CoC's strategy for use of ESG funds by funding homeless prevention activities. The City does not have any emergency shelters and the Rapid Rehousing (RRH) program serves countywide. The City continues its work with the Executive and Data and Performance Management Committees of the CoC to provide feedback on changes to the HMIS and data management process of the CoC.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

1	Agency/Group/Organization	City of Meridian
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Meridian provided insight into planning and zoning regulations, building code, disaster recovery, housing affordability, population growth, and the needs of low- to moderate-income residents.

Identify any Agency Types not consulted and provide rationale for not consulting

The City continues to consult with all required organizations in helping to formulate a strategy for the efficient use of HUD Community Development Block Grant (CDBG) funds. Every agency identified was offered an opportunity to participate in the development of the plan. While no agencies were left out, the City does not have a citizen's advisory group to consult with.

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	Our Path Home	

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Narrative (optional):

Meridian is focused on providing a wide opportunity for residents to participate in the Consolidated Planning process. The City consulted with a variety of stakeholders including broadband service providers and emergency management departments. It will continue to do so on an annual basis during the development of subsequent Annual Action Plans (AAP) in the future.

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

Citizen participation includes actively encouraging citizens, particularly the low and moderate-income population, to participate in the planning process for the five-year Consolidated Plan, the Annual Action Plan, the submission of Substantial Amendments, and the development of the Consolidated Annual Performance Report (CAPER). All notices of public meetings relating to this process are published in the local newspaper before the public meeting. According to HUD guidelines, the Consolidated Plan and First-Year Action Plan draft was posted on the City's website, made known to grant subrecipients, and noticed in the local newspaper.

The City encouraged and sought broad participation but especially encouraged participation from low- and moderate-income persons, residents of slum and blighted areas, residents of predominantly low- and moderate-income neighborhoods, minorities, non-English speaking persons, persons with disabilities, public housing residents, local and regional institutions, businesses, developers, nonprofit organizations, philanthropic organizations, and community or faith-based organizations.

All public meetings are held in a location convenient to residents, particularly potential or actual beneficiaries. Meetings are held at times to provide maximum flexibility for an array of citizen schedules. Attention is given to ensure meeting times increase the probability of full citizen participation.

Additionally, the Consolidated Plan and Action Plan can be available in Spanish upon request. All Public Hearings and Comment Periods are advertised in the local newspaper of general circulation.

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)

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

NEEDS ASSESSMENT

NA-05 OVERVIEW

Needs Assessment Overview

The Needs Assessment (NA) of the Consolidated Plan provides a profile of the City's population, median income, household demographics, housing problems, cost burden, and crowding. HUD Comprehensive Housing Affordability Strategy (CHAS), American Community Survey (ACS), and Census data were used to help assess the City's priority needs, which will form the basis for the Strategic Plan and the activities that will be supported with CDBG funding.

Key data from the 2016—2020 ACS 5-Year Narrative Profile

- In 2016-2020, there were 38,049 households in Meridian, Idaho. The average household size was 2.82 people.
- In Meridian, Idaho, **36.7% of all households have one or more people under the age of 18**; 24.3% of all households have one or more people 65 years and over.
- There are **1,422 grandparents** lived with their grandchildren under 18 years old. Of those grandparents, **47.2% were responsible for the basic needs of their grandchildren.**

Poverty

- In 2016-2020, 6.5% of people were in poverty. An estimated **6.8% of children under 18 were below the poverty level**, compared with 4.9% of people 65 years old and over. An estimated 6.7% of people 18 to 64 years were below the poverty level.
- **5.1% of households received SNAP** (the Supplemental Nutrition Assistance Program).
- 60.2% of households that received SNAP had children under 18
- 24.5% of households that received SNAP had one or more people 60 years and over.
- 25.9% of all households receiving SNAP were families with a female householder and no spouse present.
- 48.1% of households receiving SNAP had two or more workers in the past 12 months.

Income

- The median income of households in Meridian city, Idaho was \$76,403.
- An estimated **3.7% of households had income below \$10,000 a year** and 9.0% had an income of \$200,000 or more.

Earnings

- An estimated 82% of households received earnings. An estimated **26.3% of households received Social Security** and an estimated 20.4% of households received retirement income other than

Social Security. **The average income from Social Security was \$22,488.** These income sources are not mutually exclusive; that is, some households received income from more than one source.

Meridian

Hispanic origin and Race

For people reporting one race alone,

- 89.5% were White;
- 1.0% were Black or African American;
- 0.4% were American Indian and Alaska Native;
- 2.5% were Asian;
- 0.1% were Native Hawaiian and Other Pacific Islander,
- 1.0% were Some other race.

An estimated 5.5% reported Two or more races.

- An estimated 8.0% of the people in Meridian were Hispanic or Latino. People of Hispanic origin may be of any race.
- 84.9 percent of the people in Meridian were White alone, non-Hispanic.

Nativity and Foreign Born

- In 2016-2020, an estimated 95.5% of the people living in Meridian, Idaho were U.S. natives. 44.8% of the Meridian population were living in the state where they were born.
- Approximately **4.5% of Meridian residents in 2016-2020 were foreign-born.**
- 69.5% of foreign-born were naturalized U.S. citizens and an estimated **87% entered the country before the year 2010.**

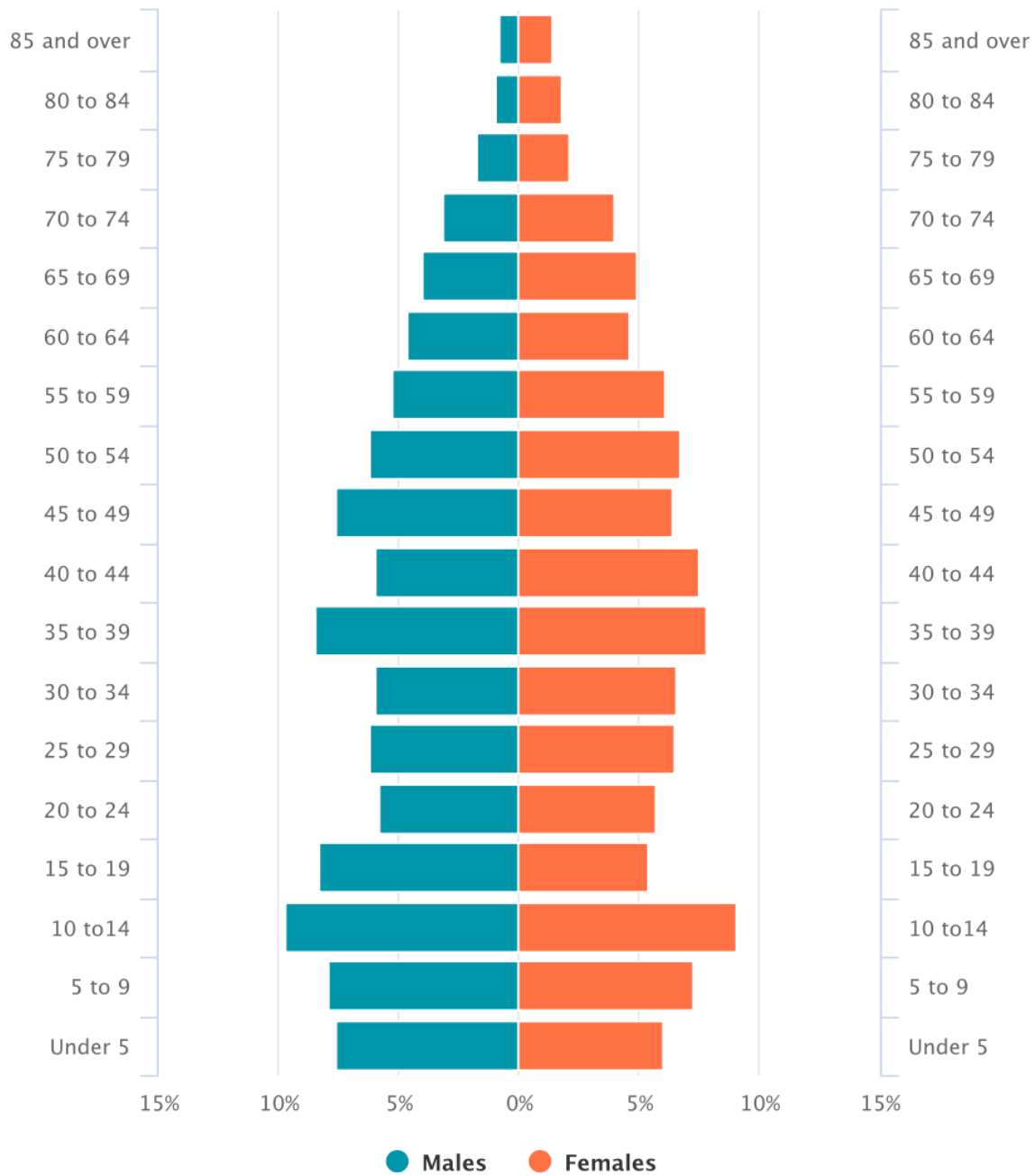
Language

- Among people at least five years old living in Meridian in 2016-2020, **6.3% spoke a language other than English at home.** Spanish was spoken by 2.4% of people at least five years old; 1.8% reported that they did not speak English "very well."
- 2.4% spoke other Indo-European languages.

Disability

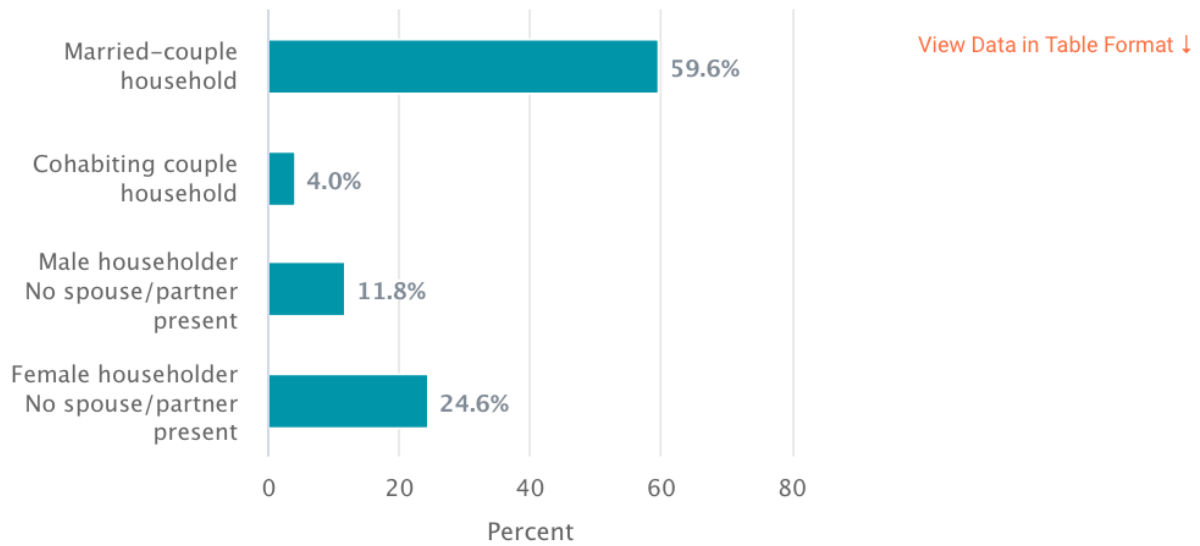
- In Meridian, among the civilian noninstitutionalized population, **8.2% reported a disability.** The likelihood of having a disability varied by age - from 2.5% of people under 18 years old, to 7.2% of people 18 to 64 years old, and to 26.2% of those 65 and over.

Population by Age and Sex for Meridian city, Idaho in 2016-2020



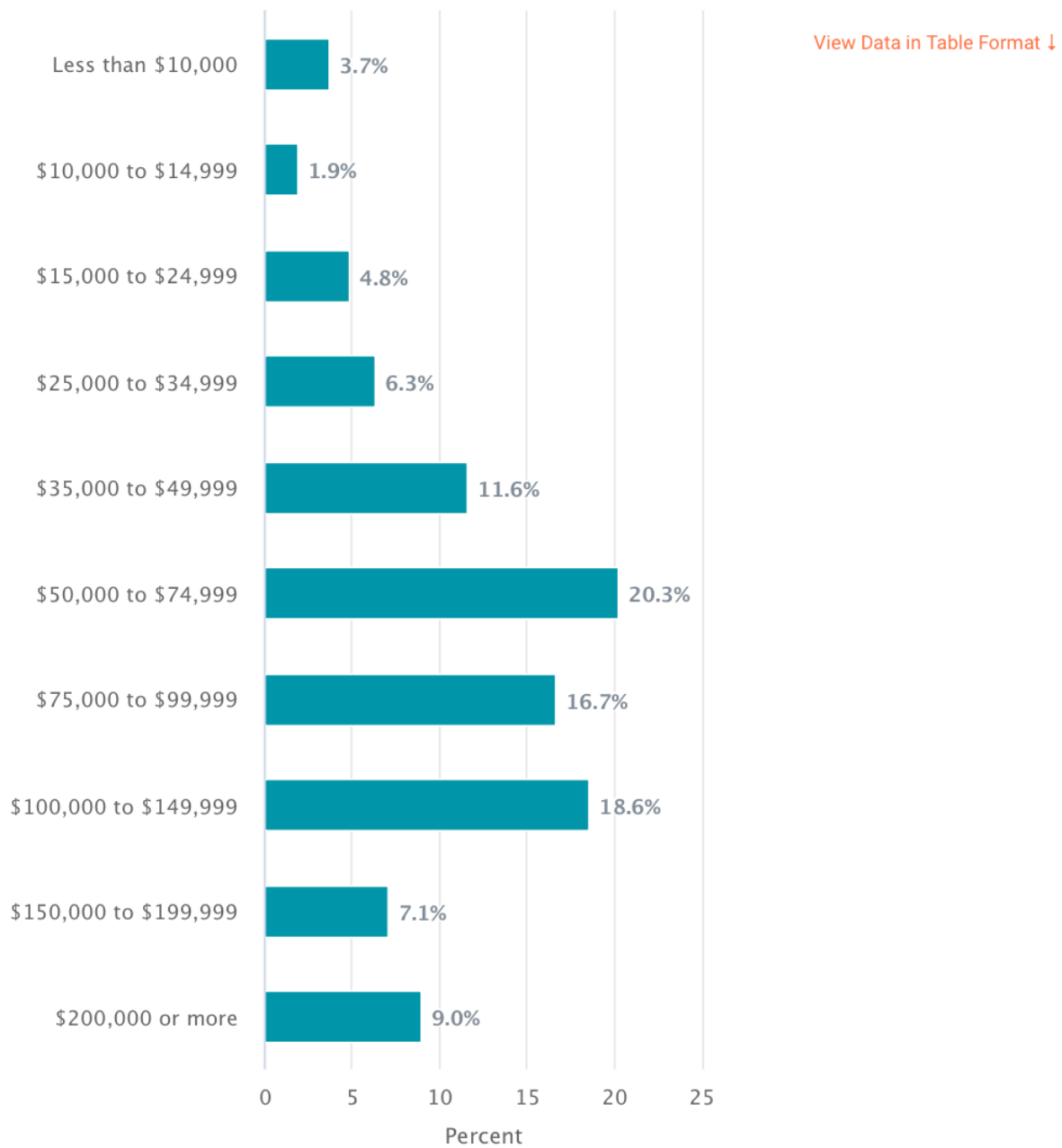
Population and Sex

Types of Households in Meridian city, Idaho in 2016-2020



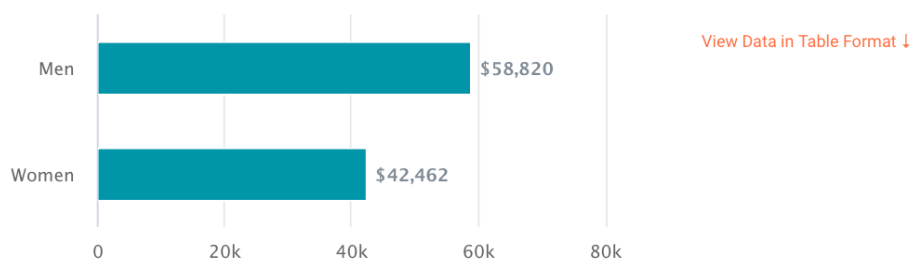
Types of Households

Household Income in Meridian city, Idaho in 2016-2020

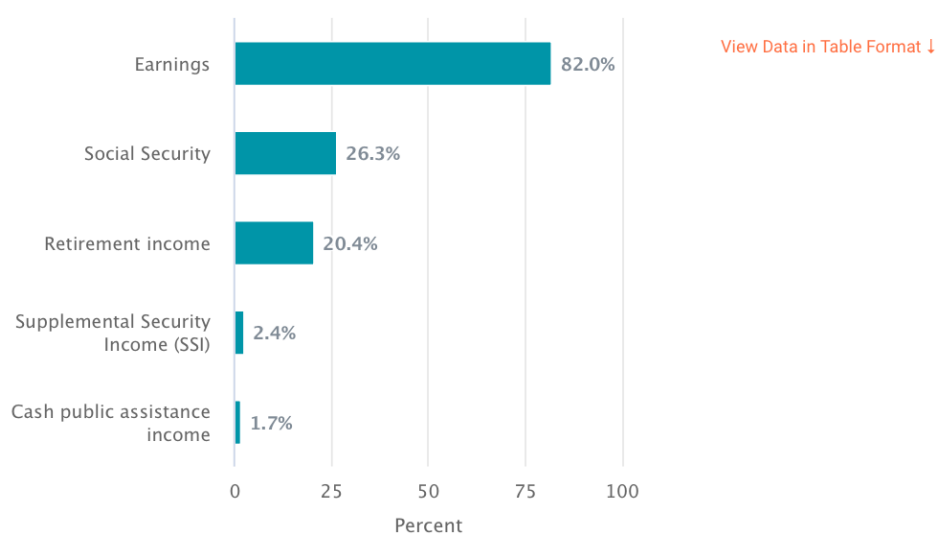


Household Income

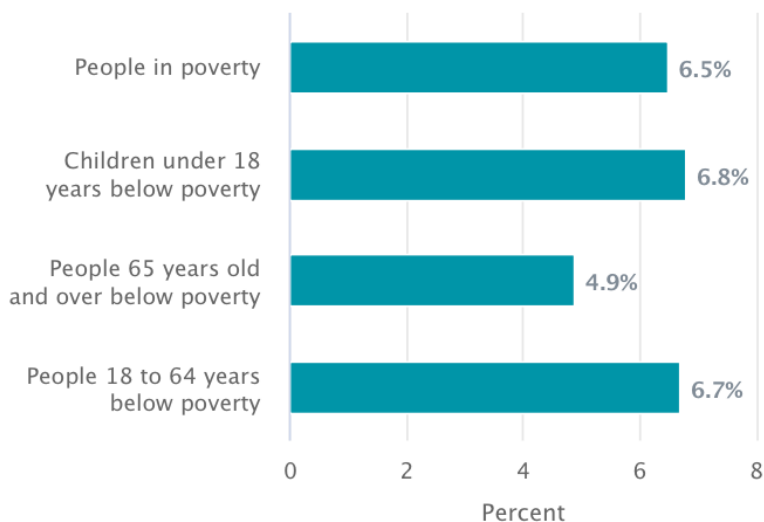
Median Earnings for Full-Time Year-Round Workers by Sex in Meridian city, Idaho in 2016-2020



Proportion of Households with Various Income Sources in Meridian city, Idaho in 2016-2020

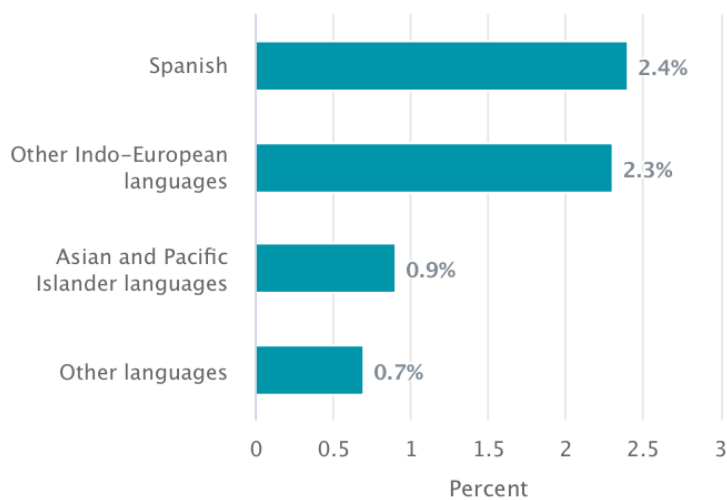


Poverty Rates in Meridian city, Idaho in 2016-2020



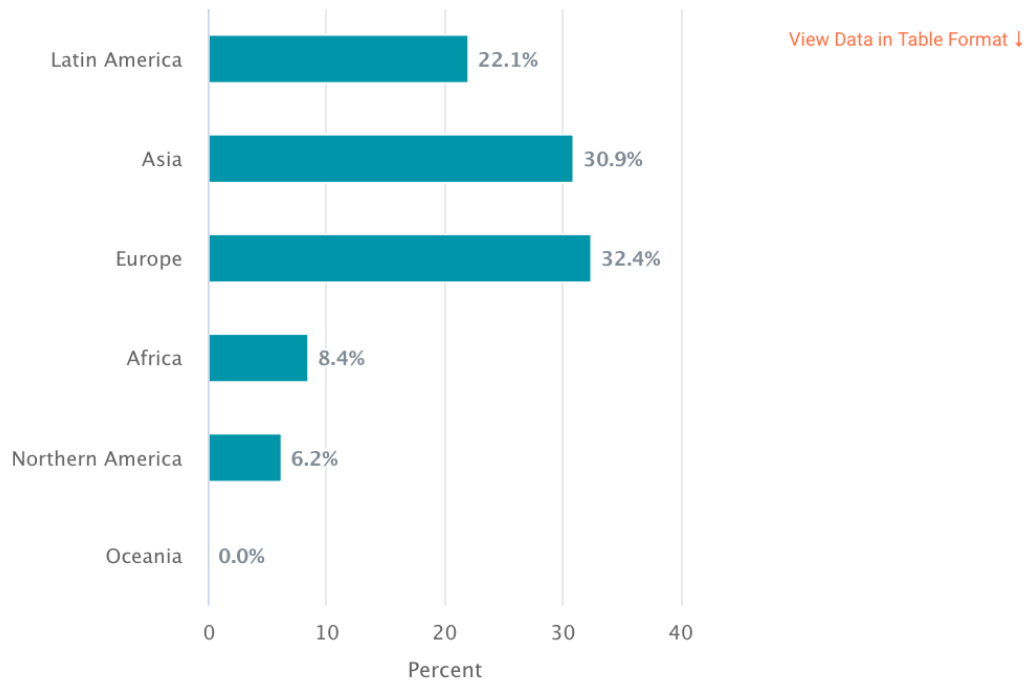
[View Data in Table Format ↓](#)

Percent of the Population 5 years and over who Speak a Language other than English in Meridian city, Idaho in 2016-2020



[View Data in Table Format ↓](#)

Region of Birth for the Foreign-Born Population in Meridian city, Idaho in 2016-2020



Summary of Housing Needs

In 1990, Congress passed the National Affordable Housing Act, which required that State and local governments participating in selected HUD grant programs prepare a **Comprehensive Housing Affordability Strategy (CHAS)**. The CHAS was meant to serve as the strategic guide for housing and community development activities, particularly activities funded by HUD grants and targeted to low- and moderate-income households.

To support this analysis, HUD and the Census Bureau produced custom tabulations of the 1990 Census that provided grantees with information about low- and moderate-income households' housing needs. As a planning document, the CHAS was superseded in 1995 by the Consolidated Plan, but the Census data's custom tabulations continue to be known as the "CHAS data." The CHAS data were updated following the Census 2000, and in 2009 they were updated to rely on the **American Community Survey (ACS)**, the Census Bureau's new annual survey that replaced the long form of the decennial Census. The CHAS data combine ACS microdata with **HUD-adjusted median family incomes (HAMFI)** to estimate the number of households that qualify for HUD assistance. The CHAS data also incorporate household characteristics (race/ethnicity, age, family size, disability status) and housing unit characteristics (such as the number of bedrooms and rent/owner costs).

HUD-Adjusted Median Family Incomes (HAMFI)

If the terms "area median income" (AMI) or "median family income" (MFI) are used in the CHAS, assume it refers to HAMFI. This is the median family income calculated by HUD for each jurisdiction to determine Fair Market Rents (FMRs) and HUD programs' income limits. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number) due to a series of adjustments that are made.

The Community Housing Affordability Strategy (CHAS) evaluates the conditions of families in the lower 80% of the Housing Affordability Median Income for the area.

Income Category

- | | |
|--------------------------|------------------|
| • Extremely low-income | 30% HAMFI |
| • Very low-income | >30% - 50% HAMFI |
| • Low income | >50% - 80% HAMFI |
| • Low- and middle-income | <100% HAMFI |
| • Upper income | >100% HAMFI |

The most relevant income category is 80% of HAMFI because most HUD programs base eligibility on this threshold generally referred to as **low- to moderate-income**.

It is critical to understand how the US Department of Housing and Urban Development (HUD) evaluates income within a community. HUD sets income limits that determine eligibility for assisted housing

programs including the Public Housing, Section 8 project-based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs.

In 2021 A family in Meridian is considered low- to moderate-income (80% HAMFI) if they make;

- \$47,150 as a single person household
- \$53,900 as a two person household
- \$60,650 as a three person household
- \$67,350 as a four person household
- \$72,750 as a five person household
- \$78,150 as a six person household

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	62,421	91,915	47%
Households	21,910	33,200	52%
Median Income	\$64,861.00	\$64,375.00	-1%

TABLE 5 - HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,265	2,475	6,040	3,425	18,000
Small Family Households	595	875	2,270	1,290	9,665
Large Family Households	230	210	580	550	2,250
Household contains at least one person 62-74 years of age	820	700	1,285	475	3,170
Household contains at least one person age 75 or older	460	405	565	300	1,015
Households with one or more children 6 years old or younger	395	390	1,130	694	3,395

TABLE 6 - TOTAL HOUSEHOLDS TABLE

Data Source: 2013-2017 CHAS

FY 2022 Income Limits Summary

Selecting any of the buttons labeled "Click for More Detail" will display detailed calculation steps for each of the various parameters.

FY 2022 Income Limit Area	Median Family Income Click for More Detail	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Boise City, ID HUD Metro FMR Area	\$87,500	Very Low (50%) Income Limits (\$) Click for More Detail	29,500	33,700	37,900	42,100	45,500	48,850	52,250	55,600
		Extremely Low Income Limits (\$)* Click for More Detail	17,700	20,200	23,030	27,750	32,470	37,190	41,910	46,630
		Low (80%) Income Limits (\$) Click for More Detail	47,150	53,900	60,650	67,350	72,750	78,150	83,550	88,950

NOTE: Ada County is part of the **Boise City, ID HUD Metro FMR Area**, so all information presented here applies to all of the **Boise City, ID HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Boise City, ID HUD Metro FMR Area**.

The **Boise City, ID HUD Metro FMR Area** contains the following areas: Ada County, ID; Boise County, ID; Canyon County, ID; and Owyhee County, ID.

HUD Income Limits

Key Definitions

Small Family Households (2 persons, neither person 62 years or over, or 3 or 4 persons)

Large Family Households (5 or more persons)

Elderly – People aged 62 and up. "Elderly" refers to individuals 62-74, while those 75 and up may be referred to as "extra elderly" or "frail elderly." Individuals aged 75 and up are generally recognized as a population with different needs than those 62-74, so the CHAS data separates these groups.

Other Family Households - After considering families with children and older adult households, other households can be divided into those that include multiple members of a given family and those that do not. Other family households include those such as married couples who are childless, one or more parents with adult children at home, adult siblings sharing an apartment, and householders boarding an older adult parent.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	170	15	20	0	205	0	50	0	0	50
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	0	15	15	45	0	0	10	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	80	0	25	185	15	0	10	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	690	250	235	0	1,175	680	470	305	80	1,535
Housing cost burden greater than 30% of income (and none of the above problems)	175	525	980	105	1,785	160	450	1,260	780	2,650

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	200	0	0	0	200	810	0	0	0	810

TABLE 7 – HOUSING PROBLEMS TABLE

Data 2013-2017 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	955	345	270	40	1,610	695	515	330	80	1,620
Having none of four housing problems	255	675	1,805	1,245	3,980	350	935	3,635	2,065	6,985
Household has negative income, but none of the other housing problems	200	0	0	0	200	810	0	0	0	810

TABLE 8 – HOUSING PROBLEMS 2

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	380	510	440	1,330	175	170	750	1,095
Large Related	30	70	105	205	105	115	180	400
Elderly	295	135	80	510	490	579	315	1,384
Other	245	155	630	1,030	90	100	320	510

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	950	870	1,255	3,075	860	964	1,565	3,389

TABLE 9 – COST BURDEN > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	285	120	0	405	175	45	70	290
Large Related	30	25	0	55	90	70	60	220
Elderly	225	35	0	260	345	370	15	730
Other	200	65	235	500	90	30	165	285
Total need by income	740	245	235	1,220	700	515	310	1,525

TABLE 10 – COST BURDEN > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	95	80	15	40	230	15	0	10	0	25
Multiple, unrelated family households	0	0	0	0	0	0	0	10	0	10
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	95	80	15	40	230	15	0	20	0	35

TABLE 11 – CROWDING INFORMATION – 1/2

Data 2013-2017 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

TABLE 12 – CROWDING INFORMATION – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Single persons experience a disproportionate housing cost burden across all income categories as renters. They are much more likely to be in a lower-income bracket and likely to have a cost burden.

- 190 single family household renters who are low- to moderate-income are experiencing crowding.
- 25 single family household homeowners who are low- to moderate-income are experiencing crowding.

Households and Families

In 2015-2019 ACS, there were 36,616 households in Meridian. The average household size was 2.78 people. In Meridian, single persons living alone are largely comprised of women. Single persons who are renting have a substantially higher cost burden and the single person who are homeowners.

Single-person households comprise 24.5 percent of the total households in Meridian

- Male householders comprise 8.1 percent of all Meridian residents
- Female householders comprise 18.3 percent of Meridian residents

Single household key data points from the tables above (2009-2013 ACS)

- Single-person households comprise 25% of extremely low-income renters (0-30% HAMFI)
- Single-person households comprise 40% of low-income renters with a cost burden of >50% (0 - 80% HAMFI)
- Single-person households comprise 18% of low-income homeowners with a cost burden of >50% (0 - 80% HAMFI)

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability

In an attempt to capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning;

1. Hearing,
2. Vision,
3. Cognition
4. Ambulation

Overall, the ACS attempts to capture six aspects of disability: (hearing, vision, cognitive, ambulatory, self-care, and independent living); which can be used together to create an overall disability measure, or independently to identify populations with specific disability types.

In Meridian, among the civilian noninstitutionalized population in 2016-2020, **8.2% reported a disability**. The likelihood of having a disability varied by age - from 2.5 percent of people under 18 years old, to 7.2% of people 18 to 64 years old, and to **26.2% of those 65 and over**.

Domestic Violence

Women's and Children's Alliance (WCA) provides safe housing for women in the Boise Metropolitan Area. WCA focuses on providing shelter and supportive services to individuals impacted by domestic violence and/or sexual assault. These services are provided at no-cost, and span a four-county service area representing 30% of the population of the state of Idaho. The WCA has been at the forefront of providing services to women, men and their children healing from domestic abuse and sexual assault.

The City of Meridian's CBDG program helps to support a secure outreach program at the Meridian Library.

WCA in 2020

- WCA experienced a **57% increase in the total number of calls to our 24-hour hotlines** and **84% increase in the number of calls related to domestic abuse**.
- Client Advocates attended 1,374 full hearings—a **7% increase over 2019** and the majority of those were done virtually from the WCA.
- 19 emergency intakes into shelter—**more than four times the number of that in 2019** and of similar years prior. This illustrates clearly that homes is not safe for all.

WCA provides services to residents in Meridian but does not have shelter space within the City. Meridian Police Department and the school district both work to connect families and individuals were experiencing domestic violence with the support and services provided by WCA and Faces of Hope.

WCA also is a recipient of grant funding through VAWA. The **S.T.O.P. (Services * Training * Officers * Prosecutors) VAWA program** supports communities in their efforts to develop and strengthen effective criminal justice strategies to address violent crimes of domestic violence, sexual assault, stalking, and dating violence, and the development and enhancement of victim services in cases involving these crimes.

Faces of Hope provides services to survivors of domestic violence, sexual assault, child abuse, elder abuse, and stalking. Their facility, located in Boise, is designed so that people affected by abuse can access all relevant services and help through a single door.

What are the most common housing problems?

According to the 2013-2017 ACS data tables, there are 33,200 households in Meridian. 6,464 households comprised of renters and homeowners have a housing cost burden of over 30% and account for 55% of total households. The challenges with cost burden fall most severely upon low-income households.

Most common housing problems for renters:

- 3,075 LMI homeowners with housing cost burden greater than 30%
- 1,220 LMI households who are renters with housing cost burden greater than 50%
- 205 LMI renters with substandard housing
- 185 LMI renters with overcrowding
- 45 LMI renters with severe overcrowding

Most common housing problems for homeowners:

- 3,389 LMI homeowners with housing cost burden greater than 30%
- 1,525 LMI homeowners with housing cost burden greater than 50% (and none of the other problems)
- 50 LMI homeowners with substandard housing
- 0 LMI homeowners with overcrowding
- 0 LMI homeowners with severely overcrowding

Housing affordability is the biggest challenge that low- and moderate-income residents face in Meridian.

Are any populations/household types more affected than others by these problems?

Renter households with worst-case housing needs are those with very low incomes that do not receive government housing assistance and pay more than one-half of their incomes toward rent, those that live in severely inadequate conditions, or both.

Priority problems trigger worst-case needs.

Two types of priority problems determine whether households have worst-case needs:

1. *Severe rent burden* means that a renter household pays more than one-half of its income for gross rent (rent and utilities).
2. *Severely inadequate housing*, which refers to units having one or more serious physical problems related to heating, plumbing, and electrical systems or maintenance

"Worst Case Housing Needs, 2021 Report to Congress" U.S. Department of Housing and Urban Development, Office of Policy Development and Research

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The major causes of homelessness for children in the U.S. involve both structural and individual factors, including:

1. The nation's persistently high rates of poverty for families;
2. A lack of affordable housing across the nation;
3. Continuing impacts of the Great Recession;
4. Racial disparities in homelessness;
5. The challenges of single parenting; and
6. The ways in which traumatic experiences, especially domestic violence, precede and prolong homelessness for families.

"America's Youngest Outcasts - A Report on Child Homelessness" American Institutes for Research, 2014.

Homelessness can have a tremendous impact on children – their education, health, sense of safety, and overall development. Fortunately, researchers found that children are also highly resilient. Differences between children who have experienced homelessness and low-income children who have not experienced homelessness typically diminish in the years following a homeless episode.

When compared to low-income and homeless families, children experiencing homelessness have been shown to:

- Have higher levels of emotional and behavioral problems;
- Have increased risk of serious health problems;
- Are more likely to experience separations from their families; and
- Experience more school mobility, repeat a grade, are more likely to be expelled or drop out of school, and have lower academic performance.

"National Alliance to End Homelessness"

The **McKinney-Vento Act**, which later became part of the No Child Left Behind Act (NCLB), mandates protections and services for homeless children and youth, including those with disabilities. The 2004 reauthorization of Individuals with Disabilities Education Act (IDEA) also includes amendments that reinforce timely assessment, inclusion, and continuity of services for homeless children and youth with disabilities.

McKinney-Vento Definition of Homelessness

Anyone who lacks a fixed, regular, and adequate nighttime residence including:

- Sharing the housing of others due to lack of housing, economic hardship, or similar reason
- Living in motels, hotels, trailer parks, camping grounds, due to lack of adequate alternative accommodations
- Living in emergency or transitional shelters
- Abandoned in hospitals
- Awaiting foster care placement
- Living in a public or private place not designed for humans to live
- Living in cars, parks, abandoned buildings, public train stations, etc.
- A migrant child who qualifies under any of the above

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Estimates of the at-risk population were made based on various information sources. Census, ACS, CHAS, and Point-in-Time Homeless data are used when available. If raw data is not available, information from agencies dealing with each type of client was requested based on current program usage.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing cost burden continues to be a primary risk for low-income individuals and families with children at risk of experiencing homelessness.

The National Alliance to End Homelessness states that "low-income households are typically unemployed or underemployed due to many factors, such as a challenging labor market, limited education, a gap in work history, a criminal record, unreliable transportation or unstable housing, poor health, or a disability. For those who are low-income but employed, wages have been stagnant and have not kept pace with expensive housing costs. The typical American worker has seen little to no growth in his/her weekly wages over the past three decades. Too little income combined with the dwindling availability of low-cost housing leaves many people at risk for becoming homeless."

In addition to income, other characteristics can also predispose an individual or household to homelessness, including:

- Persons leaving institutions (detox, mental hospitals, prisons, etc.)
- Households paying more than 50% of income for housing costs
- Victims of domestic violence
- Special needs populations (persons with AIDS, disabilities, drug or alcohol addiction, etc.)
- Single parent head of households who are unemployed
- People who are doubling up in unstable living arrangements (and cannot be counted as homeless)

- Families living below the poverty level

Households that exhibit one or more of these characteristics constitute a population that is "at-risk" of becoming homeless. These individuals and families are at risk of becoming homeless because they have a lesser chance of making economic improvements in their lives.

Discussion

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

CDBG entitlement communities are to provide an assessment for each of the disproportionately greater needs identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provides information for Meridian as a whole that can be useful in describing the overall need.

Income Category

- | | |
|--------------------------|------------------|
| • Extremely low-income | 30% HAMFI |
| • Very low-income | >30% - 50% HAMFI |
| • Low income | >50% - 80% HAMFI |
| • Low- and middle-income | <100% HAMFI |
| • Upper income | >100% HAMFI |

The most relevant thresholds are 50% and 80% of HAMFI because most HUD programs base eligibility on these thresholds (which are generally referred to as "very low-income" and "low-income," respectively).

Housing Problems

There are four housing problems in the CHAS data:

1. The housing unit lacks complete kitchen facilities;
2. The housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost-burdened.

A household is said to have a housing problem if they have one or more of these four problems. Overcrowding is one of the four housing problems evaluated by HUD.

HUD defines overcrowding as:

- Overcrowding - More than one person per room.
- Severe overcrowding - More than 1.5 persons per room.

HUD defines cost burden as:

- Cost burden - Monthly housing costs (including utilities) exceeds 30% of monthly income.
- Severe cost burden - Monthly housing costs (including utilities) exceeds 50% of monthly income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,990	265	1,010
White	1,785	265	805
Black / African American	0	0	0
Asian	30	0	205
American Indian, Alaska Native	0	0	0
Pacific Islander	30	0	0
Hispanic	85	0	0

TABLE 13 - DISPROPORTIONALLY GREATER NEED 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,840	635	0
White	1,770	580	0
Black / African American	0	0	0
Asian	15	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	15	0

TABLE 14 - DISPROPORTIONALLY GREATER NEED 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,840	3,195	0
White	2,700	2,800	0
Black / African American	0	0	0
Asian	35	20	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	100	285	0

TABLE 15 - DISPROPORTIONALLY GREATER NEED 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,005	2,425	0
White	940	2,245	0
Black / African American	0	0	0
Asian	35	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	100	0

TABLE 16 - DISPROPORTIONALLY GREATER NEED 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Housing Cost Burden

With the cost of housing on the rise, researchers are reexamining the 30-percent rule of thumb for measuring rental burden. HUD defines cost-burdened families as those “who pay more than 30 percent

of their income for housing” and “may have difficulty affording necessities such as food, clothing, transportation, and medical care.” Severe rent burden is defined as paying more than 50 percent of one’s income on rent.

The 30-percent rule — that a household should spend no more than 30 percent of its income on housing costs — has long been accepted in academic circles and is often included in blogs and websites on family budgeting. A recent Business Week article, however, argues that the 30-percent rule is “nearly useless.” The authors suggest that calculating housing cost burden using only income ratios oversimplifies the issue of housing affordability. Frank Nothaft, chief economist at Freddie Mac, is quoted in the article as saying, “If your income is \$500,000 a year, you can pay 40 percent and still have money left. But **if your income is \$20,000 a year, it will be hard to make ends meet if you’re paying 30 percent of your income on rent.**”

In discussing the rental affordability measurement to Business Week, David Bieri of the University of Michigan states that the 30-percent rule “[is] essentially an arbitrary number.” One of the arguments against the share of income approach is that different households earning the same annual income spend considerably different amounts of money on basic necessities. For example, **families with children spend more on clothing, food, and medical bills than do single adults.** Thus, a household with children that spends 50 percent of its income on housing might be cost burdened, whereas a single adult who earns the same salary and spends the same percentage of income on housing might not be. In addition, the share of income measure does not consider cost-of-living differences in areas where housing is expensive.

Data from the American Housing Survey and the American Community Survey indicate that severe rental burdens disproportionately impact poor families. The Worst Case Housing Needs surveys the number of very low-income families (those earning less than 50 percent of the area median income) who pay more than half their income in rent, have substandard housing conditions, or both.

Rental Burdens: Rethinking Affordability Measures, HUD PD&R Edge

It is critical to remember that while housing cost burden is an important factor in determining need and increased housing instability, there may be a larger group of residents in Meridian who are low- to moderate-income who have an affordable housing situation but are still in financial distress.

Discussion

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10% or more) than the income level as a whole.

Severe housing problems include:

- Overcrowded households with 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Households with cost burdens of more than 50% of income

Generally, severe housing problems in Meridian are caused by severe housing cost burdens of more than 50% of income.

The "2019 County Health Ranking Key Report" by the Robert Wood Johnson Foundation found that "many households are just one unforeseen event – an illness, job loss, financial crisis, or even a drop-in hour at work – from losing their home. The risk for homelessness is especially high for low-income families spending more than half of household income on housing costs. Families that face insecure housing, forced moves, or homelessness are more likely to experience poor mental or physical health and preventable hospitalizations. For children in these families, experiencing homelessness can also be harmful to brain and body function and development, with lifelong and cumulative negative health outcomes for the child, the family, and the community."

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,650	605	1,010
White	1,450	605	805
Black / African American	0	0	0
Asian	30	0	205
American Indian, Alaska Native	0	0	0
Pacific Islander	30	0	0
Hispanic	85	0	0

TABLE 17 – SEVERE HOUSING PROBLEMS 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	860	1,610	0
White	805	1,540	0
Black / African American	0	0	0
Asian	0	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	15	0

TABLE 18 – SEVERE HOUSING PROBLEMS 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	600	5,440	0
White	580	4,925	0
Black / African American	0	0	0
Asian	20	30	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	0	385	0

TABLE 19 – SEVERE HOUSING PROBLEMS 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	120	3,310	0
White	120	3,065	0
Black / African American	0	0	0
Asian	0	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	115	0

TABLE 20 – SEVERE HOUSING PROBLEMS 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

A disproportionately greater number of housing problems would exist when members of any particular racial or ethnic group at an income level experience housing problems at a rate greater than 10% of the percentage of the same racial or ethnic group population as a whole.

There is minimal statistical variation in the overall population estimates and those broken down by low- to moderate-income levels. Generally, white alone residents are slightly more likely to not be low- to moderate-income. There is no racial disparity in Meridian, which meets the HUD definition.

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section evaluates the housing cost burden from a racial or ethnic group perspective. Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For homeowners, housing costs include mortgage payments, taxes, insurance, and utilities.

A disproportionate greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole.

HUD defines cost-burdened families as those “who pay more than 30 percent of their income for housing” and “may have difficulty affording necessities such as food, clothing, transportation, and medical care.” Severe rent burden is defined as paying more than 50 percent of one’s income on rent.

The tables display cost burden information for Meridian and each racial and ethnic group.

Cost Burden is described in the tables as:

- No cost burden (less than 30%)
- Cost burden (30-50%)
- Severe cost burden (more than 50%)
- No/negative income.

No/negative income households are those whose income is zero or negative due to self-employment, dividends, and net rental income. These households are not included in the other two categories but still require housing assistance and are counted separately.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	23,620	5,550	2,840	1,185
White	21,640	5,125	2,590	980
Black / African American	110	0	0	0
Asian	380	185	50	205
American Indian, Alaska Native	25	0	0	0
Pacific Islander	0	0	30	0

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Hispanic	1,095	200	145	0

TABLE 21 – GREATER NEED: HOUSING COST BURDENS AMI

Data Source: 2013-2017 CHAS

Discussion:

Disparity

A disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole. Within Meridian, no groups meet this HUD definition because the minority populations make up such a small part of the total population.

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

A disproportionately greater number of housing problems would exist when members of any particular racial or ethnic group at an income level experience housing problems at a rate greater than 10% of the percentage of the same racial or ethnic group population as a whole.

If they have needs not identified above, what are those needs?

Meridian does not have any groups that have disproportionately greater needs than the needs of any income category as a whole.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

To assist communities in identifying **racially/ethnically-concentrated areas of poverty (R/ECAPs)**, HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: HUD defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. HUD supplements this with an alternate criterion because overall poverty levels are substantially lower in many parts of the country. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Meridian has no current nor past R/ECAP areas in mapping provided by HUD Open Data.

Introduction

Boise City/Ada County Housing Authorities (BCACHA) provide affordable housing-related assistance to over 2,600 individuals and families every month, serving people with low and moderate incomes throughout Ada County. The Boise City Housing Authority and Ada County Housing Authority are legally separate, operated through a Joint Powers Agreement with a single staff overseen by a Board of Commissioners appointed and confirmed by the Mayor and City Council of Boise and the Ada County Commissioners.

In Ada County, BCACHA is responsible for delivering a number of federally funded programs, as well as housing authority bond-financed affordable housing developments for Boise, Garden City, Eagle, Star, Meridian, and Kuna. The service area holds a population of over 440,000 people and covers over 1052 square miles.

BCACHA does not manage or administer any housing units within the City of Meridian. Information on BCACHA in this section helps to illuminate the choices that are available to Section 8 voucher holders who may want to use BCACHA housing units and some programs. However, this would require the participant to move outside of Meridian.

Housing Choice Vouchers

BCACHA administers federally funded programs to provide monthly rental assistance to qualified tenants in privately owned rental housing. The Housing Choice Voucher Program provides qualified participants with a housing voucher that can be used in a variety of rental dwellings and locations with almost any property owner who is willing to participate in the program.

Low Rent Public Housing

The Low Rent Public Housing program provides housing in apartments and duplexes for qualified low-income families, including seniors and those with a disabling condition. The public housing program is federally subsidized and is targeted to provide suitable living environments free from discrimination.

Market-Rate Housing

BCACHA owns and maintains an inventory of market-rate rental housing options. Properties are scattered throughout Boise.

Project-Based Vouchers

BCACHA provides 40 Project-Based Vouchers for residents of a new permanent supportive housing project, New Path Community Housing. These

vouchers help sustain the area’s first “Housing First” project, providing housing and supportive services to the most vulnerable in our community. The Housing Authority will cover most of the rent and utilities for the community once it becomes occupied.

Home Ownership and Family Self-Sufficiency Programs

The FSS program enables families who are participants in the Housing Choice Voucher program to link with local career counselors, training and educational programs, and job search and retention services to become self-sufficient within five years. Additionally, a variety of programs administered through the Housing Authority has enabled families to attain homeownership.

Supportive Housing Programs

BCACHA also provides assistance through these innovative programs:

- CHOIS (Coordinated Housing Options & Individualized Services),
- Shelter Plus Care,
- HUD-VASH (Veterans Affairs Supportive Housing),
- HOPWA (Housing Opportunities for Persons Living with AIDS/HIV),
- VAWA (rental assistance through the Office on Violence Against Women), and
- Allumbaugh House (the region’s no-cost sub-acute mental health and detoxification center with services provided through Terry Reilly Health Services).

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	10	725	0	704	0	1	0

TABLE 22 - PUBLIC HOUSING BY PROGRAM TYPE

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	17,719	12,641	0	12,395	0	18,864
Average length of stay	0	0	6	6	0	6	0	3
Average Household size	0	0	2	2	0	2	0	2
# Homeless at admission	0	0	0	1	0	1	0	0
# of Elderly Program Participants (>62)	0	0	1	137	0	134	0	0
# of Disabled Families	0	0	2	320	0	316	0	1
# of Families requesting accessibility features	0	0	10	725	0	704	0	1
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

TABLE 23 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	10	658	0	640	0	1	0
Black/African American	0	0	0	34	0	31	0	0	0
Asian	0	0	0	10	0	10	0	0	0
American Indian/Alaska Native	0	0	0	18	0	18	0	0	0
Pacific Islander	0	0	0	5	0	5	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

TABLE 24 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	56	0	55	0	1	0
Not Hispanic	0	0	10	669	0	649	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

TABLE 25 – ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any housing that receives federal assistance, including public housing. PHAs are required to assess the needs of current tenants and applicants on its waiting list for accessible units and the extent to which the needs have not been met. In the event a tenant or applicant does require an accessibility modification or accommodation, the housing authorities provides the assistance necessary to ensure that the tenant or applicant maintains a safe and healthy living environment.

According to BCACHA, as of April 2022,

- 30% of applicants on the Public Housing waiting list reported being elderly; and
- 82.5% reported having a disability.

There are 564 households on the Public Housing and Section 8 New Construction waiting lists. These high-rise buildings are designated for the elderly and/or disabled. Waiting lists are maintained by date and time of application only, and BCACHA does not track the number of applicants needing an accessible unit. Twenty-one (21) of the housing authority-owned units are accessible – 6/93 at Capitol Plaza, 4/67 at Franklin Plaza, 10/80 at Shoreline Plaza, and 1/10 at our scattered site properties. When an elderly or disabled applicant reaches the top of the waiting list, a resident in an accessible unit is transferred to a non-accessible unit and the applicant needing the features of the accessible unit is moved in.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any housing that receives federal assistance, including public housing. PHAs are required to assess the needs of current tenants and applicants on its waiting list for accessible units and the extent to which the needs have not been met. In the event a tenant or applicant does require an accessibility modification or accommodation, the housing authorities provides the assistance necessary to ensure that the tenant or applicant maintains a safe and healthy living environment.

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Most immediate needs of residents of Public Housing and Housing Choice voucher holders

According to staff at BCACHA, the greatest need of voucher holders is the ability to find vacant and affordable rental units. Voucher holders who are successful in finding a rental still have to qualify for the unit by meeting the landlord's screening criteria and voucher program requirements. As rents continue to increase across our community, it becomes even more difficult for voucher holders to locate housing options that will work with the voucher. The most common needs for applicants, other than a safe and affordable housing unit, are self-sufficiency programs that promote financial responsibility, employment opportunities, and healthy lifestyle concepts. ACHA partners with local agencies to address other immediate needs of residents.

As of March 2022, there were a total of 2,500 applicants on ACHA's Housing Choice Voucher waiting list. This includes 20% elderly households, 49% disabled households, and 48% families with minor children. For families on the waiting list, the most immediate need is access to affordable rental housing. **Applicants residing in Meridian represent 12% of the households on the waiting list.**

How do these needs compare to the housing needs of the population at large

Households on the waiting list for public housing and tenant-based rental assistance share the same need of the population at large for decent affordable housing, including housing with accessibility features for people with disabilities and for seniors. Low wage earners have a high reliance upon public transportation, which can be challenging for households residing outside of the Boise area. BCACHA participants have the advantage of receiving affordable housing payments, which other extremely low- and very low-income households do not.

While most extremely-low and low-income renter households live in older buildings, other renter households had a somewhat larger amount of housing choices. However, these choices were still constrained by factors like availability, affordability, credit and criminal checks, and location.

Discussion

BCACHA owns, manages, and maintains 250 public housing units for low-income households. BCACHA does not manage or administer any housing units within the City of Meridian.

- 160 units are for elderly/disabled (Low Rent Public Housing)
- 80 units are HUD-assisted elderly/disabled (Section 8 New Construction Program)
- 10 units for families on scattered Sites (Low Rent Public Housing)
- 187 market rate housing units
- 4 units for Permanent Supportive Housing
- 441 total owned units, all managed by BCACHA

The **Section 8 Housing Choice Voucher Program** serves approximately 2,230 low-income households throughout Ada County (**156 Meridian households**). This program allows clients to choose affordable rental units that meet program requirements within Ada County. Once an affordable rental unit has been identified the household may pay a portion of the rent, based on income. BCACHA provides the Section 8 rental subsidy portion to the landlord.

Actions to address the needs of public housing include:

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

BCACHA launched a **Landlord Incentive Program** aimed at increasing affordable housing options for voucher holders. The program resulted in housing an additional 56 households within 6 months. Staff also conducted outreach to local landlords to develop and enhance relationships in order to increase the number of participating landlords.

The BCACHA entered into a sub-recipient agreement with Ada County in response to the COVID-19 pandemic, to administer **\$12.7 million** of the **Emergency Rental Assistance Program (ERAP)** to help Ada County residents pay rent and utility costs in order to maintain housing stability. As of January 31, 2022, the initial round of funding received for the program was 100% expended and resulted in serving 2,784 households. BCACHA has received additional funding beyond the initial award and continues to support households who have been affected by the pandemic. **Approximately 20% of assisted households were Meridian residents.**

Introduction:

The U.S Department of Housing and Urban Development (HUD) funds local homeless assistance and prevention networks called Continuums of Care (CoC). Idaho is divided into two CoCs: **Boise City Ada County (Region Seven)** and Balance of State (Regions One through Six). In addition to organizing, delivering, and reporting on housing and services for people who are experiencing homelessness, CoCs are required to complete a one-night point-in-time count of homeless persons during the last ten days in January. Idaho’s annual Point-In-Time (PIT) count was conducted on the night of **February 23, 2022**.

The data from PIT Counts helps determine the amount of funding awarded for homeless programs, reports changes among the homeless population and raises public awareness of homelessness. Data from the one-night PIT count and the longitudinal data collected by the Homeless Management Information System (HMIS) are the primary sources used to measure the progress in meeting the national strategic goal of preventing and ending homelessness.

The primary goal of the PIT Count is to provide a one-night “snapshot” of the number of people who are homeless who are either living on the streets, in places not meant for habitation, or are currently residing in emergency shelters or homeless transitional housing projects.

HUD’s definition of homelessness for the PIT count does not include persons who may be staying with friends or relatives, in a hotel/motel, in a treatment facility, or in jail. While persons in these circumstances may be at imminent risk of becoming homeless, the focus of the **PIT Count is to identify those already experiencing homelessness**.

Using HUD’s definition of homelessness for the PIT count, CoCs are instructed to count all adults, children in households, and unaccompanied youth who, on the night of the count, reside in one of the places described below:

- An unsheltered homeless person resides in a place not meant for human habitation, a vehicle, or the streets. This count includes people in temporary tents, encampments, and warming centers.
- A sheltered homeless person resides in an emergency shelter, transitional housing, or supportive housing for homeless persons who originally came from the streets or emergency shelters.

Due to the nature of a one-night count, the uses of the PIT Count data and its limitations should be noted. It is understood that a one-night point in time count has limitations and in any given year may under-count or over-count the population of those who are homeless when compared to

data collected over a more extended period of time or at other periodic intervals. The most significant value of the PIT Count is that it is an unduplicated count of both sheltered and unsheltered persons experiencing homelessness on one night. Decreases or increases in the number of persons counted from year to year may indicate a change in the homeless population, external circumstances, or both.

External factors affecting the count include the number of organizations participating in the count, persons who are homeless not accessing shelter or services during the count, volunteers experiencing difficulty finding those who are living on the street who agree to be surveyed, weather or natural disasters, community events, and new or closed projects.

The NA-40 Homeless Needs Assessment data represents the point-in-time count for all of Region 7. Data listed is for Region 7, including Ada County, City of Boise, and City of Meridian. The PIT count does not provide data specifically for the City of Meridian.

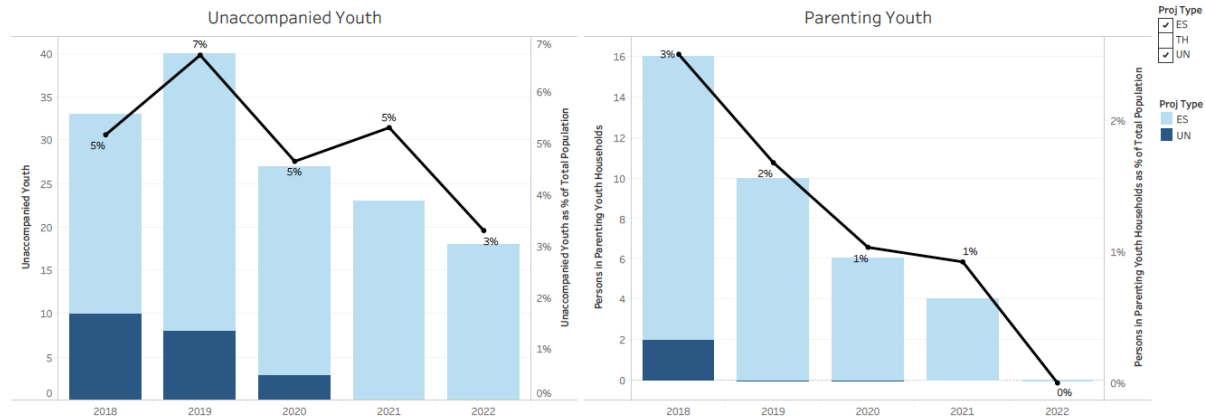
Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	5	86	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	75	454	0	0	0	0
Chronically Homeless Individuals	41	77	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	4	93	0	0	0	0
Unaccompanied Child	0	18	0	0	0	0
Persons with HIV	0	1	0	0	0	0

TABLE 26 - HOMELESS NEEDS ASSESSMENT

Data Source Comments:

Youth Homelessness



Goal: Reduce Unaccompanied Youth Homelessness from 2021 to 2022

*Keep project type 'UN' unchecked to exclude 2022 unsheltered count for more accurate comparison between...

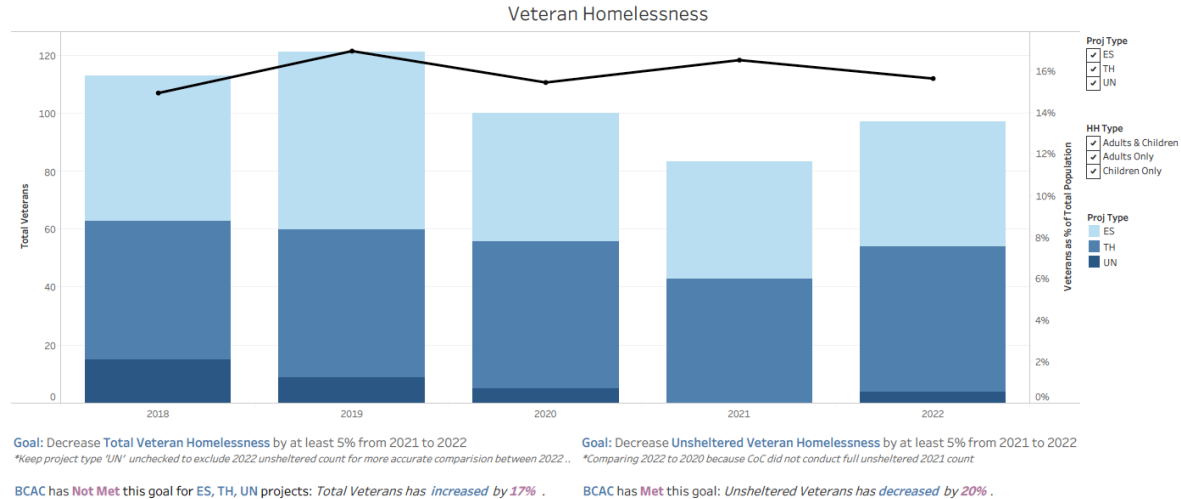
BCAC has Met this goal for ES & UN projects: Unaccompanied Youth has decreased by 22%.

Goal: Reduce Parenting Youth Homelessness from 2020 to 2021

*Keep project type 'UN' unchecked to exclude 2022 unsheltered count for more accurate comparison between...

BCAC has Met this goal for ES & UN projects: Persons in Parenting Youth Households has decreased by 100%.

Youth Homelessness



Veteran Homelessness

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Our Path Home submitted its final data from the Point-in-Time (PIT) Count & Housing Inventory Chart (HIC) for Ada County to the federal government. The Count found a total of 620 people experiencing homelessness on the night of February 23rd, 2022. While Our Path Home has seen a minor decrease in the 2022 PIT Count compared to 2020, all of Our Path Home's **partners have seen an increase in people accessing their resources**. The Point-in-Time-Count (PIT) & Homeless Inventory County (HIC) helps monitor trends over time but is only one piece of information used by communities to determine the current need.

Key findings from the 2022 Homeless Count include:

- 620 people were experiencing homelessness
- 464 were staying in a homeless shelter (6.6% decrease from 2020)
- 80 people were living unsheltered (3.6% decrease from 2020)
- 76 were in transitional housing (13.4% increase from 2020)

Chronically Homeless

The chronically homeless are defined as an unaccompanied homeless individual with a disabling condition or a family with a Head of Household who has a disabling condition, and who has either been continuously homeless for a year or more OR has had at least four episodes of homelessness in the past three years totaling 12 months or longer.

- 118 persons were identified as chronically homeless in Region 7. Over a third of chronically homeless individuals were unsheltered.

Families with Children

- The PIT counted 5 persons in households with unsheltered children and 86 persons in households with children who were sheltered. The 2022 PIT also was notable for having no persons in parenting youth households counted.

Veterans

- The PIT reported 97 veterans who were homeless. There were 93 homeless veterans who were sheltered and 4 who were unsheltered.

The United States Interagency Council on Homelessness (USICH) reports that 3 states, Connecticut, Delaware, and Virginia, have nearly eliminated homelessness for veterans and have robust systems in place to ensure that homelessness is rare, brief, and one-time. While Idaho has seen rates of homelessness amongst veterans drop dramatically over the past decade, there are still no communities that have met the USICH standard to end veterans' homelessness.

The Continuum of Care established a goal to **"Decrease Total Veteran Homelessness by at Least 5% from 2021 to 2022."** This goal was not met. Total Veterans experiencing homelessness has increased by 17%. The goal **"Decrease Unsheltered Veteran Homelessness by at Least 5% from 2021 to 2022"** was achieved. Unsheltered Veterans decreased by 20% in the 2022 PIT.

Unaccompanied Youth

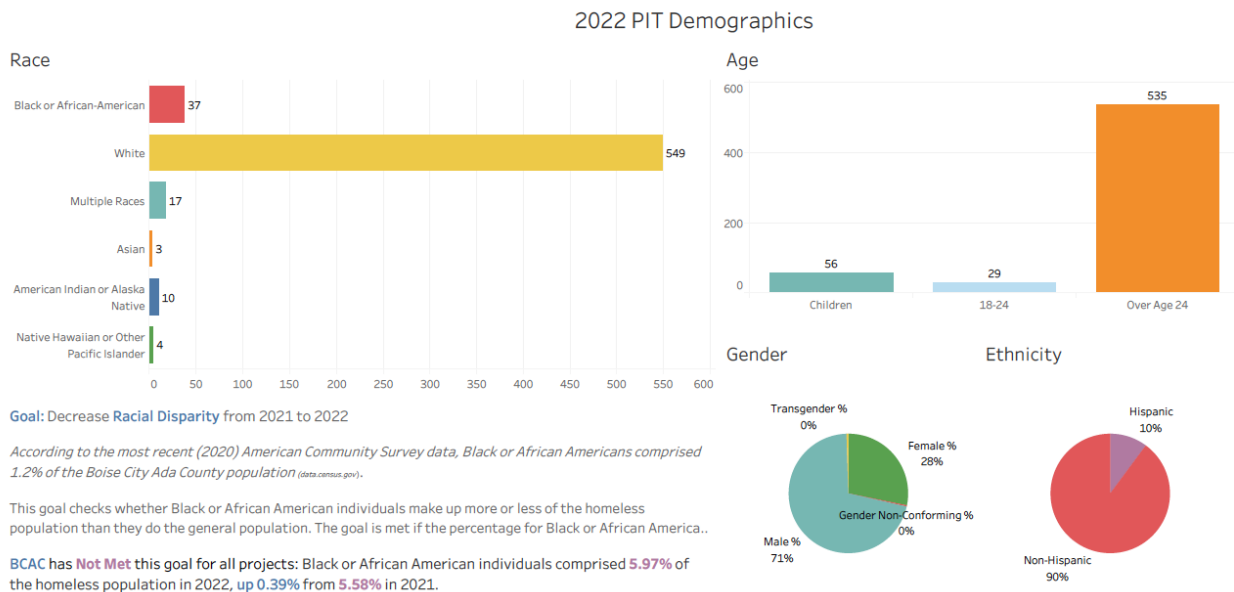
- All unaccompanied youth in Region 7 were counted as sheltered. There was 18 unaccompanied youth who were counted. The Continuum of Care identified a goal to "Reduce Unaccompanied Youth from 2021 to 2022." The goal was met with a 76% decrease in 2022. Additionally, unaccompanied youth went from 15% of the homeless population counted in the 2021 PIT to 3% in 2022.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	476	73
Black or African American	37	0
Asian	3	0
American Indian or Alaska Native	6	4
Pacific Islander	4	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:



Interpreting Special Populations Graph

Understanding the different needs of clients in each project type can help determine type and level of services required.

Hover over the bars to see the percentage of the total project type population for each condition. The number above the bars is the count of clients with that type of condition in that project type.

Looking within a project type (vertically), compare the relative proportion of individuals with each condition.

For example, within **Emergency Shelter (ES)**, those fleeing Domestic Violence make up the largest percentage (8%) of the total ES population, followed by those with mental health disorders (7%), substance abuse disorders (5%), then HIV/AIDS (0%). Therefore, ES projects should prioritize services related to those fleeing domestic violence and needing mental health supports.

Looking within a condition (horizontally), compare the relative proportion of individuals with that condition across project types.

For example, the project type with the highest percentage of individuals with **mental health issues** is Emergency Shelter (7%), followed by Transitional Housing (6%). Therefore, mental health support is most needed for Transitional Housing. However, the overall number should also be taken into account. Even though the percentages are similar, the number of individuals in Transitional Housing with mental health conditions is low (5).



Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families with children continue to be one of the most vulnerable groups experiencing homelessness. The 2022 PIT does not provide information on families of veterans.

The major causes of homelessness for children in the U.S. involve both structural and individual factors, including:

1. The nation's persistently high rates of poverty for families;
2. A lack of affordable housing across the nation;
3. Continuing impacts of the Great Recession;
4. Racial disparities in homelessness;
5. The challenges of single parenting; and
6. The ways in which traumatic experiences, especially domestic violence, precede and prolong homelessness for families.

"America's Youngest Outcasts - A Report on Child Homelessness" American Institutes for Research, 2014

2022 Point-in-Time-Count - Adult and Children Households

- Adults and children households were 15% of the population of persons experiencing homelessness. There were a total of 91 people in this category.
- Adults and children households have decreased by 57% since 2018. In 2018, 143 people were counted in this category and 91 in 2022.
- Five people in adult and children households were counted as unsheltered in 2022.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Information on the racial and ethnic groups of homeless persons was unavailable for Region 7 - Ada County.

Our Path Home established a goal to **"Decrease Racial Disparity from 2021 to 2022."** This goal checks whether Black or African American individuals make up more or less of the homeless population than they do of the general population. According to the 2020 American Community Survey, Black or African Americans comprise 1.2% of the Boise City/Ada County population.

The Continuum of Care has not met this goal. **Black or African American individuals comprise 5.96% of the homeless population**, up 0.39% from 5.58% in 2021.

The Continuum of Care has not identified any other racial or ethnic disparities in Region 7.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The U.S. Department of Housing and Urban Development's (HUD) definition of literal homelessness as defined in the Final Rule of the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act), as described in the following four categories:

1. Individuals and families who lack a fixed, regular, and adequate nighttime residence, including a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution.
2. Individuals and families who will imminently lose their primary nighttime residence.
3. Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition.
4. Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

Coordinated entry is an essential process through which people experiencing or at risk of experiencing homelessness can access the crisis response system in a streamlined way, have their strengths and needs quickly assessed, and quickly connect to appropriate, tailored housing and mainstream services within the community or designated region. When possible, the assessment provides the ability for households to gain access to the best options to address their needs, incorporating participants' choice, rather than being evaluated for a single program within the system. The most intensive interventions are prioritized for those with the highest needs.

The number of persons counted in the Point In Time Count in Region 7 has continued to decrease over the past five years for both unsheltered and shelter persons experiencing homelessness.

- There were 517 people counted in an emergency shelter in 2018 and 464 in 2022 - a 10% decrease.
- There were 121 people counted in as unsheltered in 2018 and 80 in 2022 - a 50% decrease.

Discussion:

PRIMARY REASONS FOR HOMELESSNESS The top causes of homelessness are experiencing domestic violence or sexual abuse, an unexpected change or loss in income/job, being evicted or having a landlord dispute, and having a housing affordability issue. Such information assists in identifying and implementing appropriate and effective homelessness prevention initiatives based on local needs. Each jurisdiction should assess the causes of homelessness that are most prevalent locally to prevent homelessness in their community.

Primary reasons for homelessness;

- 28% domestic violence or abuse
- 25% other
- 20% lack/loss of income
- 18% forced out of housing
- 9% disability

2020 State of Homelessness in Idaho

Introduction:

Meridian has a wide variety of public and private agencies that provide services to non-homeless special needs populations. Census, American Community Survey data, and consultation with local stakeholder groups provided the data for the non-homeless special needs assessment.

Groups that require supportive housing includes but is not limited to:

- The elderly, age 65 and over, and the frail elderly, who are defined as elderly persons who require assistance with three or more activities of daily living such as bathing, walking, and performing light housework.
- Persons with mental, physical, and/or developmental disabilities.
- Persons with HIV/AIDS and their families.
- Victims of domestic violence, dating violence, sexual assault, and stalking.
- Persons with alcohol or other drug addictions.
- Individuals in need of housing due to criminal backgrounds.
- Individuals in need of housing due to evictions stemming from poverty.

Supportive Housing

Supportive housing is an innovative and proven solution to some of communities' toughest problems. It combines affordable housing with services that help people who face the most complex challenges to live with stability, autonomy, and dignity. People in supportive housing live more stable and productive lives. Residents of supportive housing are linked to intensive case management and voluntary, life-improving services like health care, workforce development, and child welfare.

Supportive housing improves:

- Housing stability
- Employment
- Mental and physical health
- School attendance
- Reduces active substance use

Supportive housing is permanent housing that has no time limit on residency assigned to it.

There are no supportive housing programs in Meridian.

Describe the characteristics of special needs populations in your community:

Age, disability, and poverty are significant factors that impact the special needs community in Meridian.

Disability

Meridian has a sizeable population of individuals under 65 with a disability. The national average for persons **under 65 with a disability** is 8.7%, **5.7% in Meridian**.

Youth

Additionally, Meridian is a relatively young city, with **persons under 18 accounting for 28.2% of the population, and children under 5 are 6.8% of the population**. The national average for persons under 18 is 22.3% of the population. This large group relies on services to help nurture their growth into becoming productive and thoughtful future citizens. Factors surrounding schools, playgrounds, lead-based paint hazards, poverty, and crime play a significant role in ensuring that the city's children are safe and grow up in livable neighborhoods.

Poverty

Meridian's poverty rate is 6.5%. The US Census cautions that "poverty rate estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources." With this in mind, the US Census lists the national poverty rate as 11.5%

US Census QuickFacts, July 1, 2021 (V2021)

What are the housing and supportive service needs of these populations and how are these needs determined?

The non-homeless special needs populations in Meridian have a wide range of service needs, including transitional housing, supportive housing, accessible housing, counseling, case management, transportation to healthcare facilities, and employment. All special needs populations require special consideration. While many persons within the special needs population do not rely on governmental assistance, some do.

Meridian does not have emergency shelter beds or a domestic violence shelter. Many residents need to travel to neighboring cities including Boise to get their services met. Additionally, Meridian lacks transitional housing facilities.

There is a strong demand for more special needs housing and assistance to help these populations stay in stable environments. These residents are often low- and moderate-income persons or are experiencing homelessness. Additionally, **many of these residents fall within two or more special needs categories, such as being elderly and having a physical disability.**

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Idaho Department of Health & Welfare's Family Planning, STD, and HIV Programs (FPSHP) and the Idaho Advisory Council on HIV and AIDS (IACHA) use HIV/AIDS epidemiologic and surveillance data to provide guidance and funding for programs for persons with, or at risk for, HIV/AIDS. The goals of these programs are to prevent HIV infections and, for those who are infected, to promote testing, care, and treatment.

Reports and incidence rates of sexually transmitted infections (STI) in Idaho continue to increase. Incidences of chlamydia, gonorrhea, and syphilis infections have increased notably in Idaho since 2014. Since becoming a reportable disease in Idaho in 1986, rates of chlamydia have reached an all-time high. Recent increases in rates year-over-year have not been recorded in Idaho since the mid-1980s for gonorrhea and the mid-1950s for syphilis.

HIV infection: Thirty-five (35) HIV diagnoses were reported among Idaho residents during 2019, which was stable compared with the number of reports received during prior years. Over 85% of reports were among males with a bimodal distribution; most frequently reported among those aged 25–39 and 45–54 years.

Race-and ethnicity-specific incidence rates indicate disparities exist at a state level, although incomplete race and ethnicity data and small numbers necessitate caution when interpreting these rates. During 2019, chlamydia incidence rates among Idaho residents who were non-white were significantly higher than those who are white. Gonorrhea incidence rates in 2019 were significantly higher among American Indian/Alaska Native and black residents compared with white residents.

Idaho Reported Sexually Transmitted Diseases 2019

Idaho's report on STIs only provides information on the age of the person at the time of diagnosis. Public Health District 4, which includes Ada, Boise, Elmore, and Valley County reported a total of 11 new HIV cases in 2019.

HIV infection by age group, Public Health District 4, 2019

<u>Age</u>	<u>Reported Cases</u>
20-24	1
25-29	4
30-34	2
35-39	1
40-44	0
45-54	2
55-64	1
65+	0

Housing Opportunities for Persons with AIDS/HIV (HOPWA)

The HOPWA program fulfills the housing and/or service needs of people living with HIV/AIDS. Long-term rental assistance is offered while supportive services center around ensuring participants are able to retain their housed status.

This resource is made available through sponsor organizations throughout the State of Idaho that specialize in HIV/AIDS related services and/or low-income rental assistance programs. **Idaho Housing and Finance Association (IHFA)** currently contracts with HOPWA service providers throughout the State of Idaho that specialize in HIV/AIDS-related services and/or low-income rental assistance programs. There is currently no HOPWA service in Meridian.

Describe the jurisdiction's need for Public Facilities:

Public facilities generally include senior centers, homeless facilities, youth centers, childcare centers, neighborhood facilities, fire stations/equipment, health facilities, and facilities for special needs populations. Meridian's continued growth will require constant investment in public facilities to help keep up with population growth and the need for services.

The City of Meridian lacks homeless facilities.

- No homeless emergency shelter space is available in Meridian.
- Meridian does not have a domestic violence shelter.
- There are no transitional housing facilities in Meridian.

Residents who are the most vulnerable are those that are experiencing housing instability. Leaving the community for services in Boise, Nampa, or Caldwell, takes vulnerable residents away from their existing safety net of family, employment, schools, and religious community. **Families that stay in their community have the best chances of quickly resolving their housing instability or financial challenges and minimizing the impact of homelessness on their children.**

The **City's annual report** highlights the public facility projects that have been completed and lays out a path for future investment.

One tool that is helping the City of Meridian with transportation and Responsible Growth is **Urban Renewal Districts (URD)**. City Council approved these URDs during the last year to build off the success of other districts like the Ten Mile URD. Specifically, the Linder Urban Renewal District, which is planned to help fund the construction of the Linder Road Overpass. In addition, one new district was formed in downtown, the 126-acre Northern Gateway District, and the Union District was expanded. Both of these URDs will help with needed transportation projects and will help continue the revitalization efforts of downtown to enhance the quality of life for all residents.

Improved Open Spaces

Community Development has focused its efforts to change open space and amenity requirements in City Code. The latest changes include increasing the open space required for proposed subdivisions and clarifying the value of various amenities in new projects. Projects zoned R-4, R-8, R-15 now require 20 percent or 50 percent more open space, respectively. Also, larger projects require more amenities to be installed. An increase in the amount of open space required, based on the zoning of the property, provides more recreation space and helps preserve Meridian's open space.

Streetlights

Several projects were completed in 2021 to deploy additional streetlights into the community as well as retrofit existing streetlights to LED bulbs. New streetlights were installed along sections of Chinden as

part of the widening as well as in underserved areas on Ten Mile Road and near Chaparral Elementary School. In addition, 465 streetlights were upgraded to LED bulbs.

Meridian 2021 Annual Report

How were these needs determined?

The City conducted a comprehensive approach to determining the needs of the community.

- A public survey was distributed throughout the community to help determine the priority of potential projects.
- The City commissioned a study on the built environment of Meridian to determine where to prioritize resources.
- Several community partner and stakeholder meetings were held over the past year to listen to the needs of the community.
- A meeting was held for internal City employees and local housing providers to provide input on the growth of the City.
- Individual interviews were conducted with key partners and internal city staff.
- City and regional planning documents, HUD PD&R research, and other data points were reviewed.
- Information on the Consolidated Plan process, survey responses, and community feedback were presented to Meridian City Council.

Describe the jurisdiction's need for Public Improvements:

The City of Meridian conducted a study, "Analysis of Built Environment and Opportunities for Improvement," to determine the community's needs for improved infrastructure and more livable neighborhoods for low- to moderate-income residents.

The study recommended:

- Continued **homeowner rehabilitation** assistance for income-eligible homeowners with needed improvements to preserve housing affordability, safety, and livability.
- Expanding recent efforts to provide needed **sidewalks** into low- and moderate-income residential neighborhoods.
- Installing **streetlights** in low- and moderate-income neighborhoods to improve safety.
- Develop more **green spaces and parks** in areas developed before the 1990s and coordinate efforts with the West Ada School District to ensure playground space is located near or at schools.
- Exploring the potential need for additional **community centers** to accommodate the drastic increase in population.
- Consider projects that will help improve **food access** in low- and moderate-income neighborhoods and develop **community gardens**.

Additionally, "City of Meridian's 2022-2025 Strategic Plan" outlined goals for improving transportation and infrastructure.

- Widen roads and improve intersections
- Improve sidewalk connections and accessibility
- Enhance our pathway network
- Invest in street lighting and safety.

How were these needs determined?

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- City and regional planning documents, HUD PD&R research, and other data points were reviewed.
- Information on the Consolidated Plan process, survey responses, and community feedback was presented to Meridian City Council.

Describe the jurisdiction's need for Public Services:

Public services generally include homeless/AIDS patient programs, senior services, handicapped services, legal services, youth services, transportation services, substances abuse services, services for battered/abused spouses, employment training, crime awareness/prevention, housing counseling, childcare services, health services, services for abused/neglected children, and mental health services.

Meridian accepts applications for public service projects to determine which projects best meet the needs of low- to moderate-income residents. The City looks for projects that will help substantially improve the lives of low- to moderate-income residents in Meridian.

How were these needs determined?

The City conducted a comprehensive approach to determining the needs of the community.

- A public survey was distributed throughout the community to help determine the priority of potential projects.

- The City commissioned a study on the built environment of Meridian to determine where to prioritize resources.
- Several community partner and stakeholder meetings were held over the past year to listen to the needs of the community.
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HOUSING MARKET ANALYSIS

MA-05 OVERVIEW

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the jurisdiction must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered.

The Housing Market Analysis provides information on:

- Significant characteristics of Meridian's housing market in general, including the supply, demand, condition, and cost of housing.
- Housing stock available to serve persons with disabilities and other special needs.
- Condition and need of public and assisted housing.
- A brief inventory of facilities, housing, and services to meet the needs of homeless persons.
- Regulatory barriers to affordable housing.
- Significant characteristics of the jurisdiction's economy.

MA-10 NUMBER OF HOUSING UNITS – 91.210(A)&(B)(2)

Introduction

The United States needs more housing and more varied types of housing to meet households' needs throughout the country. Some economists estimate that one consequence of the 2008 foreclosure crisis was the slow rebound in home construction while household growth continued, resulting in underproduction of housing by more than 3 million units.

Although home production has recently been on the rise, building permits, one indicator of new housing supply, remain below historical averages and far below the level needed to eliminate the deficit in housing.

The consequences of inadequate supply are higher housing costs for both renting and buying a home. More than 37 million renter and owner households spent more than 30 percent of their income for housing in 2019. In the years prior to the pandemic, low-interest rates for mortgage loans and increasing incomes, not lower home values, had reduced owner cost burden. For renters, increasing incomes were matched by rising rents, maintaining cost burdens despite a strong economy.

"Opportunities to Increase Housing Production and Preservation" HUD PD&R, September 7, 2021

The data tables are populated from the 2013-2017 American Community Survey (ACS) 5-Year Estimates.

- Residential properties primarily comprise traditional 1-unit structures (87%) and apartment complexes of 2-19 or more units (10%).
- Mobile homes, boats, RV, vans comprise 3% of the residential property units.
- Most owner-occupied (99%) and rental units (89%) have two or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	29,525	86%
1-unit, attached structure	505	1%
2-4 units	1,730	5%
5-19 units	550	2%
20 or more units	940	3%
Mobile Home, boat, RV, van, etc	890	3%
Total	34,140	100%

TABLE 27 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	85	0%	230	3%
1 bedroom	240	1%	630	8%
2 bedrooms	1,475	6%	2,395	30%
3 or more bedrooms	23,495	93%	4,650	59%
Total	25,295	100%	7,905	100%

TABLE 28 – UNIT SIZE BY TENURE

Data Source: 2013-2017 ACS

Sales Market Conditions - Boise HMA

Sales housing market conditions in the Boise MSA are currently very tight, with an estimated sales vacancy rate of 1.0%, down from 3.4% in 2010. **A limited supply of for-sale inventory, in combination with strong demand for housing because of elevated population growth and low mortgage rates, contributed to the decline in the vacancy rate.**

The inventory of homes for sale has been less than 6 months (typically indicative of a balanced market) since the beginning of 2015 and less than 3 months since the beginning of 2018 (Redfin, a national real estate brokerage). This trend was exacerbated by supply chain disruptions stemming from the COVID-19 pandemic, affecting new home construction, and in October 2021, a **1.4-month supply of homes were available for sale**, compared with 1.1 months of inventory a year ago.

The percentage of home loans in the Boise metropolitan area that were seriously delinquent (90 or more days delinquent or in foreclosure) or transitioned into real estate owned (REO) status fell to 0.8% in October 2021 from 1.7 percent in October 2020.

During the 12 months ending October 2021—

- Existing home sales totaled 22,800, down 3% from a year ago and following a 5% increase during the previous 12-month period (CoreLogic, Inc., with adjustments by the analyst). By comparison, existing home sales increased at an average annual rate of 9% from 2015 through 2018 and slowed to growth of less than 1% in 2019.
- The **average sales price of an existing home increased 26%**, to \$460,400, compared with a 15% increase a year ago. By comparison, average annual price growth was 13% during 2018 and 2019, an acceleration compared with an average increase of 7% annually from 2015 through 2017.
- Approximately 5,925 new homes sold, down nearly 12% year over year and preceded by a 22% increase during the 12 months ending October 2020. For context, new home sales increased at an average annual rate of 17% from 2015 through 2019.
- New home sales prices increased an average of 20 percent**, to \$463,500—the swiftest annual price growth since 2011, indicating that demand remains strong despite declining new home sales during the period. By comparison, the average sales price of a new home increased at an average annual rate of 7% from 2015 through 2019.

New home construction (single-family homes permitted) is occurring across the metropolitan area, with a high concentration in the cities of Boise and Meridian in Ada County and Nampa in Canyon County. Since 2015, approximately **25% of all new home construction in the metropolitan area has been in Meridian**, followed by 13% in Nampa and 11 percent in Boise. From 2010 through 2014, the respective shares were 27%, 8%, and 17%.

- During the 12 months ending October 2021, approximately 8,475 single-family homes were permitted, up 8% from the 7,850 homes permitted during the same 12-month period a year ago (preliminary data). For context, new home construction increased at an average annual rate of 17 percent from 2015 through 2019.
- Current new home construction is significantly higher than the average of 2,625 homes permitted annually from 2007 through 2014, a period that spans the slowdown in activity leading up to and during the Great Recession and the subsequent recovery. Conversely, the 8,150 homes permitted in 2020 marks the highest level of new home construction since 2000 except in 2005, when permitting peaked at 10,950.
- **In Meridian, four subdivisions had 20 or more home sales each, with median sales prices ranging from \$420,000 to \$543,900.**

Housing Market Profile, Boise City, Idaho, HUD PD&R, November 1, 2021

Apartment Market Conditions - Boise HMA

Apartment market conditions in the Boise metropolitan area are currently balanced compared with slightly tight conditions a year ago. Approximately 46 percent of renter households in the metropolitan area live in single-family homes compared with 52 percent in 2015 (2015 and 2019 ACS 1-year data). Part of the decline in renter-occupied single-family homes is due to a surge in apartment construction beginning in 2014; from 2014 through 2019, approximately 10,950 apartments were completed, compared with only 2,400 completions from 2008 through 2013, due to the local effects of the national housing market collapse.

- Units built in the 1990s represented 31 percent of the apartment inventory in the metropolitan area and had the lowest vacancy rate, at 3.3 percent. The highest vacancy rate, 17.0 percent, was for units built since 2019, which account for 13 percent of all apartment inventory.
- The wave of new inventory—which included 780 units completed during the third quarter of 2021 and tend to command higher-than-average rents—contributed to a 13-percent increase in the average rent, to \$1,174. From 2015 through 2020, third quarter apartment rents increased at an average annual rate of 5 percent.
- Rents averaged \$1,014, \$1,061, \$1,232, and \$1,260 for studios and one-, two-, and three-bedroom units, respectively. These rents are 33, 39, 41, and 38 percent less than the average for the Western Region (all states west of the Rocky Mountains), respectively.
- The **vacancy rate for student housing was 0.1 percent compared** with 0.6 percent a year ago and a high of 4.2 percent in 2016. An estimated 22,650 full- and part-time BSU students live off-campus, providing a steady source of rental demand in the metropolitan area

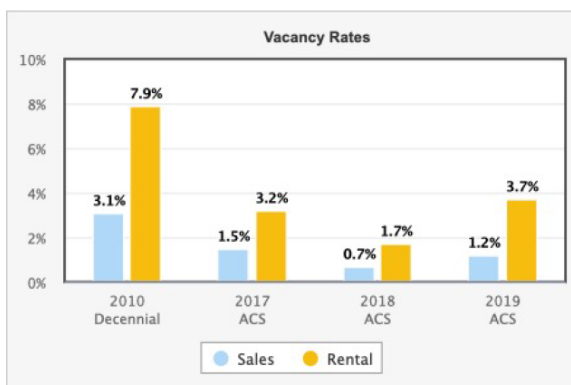
Part of the increase in the apartment vacancy rate during the past year is due to the record level of multifamily home permitting in 2019, most of which entered the market within the past 12 months. A more-than-50-percent drop in multifamily permitting in 2020, largely due to a steep decline during the early months of the pandemic, was followed by another surge in 2021; year-to-date, apartment construction, as measured by the number of multifamily units permitted, is higher than any annual level in the past 2 decades.

Apartment construction averaged 975 units annually during the buildup to the housing market crash from 2001 through 2007 and subsequently fell to an average of 400 units annually from 2008 through 2013. Improved economic conditions and increased net in-migration caused builders to increase apartment construction, which averaged 1,575 units, annually, from 2014 through 2018.

- One of the most recent—and largest—developments to open in **Meridian was the 235-unit The Flats at Ten Mile**, with rents ranging from \$1,495 for a one-bedroom unit to \$2,326 for a three-bedroom unit. The property is nearly 80-percent occupied and began leasing in June 2021.
- From 2015 to the current date, the plurality of apartment construction in the metropolitan area, **33 percent, was in Meridian**, with 30 and 20 percent in Boise and Nampa, respectively. By comparison, from 2010 through 2014, Boise and Meridian each accounted for one-third of all apartment construction, and 17 percent was in Nampa.

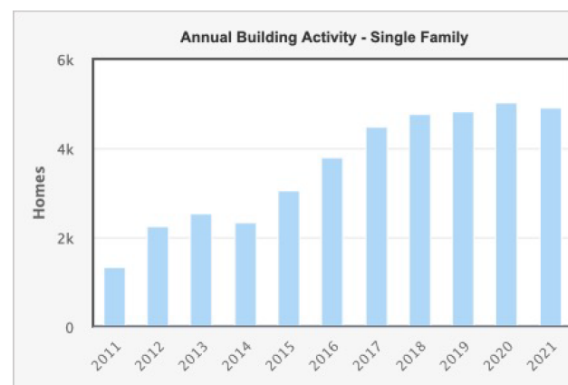
Housing Market Profile, Boise City, Idaho, HUD PD&R, November 1, 2021

HOUSING MARKET CONDITIONS



Data Source: 2010 Census; 2017, 2018 and 2019 American Community Surveys (1 - Year)

Note: 2019 ACS 1-Year data may not be available for some metro areas due to being dropped from the September 2018 OMB metro area definitions



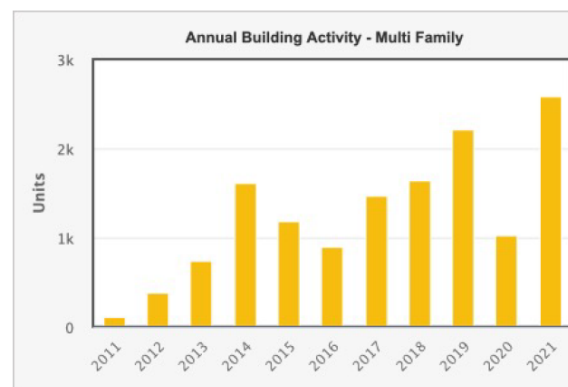
Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2021 is preliminary, through December 2021

Housing Inventory by Tenure				
	2010 Decennial	2017 ACS	2018 ACS	2019 ACS
Total Housing Units	159,471	180,734	186,486	192,646
Occupied	148,445	171,009	178,712	184,160
Owners	101,639	117,660	124,135	131,261
% Owners	68.5	68.8	69.5	71.3
Renters	46,806	53,349	54,577	52,899
% Renters	31.5	31.2	30.5	28.7
Total Vacant	11,026	9,725	7,774	8,486
Available for Sale	3,284	1,812	893	1,563
Available for Rent	4,038	1,783	959	2,043
Other Vacant	3,704	6,130	5,922	4,880

Data Source: 2010 Census; 2017, 2018 and 2019 American Community Surveys (1 - Year)

Note: 2019 ACS 1-Year data may not be available for some metro areas due to being dropped from the September 2018 OMB metro area definitions



Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2021 is preliminary, through December 2021

Ada County - Housing Conditions

Table 5. Home Sales Quick Facts in the Boise HMA

Home Sales Quick Facts	Boise HMA		Nation
	Vacancy Rate	1.0%	NA
	Months of Inventory	0.3	1.5
	Total Home Sales	26,450	5,704,000
	1-Year Change	6%	-3%
	New Home Sales Price	\$384,400	\$408,400
	1-Year Change	8%	-1%
	Existing Home Sales Price	\$371,300	\$337,900
	1-Year Change	15%	10%
	Mortgage Delinquency Rate	1.7%	4.2%

NA = data not available.

Notes: The vacancy rate is as of the current date; home sales and prices are for the 12 months ending November 2020; and months of inventory and mortgage delinquency data are as of November 2020. The current date is December 1, 2020.

Sources: Months of inventory—Redfin, a national real estate brokerage; home sales and prices—Zonda; delinquency data—CoreLogic, Inc.; HMA vacancy rate—estimates by the analyst

House Sales - Boise HMA

Idaho Housing and Finance Association (IHFA)

Idaho Housing and Finance Association is a unique financial institution and administrator of affordable housing resources. IHFA functions as an agent for the U.S. Department of Housing and Urban Development and performs a variety of tasks associated with financing, developing or managing affordable housing.

IHFA Statewide Priorities

- Increase the supply of affordable rental housing in urban and rural communities;
- Reduce homelessness for Idaho's youth, veterans and chronically homeless;
- Prevent homelessness through emergency housing assistance;
- Expand homeownership by providing reasonable educational and financial support;
- Financially and organizationally support community and local government investment in housing opportunities that are affordable; and,
- Preserve older, existing housing stock to maintain affordability.

Idaho Housing offers home loan options, including conventional loans, Rural Housing development, FHA and VA loans.

Homebuyer Tax Credit (MCC)

A Mortgage Credit Certificate (MCC) issued by Idaho Housing and Finance Association allows a homebuyer to claim a federal tax credit for 35% of the mortgage interest paid per year, up to \$2,000 each year. The MCC is an actual tax credit, to use toward any federal taxes the borrower may owe, and it can be rolled over for up to 3 years. A homebuyer may be eligible to receive the tax credit for as long as he or she occupies the home.

Down Payment / Closing Cost Assistance

Idaho Housing offers down payment and closing cost assistance to homebuyers with good credit. If a borrower qualifies, these products can significantly reduce the amount of cash they'll need upfront to purchase a home.

Second Mortgage

- Can be used for down payment and closing cost assistance.
- Available for 2.5% or 3.5% when using the First Loan.
- Fixed-rate of 5% over 10 years with low monthly payments.
- Income limits up to \$110,000 for some products.
- Credit score of 680 required or 640 when using the First Loan.
- Finally Home!® Homebuyer Education is required. Only one certificate is required per loan.
- Borrower must contribute at least 0.5% of the sales price of his OWN funds to the transaction.

Forgivable Loan

- No first time homebuyer requirement.
- Available for up to 3.5% of the sales price. Tiered forgiveness over seven years.
- A lien will be placed on the property.
- Can be used for purchase or refinances.
- Finally Home! Homebuyer Education is required. Only one certificate is required per loan.
- Borrower must contribute at least 0.5% of the sales price of their own funds to the transaction.

Refinancing

Idaho Housing offers cashout, rate/term, and streamline refinancing.

Table 8: New Residential Units by Type by Area of Impact, Ada County, 2010 - 2021³

Single-Family Residential Units												
Area of Impact	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Boise	443	433	640	644	616	842	470	864	774	743	606	742
Eagle	106	138	226	290	398	460	489	663	666	431	520	439
Garden City	9	8	26	37	30	29	28	31	34	6	0	2
Kuna	43	25	79	89	92	137	314	385	547	673	772	679
Meridian	503	468	756	826	767	1,051	1,389	1,494	1,845	2,116	1,905	1,528
Star	38	53	144	231	200	209	209	336	272	315	502	686
Outside Area of Impact	70	76	51	99	92	195	456	129	169	323	347	272
Ada County Total	1,212	1,201	1,922	2,216	2,195	2,923	3,355	3,902	4,307	4,607	4,652	4,348
Multi-Family Residential Units												
Area of Impact	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Boise	34	232	293	217	1,364	717	930	594	587	1,122	627	1,478
Eagle	0	0	1	17	96	16	4	68	32	460	0	47
Garden City	0	2	0	0	2	0	143	32	68	25	0	583
Kuna	0	0	0	0	0	0	12	104	96	56	12	64
Meridian	0	56	272	472	604	414	260	823	1,305	803	634	1,004
Star	0	0	0	2	0	0	37	0	0	0	0	148
Outside Area of Impact	0	0	0	0	0	0	0	0	0	2	39	0
Ada County Total	34	290	566	708	2,066	1,147	1,386	1,621	2,088	2,468	1,312	3,324
Manufactured / Mobile Residential Units												
Area of Impact	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Boise	-1	18	-1	16	26	19	38	44	28	69	24	14
Eagle	2	1	0	3	82	0	3	1	-6	-8	-3	-1
Garden City	-3	-9	-1	-4	2	-5	-6	-18	-2	-5	0	-12
Kuna	0	0	0	0	2	1	0	4	3	0	2	1
Meridian	4	4	0	5	7	2	2	7	9	14	4	12
Star	0	0	0	1	0	0	0	1	0	0	0	0
Outside Area of Impact	1	1	0	-1	0	0	6	0	2	1	-14	1
Ada County Total	3	15	-2	20	119	17	43	39	34	71	13	15

New Residential Units

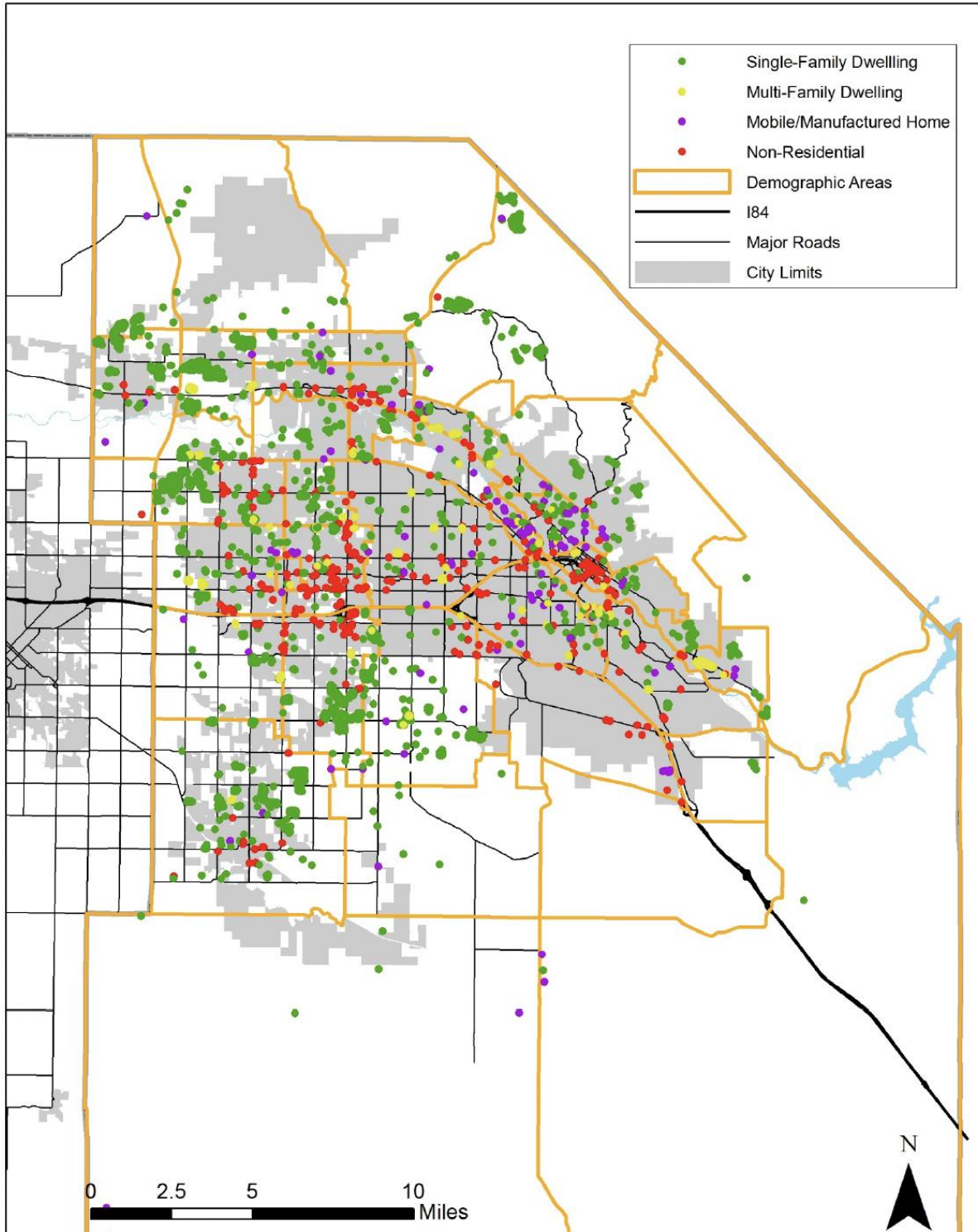


Figure 4: New Building Permits by Demographic Area, Ada County, 2021

New Building Permits

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

HUD Programs

Assistance provided under HUD programs falls into three categories: public housing, tenant-based, and multifamily assisted or privately owned, project-based housing.

Public housing is a form of project-based subsidy because households may receive assistance only if they agree to live at a particular public housing project. In public housing, local housing agencies receive allocations of HUD funding to build, operate, or improve housing. The local agencies own the housing.

Currently, **tenant-based assistance** is the most prevalent form of housing assistance provided. Tenant-based programs allow participants to find and lease housing in the private market. Local public housing agencies (PHAs) and some state agencies serving as PHAs enter into contracts with HUD to administer the programs. The PHAs then enter into contracts with private landlords.

The third major type of HUD rental assistance is a collection of programs generally referred to as **multi-family assisted** or privately-owned, project-based housing. The subsidy arrangement is termed project-based because the assisted household may not take the subsidy and move to another location.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There is no anticipated loss of affordable housing units or expirations of Section 8 vouchers.

Does the availability of housing units meet the needs of the population?

The demand for housing continues to be one of the greatest challenges faced by residents in the Treasure Valley. However, the City of Meridian is making strides to increase the housing supply.

Community Planning Association of Southwest Idaho (COMPASS) has an annual report that outlines the housing market for the Treasure Valley. Their "2021 Development Monitoring Report" shows the progress made by Meridian.

New Residential Units (single-family, multi-family, and manufactured/mobile)

- In 2021, there were 10,833 new residential units in Ada and Canyon County. Meridian had 2,544 new residential permits accounting for 24% of all residential permits in the Treasure Valley.
- Meridian had a total of 506 residential permits in 2010. Permits in 2021 increased five-fold from 2010.
- Meridian continues to exceed residential building permits in Boise. In 2021, Meridian had 583 more residential building permits than Boise.

Single-Family Residential

- Meridian had 1,530 new single-family residential units in 2021.

- There were 501 single-family residential new units in 2010. New units have been steadily increasing over the last decade with a peak of 2,112 units in 2019.
- Meridian had three times the number of new single-family residential units of Boise in 2021. Boise had 513 units and Meridian 1,530

Multi-Family Residential

Perhaps, the greatest progress in Meridian has been made in substantially increasing the number of multi-family housing units. Meridian, like the rest of the Treasure Valley cities, had almost no multi-family development for many years. In 2010, Meridian had no new multi-family residential units.

- Meridian had 1,004 new multi-family residential units in 2021.
- Since 2021, Meridian has added 6,556 multi-family residential units.

2021 Development Monitoring Report, COMPASS, March 2022

Describe the need for specific types of housing:

Meridian needs affordable housing units that ensures that low- to moderate-income residents are spending no more than 30% of their monthly income on housing expenses. While there is a monumental amount of new housing units in the community, it does not meet the financial needs of the community's residents that are most vulnerable to housing instability.

It is critical to understand how the US Department of Housing and Urban Development (HUD) evaluates income within a community. HUD sets income limits that determine eligibility for assisted housing programs including the Public Housing, Section 8 project-based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs. HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county. Meridian falls within the Boise City, ID HUD Metro FMR Area.

In 2021, a family in Meridian is considered low- to moderate-income if they make;

- \$47,150 as a single person household
- \$53,900 as a two person household
- \$60,650 as a three person household
- \$67,350 as a four person household
- \$72,750 as a five person household
- \$78,150 as a six person household

Most residents in Meridian either have a close family member or they themselves had an annual income that qualified as low- to moderate-income. Residents who fall within these income categories may have unique difficulties.

Introduction

Housing Affordability in Meridian

The rapid increase in the cost of housing for both renters and homeowners places low- and moderate-income residents in a position of having a housing cost burden.

Housing is Out of Reach

There is a significant gap between renters' wages and the cost of rental housing across the United States.

A full-time worker needs to earn an hourly wage of \$15.40 in the Boise HMFA on average to afford a modest, two-bedroom rental home. **The Housing Wage for a two-bedroom home is \$19.27.** That is \$12.02 higher than the federal minimum wage of \$7.25 and \$4.35 higher than the Boise HMFA hourly wage of \$14.92 earned by renters.

Renters with the lowest incomes face the greatest challenge in finding affordable housing. The average minimum wage worker in Boise HMFA must work nearly *106 hours per week* to afford a two-bedroom rental home or *85 hours per week* to afford a one-bedroom rental home at the average fair market rent.

The annual income needed to afford a two-bedroom in Boise HMFA is \$40,080.

The two-bedroom housing wage is \$17.36. Many occupations do not earn enough annually to afford housing.

- Waiters and waitresses - \$9.52 median hourly wage
- Fast food and counter workers - \$9.60 median hourly wage
- Cooks, fast food - \$9.98 median hourly wage
- Cashiers - \$11.74 median hourly wage
- Home health and personal care aids - \$11.95 median hourly wage
- Teaching assistants, except post-secondary - \$12.00 median hourly wage
- Retail salespersons - \$13.25 median hourly wage

One-bedroom Housing Wage - \$13.77

- Nursing assistants - \$14.28 median hourly wage
- Customer services representatives - \$16.68 median hourly wage
- Construction laborers - \$16.96 median hourly wage

Two-bedroom Housing Wage - \$17.36

- Maintenance and repair workers - \$18.50 median hourly wage
- Carpenters - \$19.08 median hourly wage
- Elementary school teachers - \$24.52 median hourly wage

- Secondary school teachers - \$24.91 median hourly wage
- Registered nurses - \$35.15 median hourly wage

"Out of Reach 2021" National Low Income Housing Coalition

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	211,400	221,300	5%
Median Contract Rent	831	878	6%

TABLE 29 – COST OF HOUSING

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	875	11.1%
\$500-999	4,250	53.8%
\$1,000-1,499	2,050	25.9%
\$1,500-1,999	605	7.7%
\$2,000 or more	110	1.4%
Total	7,890	99.8%

TABLE 30 - RENT PAID

Data Source: 2013-2017 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	270	No Data
50% HAMFI	820	630
80% HAMFI	3,900	4,110
100% HAMFI	No Data	7,095
Total	4,990	11,835

TABLE 31 – HOUSING AFFORDABILITY

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	683	801	1,002	1,420	1,647
High HOME Rent	683	801	1,002	1,239	1,363
Low HOME Rent	660	706	847	979	1,092

TABLE 32 – MONTHLY RENT

Data Source Comments:

IDAHO
#35*

In **Idaho**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$903**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,010** monthly or **\$36,116** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$17.36

PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT IDAHO:

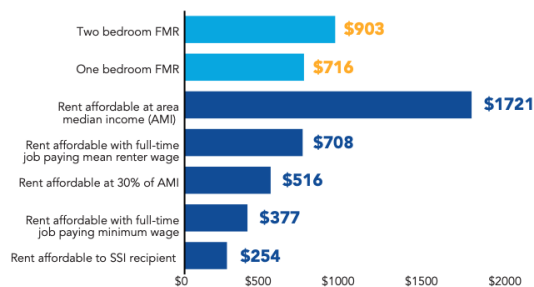
STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$13.62
2-Bedroom Housing Wage	\$17.36
Number of Renter Households	189,292
Percent Renters	30%

96 Work Hours Per Week At Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)	76 Work Hours Per Week At Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)
2.4 Number of Full-Time Jobs At Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)	1.9 Number of Full-Time Jobs At Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Blaine County	\$20.48
Boise City HMFA	\$19.27
Coeur d'Alene MSA	\$18.19
Teton County	\$18.13
Gem County	\$17.29

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.
 * Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

OUT OF REACH 2021 | NATIONAL LOW INCOME HOUSING COALITION



ID-74

Idaho Out of Reach 1

	FY21 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
		2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2015-2019)	% of total households (2015-2019)	Estimated hourly mean renter wage (2021)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Idaho	\$17.36	\$903	\$36,116	2.4	\$68,852	\$1,721	\$20,656	\$516	189,292	30%	\$13.62	\$708	1.3
Combined Nonmetro Areas	\$15.36	\$799	\$31,953	2.1	\$61,523	\$1,538	\$18,457	\$461	50,095	30%	\$11.77	\$612	1.3
Metropolitan Areas													
Boise City HMFA	\$19.27	\$1,002	\$40,080	2.7	\$75,300	\$1,883	\$22,590	\$565	77,219	30%	\$14.92	\$776	1.3
Butte County HMFA	\$15.17	\$789	\$31,560	2.1	\$54,500	\$1,363	\$16,350	\$409	171	18%	\$40.29	\$2,095	0.4
Coeur d'Alene MSA	\$18.19	\$946	\$37,840	2.5	\$65,500	\$1,638	\$19,650	\$491	18,443	30%	\$13.41	\$697	1.4
Gem County HMFA	\$17.29	\$899	\$35,960	2.4	\$52,900	\$1,323	\$15,870	\$397	1,684	25%	\$8.84	\$460	2.0
Idaho Falls HMFA	\$15.67	\$815	\$32,600	2.2	\$72,200	\$1,805	\$21,660	\$542	13,778	28%	\$11.72	\$609	1.3
Jerome County HMFA	\$16.54	\$860	\$34,400	2.3	\$58,500	\$1,463	\$17,550	\$439	2,814	35%	\$13.33	\$693	1.2
Lewiston MSA	\$17.02	\$885	\$35,400	2.3	\$72,100	\$1,803	\$21,630	\$541	4,453	27%	\$11.31	\$588	1.5
Logan MSA	\$15.04	\$782	\$31,280	2.1	\$69,800	\$1,745	\$20,940	\$524	823	19%	\$8.70	\$453	1.7
Pocatello MSA	\$15.04	\$782	\$31,280	2.1	\$65,200	\$1,630	\$19,560	\$489	10,113	32%	\$10.00	\$520	1.5
Twin Falls County HMFA	\$16.42	\$854	\$34,160	2.3	\$65,400	\$1,635	\$19,620	\$491	9,699	31%	\$11.63	\$605	1.4
Counties													
Ada County	\$19.27	\$1,002	\$40,080	2.7	\$75,300	\$1,883	\$22,590	\$565	53,208	31%	\$15.67	\$815	1.2
Adams County	\$14.12	\$734	\$29,360	1.9	\$59,600	\$1,490	\$17,880	\$447	346	20%	\$13.64	\$709	1.0
Bannock County	\$15.04	\$782	\$31,280	2.1	\$65,200	\$1,630	\$19,560	\$489	10,113	32%	\$10.00	\$520	1.5
Bear Lake County	\$14.12	\$734	\$29,360	1.9	\$67,500	\$1,688	\$20,250	\$506	568	23%	\$5.83	\$303	2.4
Benewah County	\$15.92	\$828	\$33,120	2.2	\$57,000	\$1,425	\$17,100	\$428	913	27%	\$12.88	\$670	1.2
Bingham County	\$14.46	\$752	\$30,080	2.0	\$65,400	\$1,635	\$19,620	\$491	3,479	23%	\$10.73	\$558	1.3
Blaine County	\$20.48	\$1,065	\$42,600	2.8	\$75,000	\$1,875	\$22,500	\$563	2,394	30%	\$14.70	\$765	1.4
Boise County	\$19.27	\$1,002	\$40,080	2.7	\$75,300	\$1,883	\$22,590	\$565	550	17%	\$6.87	\$357	2.8

1: BR = Bedroom

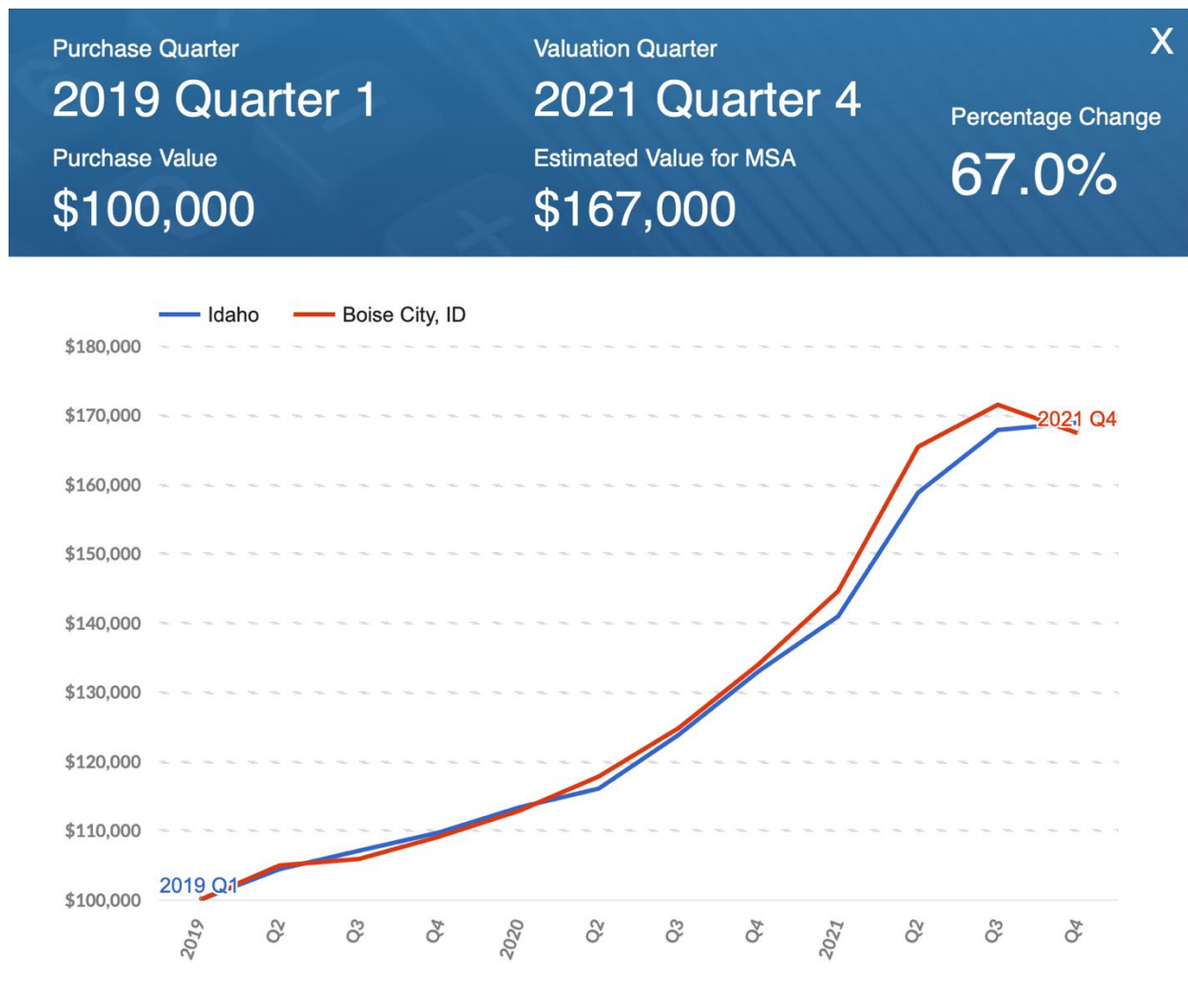
2: FMR = Fiscal Year 2021 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2021 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

Idaho Out of Reach 2



FHFA House Price Index - Boise MSA

Is there sufficient housing for households at all income levels?

Data for monthly rent for fair market, high HOME, and low HOME rent is from the US Department of Housing and Urban Development from 2021. The lack of affordable housing impacts low- and moderate-income residents the greatest. The steadily increasing rent costs compound the financial struggles that these families are at risk of experiencing. Additionally, the growing need for new rental housing units and aged housing unit stock results in many renters living in substandard housing conditions.

Affordable, but not Available

Homes that are affordable to extremely low-income renters are not necessarily available to them. In the private market, households can occupy homes that cost less than 30% of their incomes, and many do. When higher-income households occupy rental homes also affordable to lower-income households, they render those homes unavailable to the lower-income households. Extremely low-income renters must compete with all higher-income households for the limited number of rental homes affordable to them in

the private market. To truly measure the housing options extremely low-income renters have, we must account for the fact that higher-income renters occupy some of the most affordable units. Rental homes are both affordable and available for households of a specific income group if the homes are affordable to them and they are not occupied by higher-income households.

Extremely Low-income Renters

The vast majority of extremely low-income renters work in low-wage jobs or are unable to work. With wages insufficient to pay for modest rental housing even when individuals work full-time year-round, a brief furlough or loss of hours, as we have seen over the past year, can create debts that renters can never repay. Extremely low-income renters in the labor force, many already struggling to pay their rents before the pandemic, were significantly impacted by COVID-19. Industries most affected by COVID-19 shutdowns consisted of a disproportionate share of low-wage work. Extremely low-income renters were likely impacted by the closures of restaurants, hotels, and other places of low-wage employment.

The Gap, A Shortage of Affordable Homes, National Low Income Housing Coalition, March 2021

How is affordability of housing likely to change considering changes to home values and/or rents?

Rental Housing Stability

As the economy improves, rental prices continue to increase. The trend over the past decade has been a higher rental increase than the increase in monthly wages. As this trend continues, it puts a more significant financial pressure on low- and moderate-income families who are spending an ever-increasing percentage of their income on housing costs.

As higher-income renters and distressed homeowners seek cheaper alternatives to their current housing, competition for less expensive rental homes may actually increase. Meanwhile, few of the lowest-income renters have the option of leaving the rental market altogether. Consequently, rents for the least expensive homes may be less responsive to economic downturns, and in some cases, they could even increase because of greater demand. Even if rents at the bottom-end of the market fall during a downturn, they will not fall sufficiently to provide extremely low-income renters with an adequate supply of affordable housing. Owners have an incentive to abandon their rental properties or convert them to other uses when rental income is too low to cover basic operating costs and maintenance. They have little incentive to provide housing in the private market at rents that are affordable to extremely low-income renters. During periods of economic growth, the private market on its own still does not provide an adequate supply of rental housing affordable to low-income households. The rents that the lowest-income households can afford to pay typically do not cover the development costs and operating expenses of new housing. While new construction for higher-income renters encourages a chain of household moves that eventually benefits lower-income renters, new luxury units may not impact rents at the bottom of the market as much as they do rents at the top.

The Gap, A Shortage of Affordable Homes, National Low Income Housing Coalition, March 2021

Homeowner Housing Stability

The **FHFA House Price Index (FHFA HPI®)** is a broad measure of the movement of single-family house prices. The FHFA HPI is a weighted, repeat-sales index, meaning that it measures average price changes in repeat sales or refinancings on the same properties. This information is obtained by reviewing repeat mortgage transactions on single-family properties whose mortgages have been purchased or securitized by Fannie Mae or Freddie Mac since January 1975. The FHFA HPI serves as a timely, accurate indicator of house price trends at various geographic levels. Because of the breadth of the sample, it provides more information than is available in other house price indexes. It also provides housing economists with an improved analytical tool that is useful for estimating changes in the rates of mortgage defaults, prepayments, and housing affordability in specific geographic areas.

The FHFA HPI Calculator is available on the FHFA website and provides data on the increase of house prices in Boise MSA measured quarterly. A quick calculation for a home purchased in 2019 Quarter 1 for \$100,000 and sold in 2021 Quarter 4 would have an **appreciation of 67%** and have an estimated value of \$167,000.

Continued housing cost increases will result in households that cannot convert their existing home into a larger home to accommodate a growing family, reduce the ability of renters to transition to homeownership, and cause the existing residents to be unable to purchase homes inside the City.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rent

Since 1974 the U.S. Department of Housing and Urban Development (HUD) has helped low-income households obtain better rental housing and reduce the share of their income that goes toward rent through a program that relies on the private rental market. A key parameter in operating the certificate and voucher programs is the Fair Market Rent (FMR). FMRs play different roles in the certificate and voucher programs. In both programs, FMRs set limits.

In the certificate program, FMRs set limits on what units can be rented; in the voucher program, **FMRs set limits on the subsidy provided to the household**. Certificate program households **cannot rent units with gross rents exceeding the FMR**; the recipients receive a subsidy equal to the difference between the gross rent and 30 percent of their incomes. Voucher program households receive a subsidy equal to the difference between the FMR and 30 percent of their monthly incomes. Participants in the voucher program can choose units to live in with gross rents higher than the FMR, but they must pay the full cost of the difference between the gross rent and the FMR, plus 30 percent of their income.

FMRs function primarily to control costs. Research has shown that program recipients act rationally and choose units with gross rents close to the FMRs, that is, the best units available under program rules. While budget realities and sensitivities to public acceptance exert pressures to set FMRs at low levels, other concerns create countervailing incentives to raise FMRs.

For the Section 8 program to work properly, certificate and voucher holders must have an adequate supply of decent, safe, and sanitary rental units to choose from. Higher quality units command higher rents, so

FMRs must be sufficiently high to provide acceptable choices for participants. In addition, the certificate and voucher programs were designed to allow assisted households to choose among different neighborhoods. The FMRs must also be high enough to provide acceptable choices among neighborhoods.

Discussion

Quality Affordable Homes Critical to Good Health

When rents are high, families prioritize rent and utilities over food and health care, even when serious health conditions are part of the picture. Ensuring enough affordable homes are available can lead to healthier families and communities. In homes made affordable through rental vouchers, **children are less likely to be hungry, less likely to be seriously underweight, and more likely to be in good health when compared to their peers in unaffordable homes.** In communities with enough affordable homes, primary care visits go up by 20 percent, emergency room visits go down by 18 percent, and accumulated medical expenses go down by 12 percent.

Idaho rents have grown three times faster than renters' household incomes, making it hard for many families to keep up. The shift to more expensive homes has caused median rent in Idaho to increase more than 30 percent since 1990 while Idaho median renter household income has increased by only 11 percent. Today, only one out of the top five Idaho occupations has a median wage that is above what is needed to afford rent in a typical 2 bedroom home in the state. None of the most common occupations have entry wages sufficient.

Today, Idaho has far fewer homes available to meet the needs of all renters. Overall, rents have been rising steadily in Idaho, even when accounting for inflation, leaving fewer affordable homes. While Idaho gained nearly 56,000 low or modest-income households since 1990, the state added less than 7,000 affordable rental homes.

Housing Affordability in Idaho, November 2018

Introduction

Housing is a major element of people's material living standards. It is essential to meet basic needs, such as for shelter from weather conditions and to offer a sense of personal security, privacy, and personal space. Good housing conditions are also essential for people's health and affect childhood development.

Housing is the key to reducing intergenerational poverty and increasing economic mobility. Research shows that increasing access to affordable housing is the most cost-effective strategy for reducing childhood poverty and increasing economic mobility in the United States. Stanford economist Raj Chetty found that children who moved to lower-poverty neighborhoods saw their earnings as adults increase by approximately 31%, an increased likelihood of living in better neighborhoods as adults, and a lowered likelihood of becoming a single parent. Moreover, children living in stable, affordable homes are more likely to thrive in school and have greater opportunities to learn inside and outside the classroom.

Increasing access to affordable housing bolsters economic growth. Research shows that the shortage of affordable housing costs the American economy about \$2 trillion a year in lower wages and productivity. Without affordable housing, families have constrained opportunities to increase earnings, causing slower GDP growth. In fact, researchers estimate that the growth in GDP between 1964 and 2009 would have been 13.5% higher if families had better access to affordable housing. This would have led to a \$1.7 trillion increase in income or \$8,775 in additional wages per worker. Moreover, each dollar invested in affordable housing boosts local economies by leveraging public and private resources to generate income—including resident earnings and additional local tax revenue—and supports job creation and retention.

"The Problem," National Low Income Housing Alliance

Housing Rehabilitation

When low- to moderate-income families have an home that is unaffordable, the maintenance and upkeep on that housing units often is delayed or not addressed because of financial constraints. Housing rehabilitation is critical to ensure that residents have a safe, healthy, and livable home environment. Dilapidated housing can have an immediate impact on a family's health. Lack of air conditioning in the hot summer months has been linked to a sharp increase in cardiovascular events. Mold, mildew, and other water leak issues often lead to asthma, headaches, and other serious conditions.

Definitions

For this Consolidated Plan, Meridian will use the HUD housing quality standards as defined below:

1. **Standard Condition.** A unit of housing is considered to be in standard condition if it is generally in good repair, with no substandard habitability elements (i.e., lacking complete plumbing or kitchen facilities) or

exterior elements. Such units may be eligible for housing rehabilitation funding if interior conditions are such that the HUD Section 8 Housing Quality Standards are not met, or a threat to the integrity or livability of the unit exists and should be addressed. Examples of ways in which the interiors of such homes might be rehabilitated include the replacement of heating systems, electrical system repairs or upgrades, plumbing system repairs or upgrades, energy efficiency improvements, and accessibility improvements.

2. Substandard Condition but Suitable for Rehabilitation. This category describes dwelling units that do not meet one or more of the HUD Section 8 quality standard conditions, likely due to deferred maintenance or work without permits, but that is both financially and structurally feasible for rehabilitation. Such units may be lacking complete plumbing and kitchen facilities and/or may have exterior elements in need of repair (e.g., a roof in need of replacement, siding in need of repair or replacement, missing or failing foundation). In order to be suitable for rehabilitation, the unit value generally exceeds the cost of repairs or upgrades that would be required to bring it to standard condition. This category of property does not include units that need correction or minor livability problems or maintenance work.

3. Substandard Condition and Not Suitable for Rehabilitation. This category describes dwelling units in such poor conditions as to be neither structurally nor financially feasible for rehabilitation. Such units will typically have an improvement value that is less than the cost of addressing the habitability and exterior elements that cause its classification as "substandard" or will be considered unfit to occupy for safety reasons by the city's building official.

The table below displays the number of housing units, by tenure, based on the number of "conditions" the unit has. Selected conditions are similar to housing problems in the Needs Assessment: are (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,275	21%	3,230	41%
With two selected Conditions	135	1%	240	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	19,890	79%	4,435	56%
Total	25,300	101%	7,905	100%

TABLE 33 - CONDITION OF UNITS

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	14,860	59%	3,495	44%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	8,495	34%	3,335	42%
1950-1979	1,480	6%	1,000	13%
Before 1950	465	2%	65	1%
Total	25,300	101%	7,895	100%

TABLE 34 – YEAR UNIT BUILT

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	1,945	8%	1,065	13%
Housing Units build before 1980 with children present	5,600	22%	4,425	56%

TABLE 35 – RISK OF LEAD-BASED PAINT

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

TABLE 36 - VACANT UNITS

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The Needs Assessment identified cost burden as the most common housing problem for Meridian low- and moderate-income residents. Over 8% of both owner-occupied homes and 13% of renter-occupied homes were built before 1980. This represents over 3,000 housing units within the City.

As these homes continue to age, repair and maintenance costs also increase. Cost burden does not include the repair and maintenance cost of the home. Consequently, if families struggle financially, they will defer maintenance of their homes, causing a future need for standard and emergency residential rehabilitation.

The City does not collect data on abandoned vacant units or abandoned real estate-owned (REO) properties.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Environmental lead is a toxic substance affecting the growth and development of up to one million U.S. preschool children today, with effects ranging from learning disabilities to death. High lead levels can cause many health problems by damaging the brain, nervous system, and kidneys. Lead poisoning can cause decreased intelligence, behavioral and speech problems, anemia, decreased muscle and bone growth, poor muscle coordination, and hearing damage. Lead exposures remain prevalent despite considerable knowledge and increased screening and intervention efforts.

Increased lead exposure and increased body burden of lead remain a significant problem for children in the United States. Lead is an environmental toxicant that may cause adverse health effects to the nervous, hematopoietic, endocrine, renal, and reproductive systems. Lead exposure in young children is particularly hazardous because children absorb lead more readily than adults. Many children exposed to lead do not exhibit any signs of the disease. The child's signs or symptoms could be mistaken for other illnesses, and the child goes undiagnosed. The developing nervous system of children is particularly more susceptible to the effects of lead. The underdeveloped blood-brain barrier in young children increases the risk of lead entering the developing nervous system resulting in neurobehavioral disorders. Blood lead levels (BLLs) at any detectable level have been shown to cause behavioral and developmental disorders; therefore, **no safe blood lead level in children has been identified**. It is increasingly important for continued childhood lead poisoning prevention education and awareness.

Lead-contaminated water, soil, and paint have been recognized as potential sources of children's lead exposure. **Dust from deteriorating lead-based paint is considered the largest contributor to the lead problem.** Until the 1950s, many homes were covered inside and out with leaded paints. Lead began to fall from favor in the 1950s but was still commonly used until it was banned in homes after 1977.

Because of the long-term use of lead-based paints, many homes in the United States contain surfaces with paint, which is now peeling, chalking, flaking, or wearing away. The dust or paint chips contain high levels of lead that easily find ways into the mouths of young children. A particular problem has emerged due to many homes with lead-based paints, which are now undergoing renovations. Often the dust created by this work has high lead levels, which are readily absorbed by the children's developing bodies.

Meridian has a small amount of housing built before 1980 that has the potential to be hazardous to children. Meridian's housing growth happened almost entirely after 1980. The City utilizes HUD CDBG funding for homeowner rehabilitation projects. All projects follow the Lead-Based Paint Rule including disclosure, testing, and clearance.

Meridian has around 3,000 housing units that were constructed prior to 1980. These housing units may have lead-based paint hazards that are harmful to the children living in them.

Discussion

The City does not currently have a complete inventory of vacant dwellings. The HUD prepopulated fields for "vacant units" and "REO Properties" are blank because data is not available for the jurisdiction.

Introduction

Boise/Ada County Housing Authority (BCACHA) owns, manages, and maintains 250 public housing units for low-income households. **BCACHA does not manage or administer any housing units within the City of Meridian.** Information on BCACHA in this section helps to illuminate the choices that are available to Section 8 vouchers holders who may want to use BCACHA housing units and some programs. However, this would require the participant to move outside of Meridian.

- 160 units are for elderly/disabled (Low Rent Public Housing)
- 80 units are HUD-assisted elderly/disabled (section 8 New Construction Program)
- 10 units for families on scattered Sites (Low Rent Public Housing)
- 187 market rate housing units
- 4 units for Permanent Supportive Housing
- 441 total owned units, all managed by BCACHA.

The **Section 8 Housing Choice Voucher Program** serves approximately 2,230 low- income households throughout Ada County (**156 Meridian households**). This program allows clients to choose affordable rental units that meet program requirements within Ada County. Once an affordable rental unit has been identified the household may pay a portion of the rent, based on income. BCACHA provides the Section 8 rental subsidy portion to the landlord.

Actions to address the needs of public housing include:

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

BCACHA launched a **Landlord Incentive Program** aimed at increasing affordable housing options for voucher holders. The program resulted in housing an additional 56 households within 6 months. Staff also conducted outreach to local landlords to develop and enhance relationships in order to increase the number of participating landlords.

The BCACHA entered into a sub-recipient agreement with Ada County in response to the COVID-19 pandemic, to administer **\$12.7 million of the Emergency Rental Assistance Program (ERAP)** to help Ada County residents pay rent and utility costs in order to maintain housing stability. As of January 31, 2022, the initial round of funding received for the program was 100% expended and resulted in serving 2,784 households. BCACHA has received additional funding beyond the initial award and continues to support households who have been affected by the pandemic. **Approximately 20% of assisted households were Meridian residents.**

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			10	763			0	56	0
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

TABLE 37 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

BCACHA owns and manages two high-rise rental complexes and five scattered-site duplex public housing units in Ada County. **No housing units are located in Meridian.**

Information is included for BCACHA units outside Meridian because some Section 8 voucher holders transition into public housing. BCACHA also owns and manages a high-rise, Section 8 financed complex of 80 one-bedroom apartments. All three high-rise complexes serve elderly and/or disabled residents. The ten units at the scattered-site duplexes serve families.

Upgrades to the two high-rise apartments includes:

- Elevator modernization
- Upgraded windows and sliding glass doors on all floors
- Upgraded shower stalls in most units
- Upgraded security system with additional lighting and cameras
- Upgraded key fob system

Public Housing Condition

Public Housing Development	Average Inspection Score

TABLE 38 - PUBLIC HOUSING CONDITION

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

BCACHA continues to use capital funds to rehabilitate and modernize its public housing developments.

This includes items identified in the **Capital Fund Program-Five Year Action Plan**:

- Replace/repair water waste lines at Capitol and Franklin Plaza
- Replace exterior entry doors
- Replace common area lights to LED
- Conduct 5 year Standpipe test
- Conduct energy audit
- Repair concrete sidewalks and driveways
- Upgrade kitchen and bathroom
- Replace carpet and vinyl
- Finish interior garages
- Other apartment renovations

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Improving the living environment of public housing residents involves providing activities that are designed to benefit the individuals and families by addressing a wide range of issues faced by low- and moderate income persons, from physical problems with their environment to social issues.

It is a goal of the BCACHA to promote self-sufficiency and homeownership through the Family Self-Sufficiency program (FSS). BCACHA continues to maintain community partnerships and outreach to families that may qualify for homeownership to achieve this goal. The FSS program enables voucher holders to reduce their dependency on rental subsidies and encourages homeownership. While participating in the FSS program, participants work closely with the FSS Coordinators to identify and set goals to achieve self-sufficiency. The supportive services available to program participants include job training, financial counseling, networking/connecting with housing providers.

BCACHA actively marketed the **Family Self-Sufficiency (FSS)** program to existing voucher holders through quarterly newsletters, attending the annual recertification meetings for voucher holders to explain the programs, and regular outreach. HUD requires BCACHA's FSS program to serve a minimum of 42 families. BCACHA served a total of 95 families in 2021, 23 of them being new enrollments. A few FSS successes include...

- The FSS program provided quarterly workshops for all participants that included topics such as debt reduction, job search and training, budgeting, and homeownership;
- BCACHA successfully graduated 2 families from the FSS program after working with them to increase their earned income.
- The average amount of escrow that was disbursed to graduates was \$5,932.
- Out of the 95 families that were served, 51% have escrow balances that were accrued by increasing their earned income.

Discussion:

BCACHA continues to meet the needs of those most vulnerable in the community. The City of Meridian and BCACHA work closely together on regional initiatives and to also ensure that BCACHA clients have access to the Meridian CDBG program. In previous years, BCACHA helped to administer a CDBG Homeownership Program for the City.

Introduction

While many services are available in Boise, it is important to consider that the cost of transportation and the distance from Meridian make accessing services nearly impossible for many Meridian residents who are in crisis. Meridian lacks emergency shelter, transitional shelter, and permanent supportive housing within the City. Households experiencing homelessness often have to leave Meridian and their family, friends, and faith communities to access services in Boise - disconnecting them from their existing support network.

Our Path Home

Our Path Home is the Continuum of Care provider in Boise and Ada County. The City of Meridian participates as an active partner in the Continuum of Care. Data from the Continuum of Care on the City of Meridian is unavailable for the number of persons experiencing homelessness and specific numbers of persons being assisted through program. Information on the entirety of the Continuum of Care is provided in this section.

Our Path Home has the capacity to serve approximately 1,100 households per year: roughly 500 that are experiencing homelessness are already in a supportive housing program and about 600 that are at-risk of experiencing homelessness.

Particularly because of limited units affordable and accessible to households experiencing homelessness, many adult-only households and families with children languish on the Our Path Home CONNECT queue, sleeping in emergency shelter or on the street.

About 305 of the 500 households Our Path Home provides supportive housing to each year are already in permanent supportive housing units; these units do not often experience turnover. Once a tenant is leased-up in a permanent supportive housing unit, Our Path Home carries the cost of on-going rental assistance and support services and, therefore, must expand program capacity to serve more households.

The Scope of the Problem in Ada County

About 300 families and 350 adult-only households are in the queue at any given time; however, we know the number of households experiencing homelessness is greater.

To best estimate that number, three data points are triangulated:

Households Entering the System

- In 2020, 695 households entered the system through Our Path Home CONNECT.

People Active in Emergency Shelter

- In 2020, 2,149 people (1,924 households) were active in our emergency shelters.

Point in Time Count

- Every year, Our Path Home conducts a one-night count of anyone we can find that is either accessing emergency shelter or spending the night on the street. Since 2009, this number is in the range of 675-875 people, from a low of 694 in 2013, to a high of 872 in 2010. **In 2020, 647 people were counted.**

The table "Facilities and Housing Targeted to Homeless Households" shows the availability of emergency shelter beds, transitional housing, and permanent supportive housing beds that are available in the Boise/Ada Continuum of Care. **There are no housing facilities available to homeless households in Meridian.**

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	124	50	61	117	0
Households with Only Adults	594	42	87	314	0
Chronically Homeless Households	0	0	0	48	0
Veterans	10	0	67	236	0
Unaccompanied Youth	4	0	0	0	0

TABLE 39 - FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

Data Source Comments:

This report is based on information provided to HUD by Continuums of Care in the 2021 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2021. The data presented in this report are limited to beds available for occupancy on the night of the count (beds under development are excluded). For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. This data represent all resource available in the Boise/Ada County Continuum of Care. The shelter beds are not available in Meridian and require residents to go to Boise for services.

2020 State of Homelessness in Idaho

Idaho continues to be one of the fastest-growing states in the country. This growth has spurred tremendous economic development and a booming housing market. This environment has created great opportunities for some as well as great hardship for others. Affordable housing has become increasingly difficult to secure as rent rates continue to rise and rental vacancy rates reach virtually zero. Additionally, the COVID-19 pandemic triggered job loss and reduced wages, further adding to the housing instability of thousands of households throughout Idaho. Ultimately, homelessness is often the end result, and it does not happen by choice.

Homelessness stems from a variety of factors;

- Unemployment,
- Unforeseen life changes,
- Substance use,
- Medical emergencies,
- Domestic violence, or
- Mental health issues.

Often, it strikes the people you least expect. Housing instability is particularly challenging due to the limiting wage opportunity and other financial barriers caused by the pandemic. Nonprofits, community organizations, and response networks throughout Idaho continue to increase capacity, become more sophisticated, and collaborate in their efforts to provide housing and critical support services for the most disadvantaged among us.

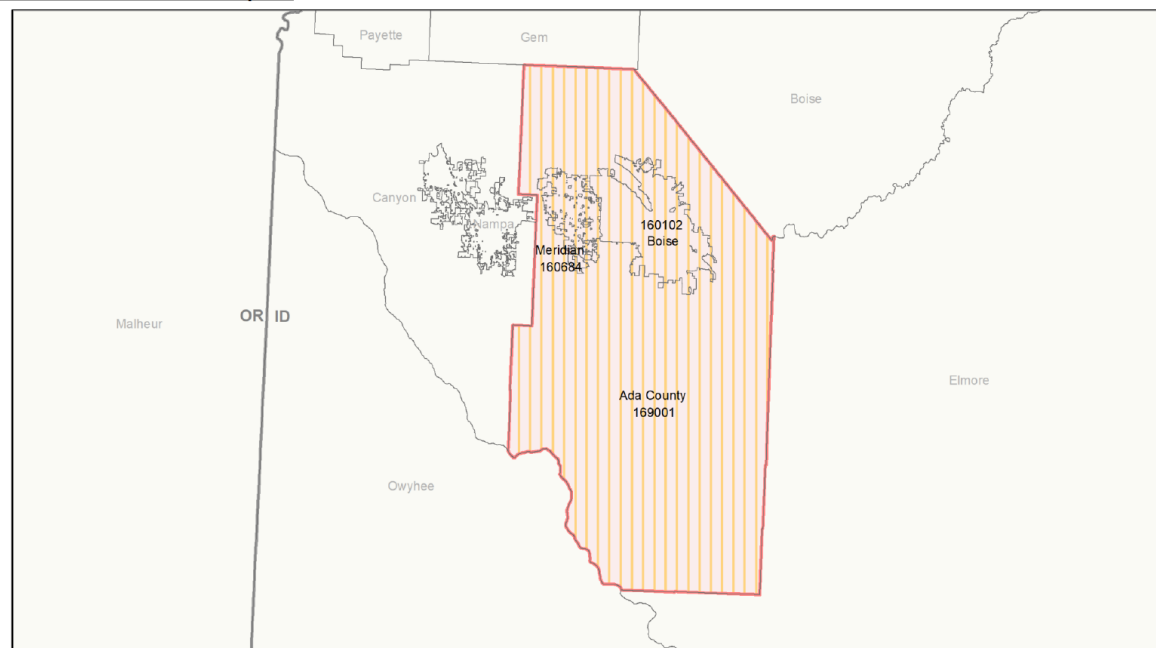
2020 State of Homelessness in Idaho, IHFA, 2020



Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care (CoCs) in the fiscal year 2020 application for CoC Homeless Assistance Programs. HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the Housing Inventory and Homeless Count data may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods. For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange website (<https://www.hudexchange.info/grantees/contacts/>).

CoC Number: ID-500

CoC Name: Boise/Ada County CoC



2020 CoC Boundary 2019 CoC Boundary

Monday, July 19, 2021

Boise Ada County CoC

Jessie Tree

Jessie Tree leads the Treasure Valley on preventing eviction and homelessness by supporting our neighbors at risk of housing loss, empowering them to stay in their homes.

Jessie Tree provides **financial assistance** coupled with **case management** to households at risk of eviction and homelessness who are unable to pay rent. Case management includes landlord mediation, budgeting help, and housing stability planning, while financial assistance catches people up on the rent that they owe.

Jessie Tree also supports households in **eviction court** to keep them from getting an eviction on their record and stay out of homelessness.

Terry Reilly Health Services

Terry Reilly Health Services

Terry Reilly Health Services (TRHS) provides high-quality, accessible health care at a cost that is affordable to every family in the Treasure Valley. As a community health center, they serve Southwest Idaho with locations in Ada, Canyon, and Owyhee counties. Terry Reilly operates clinics with integrated medical, dental, behavioral health and pharmacy services. This enables doctors, dentists, counselors and pharmacists to work together under one roof to provide the best care in a Patient Centered Medical Home.

In 2020, Terry Reilly provided services in Ada, Canyon, and Owyhee to:

- 2,690 homeless adults and children
- 5,915 behavioral health patients
- 730 women received prenatal care
- 5,328 uninsured patients
- 60,949 prescription were filled at TRHS Pharmacy

TRHS Allumbaugh House

Allumbaugh House provides access to medically monitored detoxification and mental health crisis services for residents of Ada, Boise, Valley and Elmore counties. The original partners for Allumbaugh House included the cities of Boise and Meridian, Ada County, Idaho Department of Health and Welfare, Boise City/Ada County Housing Authority, Saint Alphonsus Hospital, and St. Luke's Hospital. Terry Reilly contracts with these agencies to manage Allumbaugh House.

In 2020, Terry Reilly reported 731 admissions for mental health & detoxification services at Allumbaugh House.

TRHS Patient Navigator

Patient Navigator's are trained to assist with:

- Apply for Medicaid, SNAP, ICCP, TAFI and other state programs
- Evaluate and apply for social security benefits (SSI and SSDI)
- Provide Medicare education and enrollment services
- Connect clients to housing resources in Ada and Canyon County
- Arrange transportation
- Locate food pantries
- Provide case management services
- Make referrals to community partners on behalf of the patient for areas including legal assistance, employment, internet access, safety, etc.



2020 BY THE NUMBERS

\$4,498,216

In sliding fee discounts granted

5,328

Uninsured patients served

1,967

Patients served for chronic disease management

730

Women received prenatal care

2,761

Agricultural workers received care

2,690

Homeless adults and children served

60,949

Prescriptions filled at TRHS Pharmacy

731

Admissions for mental health & detoxification services provided at Allumbaugh House

20,123

Treatment visits provided to 1,277 patients through SANE Solutions

34,506

Patients received care at TRHS

29,466

Medical patients

9,509

Dental Patients

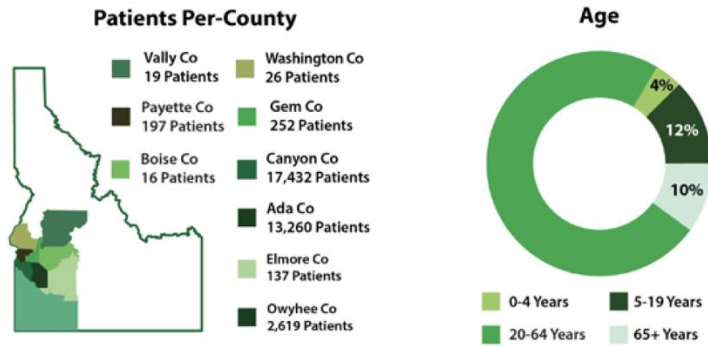
5,915

Behavioral health patients

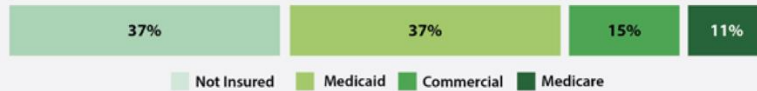
Terry Reilly Health Services 1

2020 BY THE NUMBERS

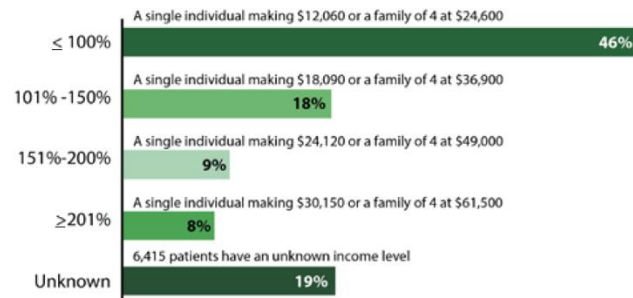
Patient Demographics



Percent Of Patient Population By Insurance Coverage



Patient Income By Percentage Of The Federal Poverty Level



Terry Reilly Health Services 2

Women's and Children's Alliance WAC

Women's and Children's Alliance (WCA) provides safe housing for women in the Boise Metropolitan Area. WCA focuses on providing shelter and supportive services to individuals impacted by domestic violence and/or sexual assault. These services are provided at no-cost, and span a four-county service area representing 30 percent of the population of the state of Idaho. The WCA has been at the forefront of providing services to women, men and their children healing from domestic abuse and sexual assault.

WCA in 2020

- WCA experienced a **57% increase in the total number of calls to our 24-hour hotlines** and **84% increase in the number of calls related to domestic abuse.**
- Client Advocates attended 1,374 full hearings—a **7% increase over 2019** and the majority of those were done virtually from the WCA.
- 19 emergency intakes into shelter—**more than four times the number of that in 2019** and of similar years prior. This illustrates clearly that homes is not safe for all.

WCA provides services to residents in Meridian but does not have shelter space within the City. The City of Meridian provides a secured outreach space at the Meridian Public Library to help residents connect with WCA services.

At the WCA, our mission is Safety, Healing and FREEDOM.

*In Ada County in 2020—there were **5,529** 911 calls for service related to domestic abuse, sexual assault and child abuse.*

(Ada County Sheriff's Office, 2021)

In the Last fiscal Year:

- There were **331 Felony Domestic Violence** cases filed (includes attempted strangulation) and 91 Misdemeanor Domestic Violence cases filed.
- WCA Court Advocacy staff **attended ex parte and full virtual hearings** at the crisis center in conjunction with Ada County Courts, and provided safety planning sessions in person, over the phone and via a secure Zoom healthcare platform.
- Crisis Case Managers and Advocates answered a record-breaking number of **calls to WCA's two 24-hour confidential hotlines = 3,338**, with June 2021 being the highest number of calls related to domestic violence ever received.
- **Fifteen emergency intakes into emergency domestic violence shelter**, when we averaged about four a year in past years.

Safe Shelter and Transitional Housing

At the heart of WCA's efforts to provide safety are the emergency shelter and transitional housing campus, which offer a safe place for up to 30 single female-identifying clients or 30 mothers and their children at any given time. This program also provides wraparound services, including individual counseling, case management, parenting and life skills classes, financial empowerment classes and support groups.

11,001 The combined total of safe bed nights for women and children

30 The average number of women and children on the wait list for shelter each month

2020 Shelter Client Profile

- 68%** were raised in a home where violence between parents was present.
- 60%** were physically abused as a child.
- 70%** were sexually abused as a child.
- 49%** indicated that daily abuse occurs in their most current relationship.
- 27 %** indicated abuse has been occurring 1 to 3 years.
- 32%** indicated abuse has been occurring 4 to 10 years.
- 32%** indicated strangulation occurred in the most recent abusive incident.
- 22 %** indicated weapon(s) were involved in the most recent abusive incident.
- 17%** received no more than an elementary school education.
- 73%** of the children who came into our shelter witnessed abuse.

Idaho Youth Ranch - Hays House

Idaho Youth Ranch is a non-profit 501(c)(3) agency that offers emergency shelter, residential care, youth and family therapy, job readiness training, adoption services, and more for kids and their families. They also operate a network of thrift stores that help fund their youth programs and services.

Idaho Youth Ranch provides jobs for more than 400 Idahoans in communities across the state who staff our program operations, thrift stores, offices, and distribution centers.

Idaho Youth Ranch Hays House is the Treasure Valley's only 24-hour shelter for runaway and homeless youth. The Youth Ranch is located in Boise. Services and referrals are also available to parents who need help addressing problems that disrupt a healthy home, including conflict, running away, homelessness, school problems, neglect or abandonment, poor communication, and illegal behavior.

Hays House offers:

- Respite care to give primary caregivers much needed relief and improve family stability.
- Drop-in services so young people can stop in for safe place to get a warm shower, a hot meal, and more.

Hays House gives kids a safe, supportive, caring, stable place to live while they help find their way forward.

Support services include:

- Life-skills classes
- Family and Individual counseling from a master's level clinician
- Structured educational support
- Community-based recreation
- Fun environment - complete with video games, arts and crafts, a live-in therapy dog, and more
- Access to an accredited academic program for grades 9 to 12 that includes GED instruction and testing

Safe Place

Idaho Youth Ranch Hays House is a Safe Place. **The Safe Place program is for young people in need of immediate help and safety.**

Idaho Youth Ranch's Safe Place initiative is part of a national network of Safe Place programs in 40 states and the District of Columbia. Nearly 22,000 community businesses and organizations nationwide display the yellow Safe Place sign, making help readily available for youth. Safe Place locations include Idaho Youth Ranch Stores throughout the Treasure Valley and will soon be expanding to businesses & public places.

It is estimated over one million youth run away from home each year due to abuse, neglect, family conflicts and other issues. The Safe Place program is an option for young people who feel they have nowhere to turn. In its last report in 2018, **United States Interagency Council on Homelessness found that over 8,000 Idaho students were homeless.** While most stay with friends or relatives or live-in motels, more than 400 were found to be unsheltered.

The Safe Place program has helped more than 330,000 youth since its inception in 1983 and currently serves more than 1,478 communities across the country.

National Safe Place Network also operates TXT 4 HELP, a 24/7 text-for-support service for youth in crisis. Teens can text the word "safe" and their current location to 4HELP (44357) and receive a message with the closest Safe Place location and the number for the local youth shelter. Users also have the option to text interactively with a mental health professional for more help.

Interfaith Sanctuary Shelter

Interfaith Sanctuary Shelter is home with warm meal and a safe place to lay your head for all genders, races, religions, and sexual orientation. Services are provided in Boise. Access to these services would require a Meridian resident to travel into Boise.

Interfaith Sanctuary offers services to a wide sector of those experiencing homelessness, including two-parent intact families, single father families, and single mother families with a male child over age 12 who are not eligible for emergency shelter services at any other location in Boise. At other shelters in the Treasure Valley males over the age of 12 are not able to stay with females, so these families would risk being separated if they were not able to access Interfaith Sanctuary.

While the target population is men, women, and families who are homeless, other underserved populations are represented in this group including victims of domestic abuse, persons with mental and/or physical illness, veterans, persons with substance use issues, and those facing under/unemployment.

Daytime programming includes:

- **Family Daytime Programs** - Family case management, medical and mental health support, transportation, special kids activities, group, and one on one support for preschool children.
- **Project Recovery** - Home to guests seeking recovery and supported through a partnership with Recovery 4 Life, a local behavioral health organization, to ensure Interfaith Sanctuary guests receive access to services and treatment that allows them to stay on a road to recovery.
- **Project Well Being** – Mental Health support, art therapy, fitness, meditation, counseling, med management and home to the homeless newspaper “Word on the Street”.
- **City of Boise Work Program** – Employs guests to help maintain Boise city and parks.
- **Doug Richards Cooking School** - a Food Service Training Program to get guests back to work in the Food Service Industry

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

CATCH of Ada County

All local emergency homeless shelters refer families to CATCH of Ada County, including the Salvation Army Family Shelter, WCA, Interfaith Sanctuary, Boise Rescue Mission, and the City Light Home for Women and Children. Additionally, the **West Ada (Meridian) School District and Boise School District refer families they have identified as homeless.**

Coordinated Entry

Coordinated Entry is an “airport hub” for ending homelessness, triaging situations and navigating people to resources that lead to safe, stable and healthy housing. It all starts with Coordinated Entry. CATCH operates Our Path Home Connect, Ada County’s Coordinated Entry system) and began operating Access Point (Canyon County’s Coordinated Entry system).

Our Path Home Connect reported the following for 2020:

- 689 households were served.
- 247 households with children and 442 adult-only households completed housing planning sessions .
- 52 households with children and 70 adult-only households were referred to housing interventions.
- 165 households with children and 176 adult-only households reported resolving their own housing crisis without assistance from service providers.

The Linda Fund

Early into implementing Our Path Home Connect, CATCH recognized an unmet need for resources available to adult only households. CATCH launched The Linda Fund in November 2017 to serve as a resource for households whose only barrier to escaping homelessness was having enough money saved up to be able to afford the deposit and first month of rent. This program removes the final barrier to housing by helping cover the cost of the deposit and/or first month of rent.

In 2020, CATCH housed 101 families under the Linda Fund in Ada County.

- Of those 101 households, eighteen were families with children under the age of 18 and 83 were adult-only households.
- On average it cost \$1,310 for the deposit and first month’s rent to end each household’s homelessness.

Rapid Rehousing

CATCH offers housing placement, rental assistance, case management, financial independence education, and CATCH Match through Rapid Rehousing programs in Ada and Canyon Counties.

In 2021, CATCH offered serviced under the Rapid Rehousing program to 150 families.

Of those 150 families:

- 47 signed a lease and moved into new housing,
- 47 successfully graduated from the program and remain stably housed,
- 8 were unable to sustain their housing beyond the support of CATCH of Ada County.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

El-Ada Community Action Partnership

The **Supportive Services for Veteran Families** provides a range of supportive services designed to promote housing stability for eligible very low-income Veteran families. Through the SSVF Program, El-Ada provides outreach, case management services and assists participants in obtaining VA benefits and other public benefits.

Limited temporary financial assistance is available to enrolled Veteran families participating in case management, and may include: partial or full month rent assistance; one time rent or utility deposit assistance; rental application fee assistance; and/or bus passes for their housing search.

In 2021, El-Ada assisted:

- 117 Veteran households
- 84% of Veteran households in El-Ada's SSVF program exited into permanent housing

Supportive Housing and Innovative Partnerships (SHIP)

SHIP provides gender-specific safe and sober housing for persons in recovery from substance use and mental health issues. They provide support for Idaho's veterans and persons in recovery.

- SHIP has partnered with the VA to provide housing to homeless veterans through the Safe Harbor and Grant Per Diem programs.
- Offenders currently living in a correctional facility can have their applications processed within two weeks of a tentative parole date.

Veterans Affairs Supportive Housing

The Veterans Affairs Supportive Housing (HUD-VASH) Program provides rental assistance to homeless Veterans and their families in combination with case management and clinical services through the Veterans Affairs Medical Center (VAMC) of Boise.

The Boise VA screens applicants for program eligibility and service needs. To be eligible the veteran must be homeless, qualify for VA healthcare benefits, and agree to case management services. If eligible, they

are referred to Boise/Ada County Housing Authority for rental assistance. BCACHA determines eligibility for rental assistance in accordance with HUD-VASH regulations.

Coordinated Housing and Individualized Services (CHOIS)

The Coordinated Housing Options and Individualized Services (CHOIS) program provides rental assistance and case management services to homeless and disabled individuals and families. The program is funded by the U.S. Department of Housing and Urban Development and operated by BCACHA in collaboration with several community agencies. Participants pay 30% of their income towards rent and utilities and receive on-going supportive services. Applicants for the CHOIS program must be referred to the program through Ada County's Coordinated Entry System, known as "Our Path Home."

Violence Against Women Transitional Housing Program

The Transitional Housing program is a federally funded grant provided by the Office on Violence Against Women (OVW). It is designed to provide temporary housing for victims of domestic violence, sexual assault, and/or stalking and administered locally by BCACHA. The program also provides services to participants which may include case management, mental health counseling, transportation, and support groups. These services are provided under a contract by a local service provider. Survivors of domestic and/or sexual violence, dating violence, or stalking and are fleeing an abusive relationship are eligible to receive assistance through this program.

Introduction

Everyone needs safe, decent, stable housing. For some of the most vulnerable people in America — people with mental illness, chronic health conditions, histories of trauma, and other struggles — a home helps them to get adequate treatment and start on the path toward recovery. But some conditions make it difficult for people to maintain a stable home without additional help. Supportive housing, a highly effective strategy that combines affordable housing with intensive coordinated services, can provide that needed assistance.

A broad body of research shows that supportive housing effectively helps people with disabilities maintain stable housing. People in supportive housing use costly systems like emergency health services less frequently and are less likely to be incarcerated. Supportive housing can aid people with disabilities in getting better health care, help seniors trying to stay in the community as they age, and support families trying to keep their children out of foster care.

Supportive housing is a highly effective strategy that **combines affordable housing with intensive coordinated services** to help people struggling with chronic physical and mental health issues maintain stable housing and receive appropriate health care.

Permanence and affordability. Tenants generally pay no more than 30 percent of their income for rent. They have the same rights and responsibilities as other renters, such as having the lease in their name and the right to privacy in their unit.

Integration. Individuals and families are able to live independently in apartments or single-family homes in residential neighborhoods. Tenants in supportive housing should have access to public transportation, grocery stores, parks, and other neighborhood amenities common to all other residents. Less accessible services put tenants' housing and health at risk: if they are unable to travel to providers' offices, for instance, they may stop using the services.

Emphasis on choice. Supportive housing maximizes client choice, in clients' housing options and the services they receive. For instance, tenants can generally come and go as they please and have control over their daily schedule, like mealtimes and visitors. They also can direct the types of services they receive and the goals they set with the service provider.

Low barriers to entry. Supportive housing providers do not require clients to hit benchmarks before moving into housing or put other screening barriers in the way. Blanket bans on people with criminal histories or bad credit, for example, or requirements to meet goals, like employment or completing a course of treatment, before entering supportive housing would screen out the very people supportive housing aims to help. Individuals and families are able to live independently in apartments or single-family homes in residential neighborhoods.

"Supportive Housing Helps Vulnerable People Live and Thrive in the Community" Center on Budget and Policy Priorities, May 31, 2016

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Meridian generally lack supportive housing supports for vulnerable residents. Permanent supportive housing is available in the neighboring communities.

Prisoner Reentry

The first year after release is a critical period during which released prisoners are most susceptible to reoffending, emphasizing the importance of post-release supervision.

Post-release supervision typically serves two primary functions with regard to preventing such recidivism:

1. Promoting the successful reintegration of prisoners back into society; and
2. Monitoring released prisoners for public safety purposes.

Idaho Community Corrections embraces both roles, using individual support and community programs and services to promote successful reintegration into the community, and employing supervision functions to ensure that . released prisoners are maintaining a drug- and crime-free lifestyles.

"Prisoner Reentry in Idaho", The Urban Institute, 2004

Reentry is the release planning process all offenders will go through including the continuation of services from the Institution to the community. The goal of reentry is to increase public safety and reduce recidivism by developing a release plan that best fits the offender's needs. This is achieved through the prioritized provision and coordination of services necessary to facilitate a seamless transition of an offender from an Institution to the community. This process starts when the individual enters the Institution and continues when they are released into the community.

Release planning includes several aspects such as treatment, housing, supervision, employment, education, healthcare, and other services. By assessing the individual's risk for recidivism and treatment needs, a comprehensive transition plan will be developed. By assessing each individual's risk to the community and establishing services based on identified needs, those with the highest risk will receive the highest level of services. Establishing services to address the offender's identified needs in the community is a collaborative effort between state and local agencies.

Reentry Services, Idaho Department of Correction

Local services providers in Meridian report that it is extremely challenging for persons who are being released from prison/jail or who have a criminal background to find housing.

Supportive Housing Benefits

Supportive Housing Helps People With Disabilities Live Stably in the Community

In studies conducted of this population, at least 75 percent of homeless people with mental illness or other serious disabilities (including those who have been homeless for long periods) who entered supportive housing as part of such a study remained through the study's end (usually 18 to 24 months). Few studies have followed tenants for much longer, of those that have, at least half of the tenants stayed for as long as five years.

Supportive housing achieves much better housing stability than case management without rental assistance. Tenant housing stability in supportive housing is similar to stability in more segregated housing and service models like group homes and nursing homes, but tenants highly prefer supportive housing. The success seems to hold for a range of disabilities — people with physical disabilities or chronic illnesses such as HIV/AIDS fare well in supportive housing, as do people with severe mental illness or substance use disorders.

People with disabilities who lived in supportive housing after release from jail or prison were 61 percent less likely to be re-incarcerated one year later than those not offered supportive housing. People with mental health disorders and other severe disabilities are also more likely than others to be incarcerated or to enter long-term health care institutions like nursing homes or psychiatric hospitals, or to cycle between institutionalization and homelessness. Many studies show that supportive housing successfully interrupts this cycle — people with histories of incarceration or institutionalization significantly reduce their use of those systems after moving into supportive housing.

Most studies recruit people from homeless shelters or off the streets, but a few small studies use supportive housing to help people move out of nursing homes or other institutions. One such study found that a group in supportive housing recruited from psychiatric hospitals moved quickly out of the institutions and avoided subsequent homelessness, while a group without supportive housing exited institutions much more slowly and experienced more homelessness two years later.

The research on supportive housing designed to move people with disabilities directly out of jails or prisons is limited to a few studies, most of which are case studies. One of the most recent and well-designed tracked 121 participants who lived in supportive housing after release and 118 who did not. Those in supportive housing were 43 percent less likely to be rearrested on misdemeanor charges (though there was no difference in the likelihood of felony arrests), and were 61 percent less likely to be re-incarcerated one year later.

Supportive Housing Helps Vulnerable People Live and Thrive in the Community, Center on Budget and Policy Priorities, May 31, 2016

AARP Network of Age-Friendly States and Communities (NAFSC)

Like many cities across the country, Meridian is experiencing a demographic shift: since 2010, the median age has increased from 32 to 36, and the population of Meridian residents aged 65 or older has increased from 8.9% to 12.8%. Ensuring that our community is livable for residents of all ages is more important than ever. With this objective in mind, the City officially joined the **AARP Network of Age-Friendly States and Communities (NAFSC)** in May 2021, thereby gaining access to online informational resources provided

by AARP, as well as best practices from other communities all across the country who are committed to making their areas more livable and age- friendly for people of all stages.

Cities that join the NAFSC participate in a structured, multi-year process of assessment, goal-setting, and action plan implementation, with the overall aim of improving their livability for residents. In 2021, City staff worked with AARP Idaho and Vitruvian Planning to create an initial assessment for the City of Meridian.

The City is using this assessment as a roadmap for a **Livability Working Group**, which will consist of key stakeholders whose insights and recommendations will help steer the process and lead to the creation of a livability action plan.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The non-homeless special needs populations in Meridian have a wide range of service needs, including transitional housing, supportive housing, accessible housing, counseling, case management, transportation to healthcare facilities, and employment. All special needs populations require special consideration. While many persons within the special needs population do not rely on governmental assistance, some do.

Meridian does not have emergency shelter beds or a domestic violence shelter. Many residents need to travel to neighboring cities such as Boise to get their services met. Additionally, Meridian lacks transitional housing facilities.

There is a strong demand for more special needs housing and assistance to help non-homeless special needs populations stay in stable environments. These residents are often low- and moderate-income persons or are experiencing homelessness. Additionally, **many of these residents fall within two or more special needs categories, such as being elderly and having a physical disability.**

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City is not a participating jurisdiction receiving HUD HOME funding. While there is a great need for supportive housing in Meridian, the City's CDBG allocation is not designed to support the building of new housing or supportive housing projects. The City is limited to clearance and acquisition as an eligible project; and is not a housing developer.

Additionally, tenant-based rental assistance programs that are often used to help support individuals with supportive housing options is also not allowable as a HUD CDBG project.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Although federal policies play an important role in influencing the availability of affordable housing the supply of affordable housing depends less on federal policies than on local planning practices, policies, and community engagement. Many local planning procedures currently in place enable community opposition that stalls housing production. Reshaping local regulations allows jurisdictions to make a lasting impact on the supply of affordable housing.

According to Brian Montgomery, former Federal Housing Administration commissioner and assistant secretary for housing, constraints on housing not only reduce the supply of affordable housing but also increase the number of households that are cost-burdened, spending more than 30 percent of their income on rent.

Land-use policies and zoning regulations constrain the supply of affordable housing. Density limits, height restrictions, parking requirements, lengthy permitting and approval processes, and community opposition all contribute to increased housing prices.

HUD, PD&R Edge, *"Regulatory Barriers and Affordable Housing Quarterly Update"*

Meridian's Strategic Plan for Growth

Since 1990, Meridian has experienced exponential growth, becoming the second largest city in Idaho and one of the top ten fastest growing cities in the nation. Due to the desirability of the area, population growth will continue. Over the last 20 years, property in and around Meridian has changed from primarily agricultural and single-family residential to include a more diverse mix of residential types and commercial and industrial uses. That trend will continue as land traditionally used for agriculture develops at urban intensities. However, the foremost goals will remain to grow the city as a premier place to live, work, and play.

The City of Meridian desires, over time, all development within its Area of City Impact to be served with urban services from the City of Meridian. Such services primarily include sanitary sewer, water, reclaimed water, fire, police, and parks. Secondly, the City considers the availability and capacity of the school system, transportation facilities, libraries, and storm water facilities in any review of development within the AOI. All requests for annexation into the City limits will require that the owner extend City-owned services at the time of development.

The importance of cooperating with Ada County and neighboring cities is **imperative to successful long-term land use, transportation, and utility planning**. There are very significant financial and quality-of-life implications for not doing so. As such, the City of Meridian is committed to fulfilling the terms of its Area of City Impact Agreement with Ada County and coordinating with adjacent service providers.

Meridian aims to guide growth in a way that efficiently expands infrastructure and services to support sustainable growth patterns.

Residential Land Use

The purpose of this designation is to provide for a variety of housing types and densities varying from large estate or semi-rural lots to multi-family homes. In all cases, urban services such as sewer, water, parks, and emergency services should be provided.

The **Comprehensive Plan encourages a variety of product types and lot sizes within every neighborhood.** Gross residential densities are rounded to the nearest whole number. At the discretion of City Council, areas with a Residential Comprehensive Plan designation may request an office use if the property only has frontage on an arterial street or section line road and is two acres or less in size.

Meridian Comprehensive Plan, City of Meridian, Idaho

Meridian Comprehensive Plan

Housing

Opportunities for **housing should be available for all income groups** with a diverse mix including rural, modular, townhouses, apartments, workforce housing, large lot subdivision, and single-family homes ranging in size from one-bedroom to estate homes. A premier community needs a good cross-section of housing and therefore must guard against an abundance of subdivisions in similar and repetitive densities, appearances, and price ranges. Neighborhoods should also enhance and retain livability and value through innovatively designed amenities, pathways, public spaces, gathering spaces, and elements that promote social interaction and provide the city with a sustainable tax base. High-density housing must be strategically located to public transportation, community services, and employment areas.

As part of the City's Vision, new neighborhoods should emphasize diverse open spaces and amenities, distinct, engaging places and identities, and Meridian's strong historic character and charm.

Until 2014, Meridian's population was distributed throughout the community primarily in detached single-family suburban-style developments. Increasingly, however, higher density housing is being constructed throughout the community, particularly near employment areas, major roadways, and regional attractions.

The City realizes that the baby boomer generation is aging and creating an increased demand for 55-plus-age non-single-family detached dwellings. Coupled with the fact that more young adults are waiting longer to have children and may not want large homes on large lots, this necessitates providing more diversity in housing choices. The majority of the growing senior population will prefer to "age in place" within existing neighborhoods. Many will seek residential accommodations to suit their emerging health and mobility needs. However, there will also be a growing demand for highly specialized senior living facilities within the community.

Meridian Comprehensive Plan, City of Meridian Idaho

Introduction

Economic Trends and Population and Household Trends

Ada County, ID Economic Trends and Population and Household Trends Ada County is the predominant county in the Boise City metropolitan statistical area (MSA). As of December 1, 2021, the population of Ada County was estimated at 517,200, reflecting an average annual increase of 12,950, or 2.8% percent, since 2015. By comparison, the population increased at an average annual rate of 2.0% percent, or 8,150, from 2010 to 2015. The number of households increased by an average of 4,300 annually, or 2.5%, since 2010, to 198,500.

Economic conditions in the MSA and Ada County are currently strong and payrolls and resident employment have recovered from the significant disruption in early 2020 caused by actions taken to contain the spread of COVID-19. During the 3 months ending (TME) November 2021, nonfarm payroll in the MSA increased by 7,700, or 2.2%, to 356,500, more than compensating for the loss of 2,100 jobs, or 0.6% a year prior. Current payrolls are 1.6% higher than payrolls during the TME November 2019 before the pandemic.

Resident employment in Ada County averaged 254,000 during the TME November 2021, up by 7,375 jobs, or 3.0% from a year ago, and compared with the loss of 3,750 jobs, or 1.5% a year before. The current level of resident employment is 1.4% higher than during the TME November 2019. The unemployment rate averaged 1.9% during the TME November 2021, down from 4.8% a year earlier.

Market at a Glance - Ada County, HUD Office of Policy Development and Research, May 24, 2022

Meridian and the Boise Housing Market Area

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	333	44	1	0	-1
Arts, Entertainment, Accommodations	4,251	6,365	13	16	3
Construction	2,668	4,101	8	10	2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Education and Health Care Services	6,730	7,285	20	19	-1
Finance, Insurance, and Real Estate	2,573	4,118	8	11	3
Information	636	755	2	2	0
Manufacturing	3,348	1,200	10	3	-7
Other Services	1,135	888	3	2	-1
Professional, Scientific, Management Services	3,501	4,028	10	10	0
Public Administration	0	0	0	0	0
Retail Trade	5,152	7,553	15	19	4
Transportation and Warehousing	1,343	1,078	4	3	-1
Wholesale Trade	2,012	1,790	6	5	-1
Total	33,682	39,205	--	--	--

TABLE 40 - BUSINESS ACTIVITY

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	44,880
Civilian Employed Population 16 years and over	43,380
Unemployment Rate	3.33
Unemployment Rate for Ages 16-24	10.28
Unemployment Rate for Ages 25-65	1.81

TABLE 41 - LABOR FORCE

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	11,650
Farming, fisheries and forestry occupations	2,135
Service	4,305
Sales and office	12,030
Construction, extraction, maintenance and repair	2,545
Production, transportation and material moving	1,645

TABLE 42 – OCCUPATIONS BY SECTOR

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	28,750	73%
30-59 Minutes	9,925	25%
60 or More Minutes	980	2%
Total	39,655	100%

TABLE 43 - TRAVEL TIME

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,120	65	530
High school graduate (includes equivalency)	7,620	220	3,195

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	14,010	365	3,790
Bachelor's degree or higher	14,520	225	2,370

TABLE 44 - EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	65	135	50	315	210
9th to 12th grade, no diploma	565	535	260	420	675
High school graduate, GED, or alternative	2,275	2,855	2,095	6,090	3,550
Some college, no degree	2,370	3,070	2,890	7,110	3,035
Associate's degree	585	1,095	1,590	2,430	795
Bachelor's degree	555	3,365	4,405	4,530	1,930
Graduate or professional degree	40	1,075	1,680	2,070	880

TABLE 45 - EDUCATIONAL ATTAINMENT BY AGE

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,650
High school graduate (includes equivalency)	30,305
Some college or Associate's degree	37,065
Bachelor's degree	47,655
Graduate or professional degree	83,180

TABLE 46 – MEDIAN EARNINGS IN THE PAST 12 MONTHS

Data Source: 2013-2017 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Meridian are;

- Advanced manufacturing,
- Health care and ancillary industries,
- Technology, and

- Professional services.

The City of Meridian, Department of Economic Development has a job growth plan to help encourage the growth of these key established sectors.

A Strong Medical Core

Anchored by St. Luke's Hospital System, Blue Cross of Idaho, Idaho College of Osteopathic Medicine, and Idaho State University Health Science Center, Meridian's health care industry enhances the City's commitment to growing innovators in health, research and technology. There is a need for health care professionals at all education and experience levels in Meridian to help support future growth.

Professional Offices and Retail

With more than 16 million square feet of commercial real estate, Meridian offers spaces to suit any business operation. Class A office and medical buildings, manufacturing facilities and industrial parks, bustling retail centers, and land ready for development make up Meridian's robust business community. The continued growth within this sector requires an increase in employees ready to adapt to a changing business world and with skills to meet market demands. Opportunities exist for entry level positions.

Built for Business, Designed for Living, City of Meridian, Economic Development Department

Boise Valley Economic Partnership (BVEP)

BVEP offers free, customized, confidential services and site location assistance to businesses and entrepreneurs interested in relocating, starting up, or expanding in the Boise Valley. They provides regional data on some of the largest employers in Meridian and the Boise MSA.

St. Luke's

Idaho-based, not-for-profit health system
6,000-6,999 Employees

Micron Semiconductor

Manufacturing and technology
5,000-5,999 Employees

St. Alphonsus

A four-hospital regional, faith-based Catholic ministry providing award winning cardiac care, ER, urgent care, women's health, orthopedic care and clinics.
5,000-5,999 Employees

Citi

The Boise/Meridian site is a strategic site for Citigroup, with multiple lines of business located on campus. Citi has approximately 200 million customer accounts and does business in more than 160 countries and jurisdictions. Citi provides consumers, corporations, governments and institutions with a broad range of

financial products and services, including consumer banking and credit, corporate and investment banking, securities brokerage, transaction services, and wealth management.
500-900 Employees

Describe the workforce and infrastructure needs of the business community:

Meridian continues have population growth at a steady pace. This population growth, coupled with an expanding healthcare and technology sector, will create demand for jobs at every skill level.

Occupations in Demand

Idaho Department of Labor's In Demand Occupations tool allows users to filter jobs in Southwest Idaho by education requirement and industry. The tool describes the projected growth within a particular field by 2030. For unskilled and skilled labor, requiring no more than a high school diploma, construction, health care, and sales jobs will increase dramatically over the next decade.

- 61.8% anticipated growth rate for carpenters. Projected growth of 3,736 jobs.
- 35.1% anticipated growth rate for construction laborers. Project growth of 2,014 jobs.
- 20.0% anticipated growth rate for office clerks. Projected growth of 1,767 jobs.
- 20.9% anticipated growth rate for home health and personal care aides. Projected growth of 1,681 jobs.

Idaho Department of Labor, Occupations in Demand Tool

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Meridian Opportunity Zone

Private investment vehicles called Opportunity Funds that place 90 percent or more of their funds into an Opportunity Zone can earn tax relief on the capital gains generated through those investments. Tax benefits increase the longer investments are in place. Investors benefits from deferred capital gains taxes, capital gains tax reductions, appreciation exclusions.

The Meridian Opportunity Zone contains strong and emerging central markets for industrial companies, health science and higher education organizations, regional transit groups, small businesses, and housing. It is seen by the city as the key to connecting consumers, commuters and workers living across the Treasure Valley. The tract has convenient freeway access, well-built local roads and an active rail corridor boasting a strong infrastructural advantage in creating long-term opportunities for profitable investment, innovation and growth.

This corridor is marketed to attract health science and technology companies. With St. Luke's Meridian Medical Center, Idaho Urologic Institute, Idaho State University and the Idaho College of Osteopathic

Medicine, this area is slated for future health science and technology clustering. The corridor creates a clear need and opportunity for a specialized and highly-skilled workforce.

Meridian Idaho Opportunity Zone, Idaho Commerce

Tax Credit Incentives

Idaho has an strong approach to helping encourage the growth of local businesses and the relocation of businesses to the area. These programs have made a significant impact in the economic growth of the region.

Tax Reimbursement Incentive (TRI)

Companies creating new, high-wage jobs in Idaho can receive up to a 30% reimbursement on sales, payroll and corporate income taxes for up to 15 years. Companies must pay wages above the county average and create at least 50 new jobs in an urban area or 20 new jobs in a rural area.

Idaho Business Advantage

The Idaho Business Advantage incentive package offers an array of tax credits, sales-tax rebates, and property tax exemptions. To be eligible, businesses must invest \$500,000 or more in new facilities and create 10 or more new jobs with salaries averaging \$40,000 a year with benefits.

Workforce Development Training Fund

Companies that invest in training a talented team in Idaho are eligible to receive funds to develop their employees.

Idaho Opportunity Fund

The Idaho Opportunity Fund awards capital to communities seeking improvements to public infrastructure with the goal of attracting or retaining businesses. This fund is managed by the Director of Idaho Commerce.

3% Investment Tax Credit

Companies that invest in depreciable, tangible, personal property used in Idaho can earn a 3% income tax credit to offset up to 50% of tax liability and can carry the credit forward up to 14 years.

Idaho Power New Construction and Major Renovations Program

Idaho Power offers a handful of incentives and resources to support businesses conducting new construction, major renovations, retrofits, custom projects, industrial training and more.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City of Meridian has an economic development strategy that evaluated whether the skills and education of the workforce met the needs for employers. While the study was commissioned in 2014,

most of the analysis remains true today; there is a great need for a more skilled and educated workforce to help support the growth of Meridian over the next decade.

Workforce Limitations

Whether created locally or recruited, businesses and industry representatives noted, during the listening session for the economic development strategy, **the need for a more skilled workforce or for better programs geared to “reskilling” or “up-skilling” the workforce.** This need was particularly acute among agribusinesses. Businesses noted both in-person and via survey that there are opportunities to improve education-industry collaboration.

Growth within State Impacts Talent Pool

Much of Meridian’s and the region’s growth is migration from within the state and NW US. Several of Meridian’s competitors, however, get most of their growth from either natural birth (Salt Lake City) or international migration (Seattle, Portland). The impacts of this for Meridian and Idaho is that unlike the international cities, Meridian’s employers will rely on the workforce that has been raised in Idaho and the NW, and consequently, their labor force skills are weak – due to Idaho’s poor educational attainment levels and poorly funded workforce programs.

The Study made six recommendations that the consulting team felt would help bolster the economy in Meridian. The first recommendation was to take steps to improve the workforce. The assessment was that talent and innovative ecosystem cultivation was critical. The City was encouraged to leverage education business collaborations, talent development, and entrepreneurship to establish a foundation for making Meridian a capital for high-end research & commercialization activity.

A Five-Year Economic Development Strategy for Meridian, Pegasus Planning and Development, 2014

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Workforce Innovation and Opportunity Act (WIOA) is a federally funded program that establishes the Workforce Development System and provides funding to support training and employment services for adults, dislocated workers and low-income, out-of-school youth.

The **Workforce Development System** is comprised of a statewide Governor's Workforce Development Council, a single state planning region, and numerous state and local employment and training organizations that work in partnership to bring services to Idaho students, job seekers and business customers.

Services provided may include:

- Receive financial assistance for short-term training.
- Receive supportive assistance (for example, required work clothing, textbooks, etc.).

- Attend training on job readiness, resume preparation and mock interview support.
- Match with employers who are hiring skilled workers.
- Find potential on-the-job training opportunities.

The **Work Opportunity Tax Credit (WOTC)** is a federal tax credit available to employers for hiring individuals from certain target groups who have consistently faced significant barriers to employment.

Targeted hiring groups in Idaho:

- Veteran receiving food stamps
- Unemployed veteran
- Disabled veteran
- Long-term Temporary Assistance for Needy Families recipients
- Temporary Assistance for Needy Families recipients
- Food stamp recipients
- Vocational rehabilitation referrals
- Ex-felons
- Supplemental security income recipients (SSI)
- Long-Term unemployment recipients

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Ada County does not have an Economic Development District, nor a Comprehensive Economic Development Strategy (CEDS) as outlined by the US Department of Commerce.

Discussion

Migration Trends

The relative affordability of housing in the Boise HMA has enticed jobseekers and retirees for decades, although the disparity in housing costs has shrunk in recent years. Net in-migration to the HMA in 2019 was highest from the Los Angeles-Long Beach-Anaheim, CA metropolitan area, where the **average sales price of a home was 2.6 times greater than in the Boise HMA**, compared with 3.1 times higher in 2014. If the current trajectory holds, the relative affordability of the HMA will diminish, which could slow net in-migration to the HMA.

Comprehensive Market Analysis, Boise City Idaho, HUD Office of Policy Development and Research, December 1, 2020

The continued outward migration of people from California, Oregon, and Washington will have pronounced impact in Meridian over the coming decades. It is difficult to anticipate how greatly this will effect the lives of low- to moderate-income Meridian residents as the cost of living increases, housing prices continue to climb, and rapid growth impacts established families and communities

Idaho State University - Meridian Campus

Idaho State Univeristy - Meridian Campus

Idaho State University is a public research-based institution that advances scholarly and creative endeavors through academic instruction and the creation of new knowledge, research, and artistic works. ISU provides leadership in the health professions, biomedical, and pharmaceutical sciences, as well as serving the region and the nation through delivery of preeminent technical, undergraduate, graduate, professional, and interdisciplinary education. The University fosters a culture of diversity and engages and impacts communities through partnerships and services.

The ISU-Meridian Health Science Center, which spans four acres, houses nine distance-learning classrooms, the L.S. Skaggs Pharmacy Complex; Counseling and Speech and Language clinics; and human patient simulation and clinical/medical science laboratories. The Delta Dental of Idaho Dental Residency Clinic which opened in 2011, provides advanced training for dentists and treatment for **underserved patients**.

Unique to ISU-Meridian is its partnership with West Ada School District, whose administrative offices and **Renaissance Magnet High School** are adjacent to the University. Renaissance students interested in careers in medical sciences and research will have the opportunity to use ISU laboratories and resources.

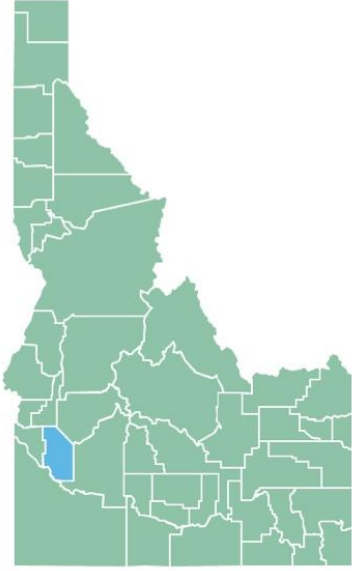
ISU-Meridian serves as the higher education anchor of THE CORE, an 1,800-acre business enterprise corridor with public and private partners committed to building the economy through innovations in health, research and technology.



Last Updated: January 2022

Ada County Economic Overview

Civilian Labor Force (Dec 2021)	261,597
Unemployment Rate (Dec 2021)	1.7%
Population (2020)	494,399
Median Household Income (2019)	\$66,293
Per Capita Personal Income (2020)	\$57,215
Poverty Rate (2019)	10.8%



Idaho Department of Labor

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1. County Demographic Characteristics, 2019

	Ada County	Ada County (%)	State of Idaho (%)	United States (%)
Total Population	456,849	100.0%	1,717,750	324,697,795
Race and Ethnicity				
White alone, not hispanic	386,787	84.7%	82.0%	60.7%
Black or African American alone, not hispanic	5,868	1.3%	0.7%	12.3%
Native American alone, not hispanic	1,769	0.4%	1.1%	0.7%
Asian alone, not hispanic	11,298	2.5%	1.3%	5.5%
Hispanic, or Latino (of any race)	37,469	8.2%	12.5%	18.0%
Gender				
Male	228,886	50.1%	50.1%	49.2%
Female	227,963	49.9%	49.9%	50.8%
Age				
Median age	37.0	-	40.3	38.1
Under 18 years	109,797	24.0%	25.7%	22.6%
Over 18 years	347,052	76.0%	74.3%	77.4%
21 years and over	307,855	67.4%	64.9%	67.9%
Over 65 years	63,734	14.0%	15.4%	15.6%
Educational Attainment (Population 25 years and Over)				
Less than 9th grade	4,306	0.9%	2.2%	3.5%
High school graduate (with equivalencies)	68,859	15.1%	17.8%	18.3%
Some college, no degree	74,881	16.4%	16.9%	13.9%
Associate's degree	30,613	6.7%	6.4%	5.8%
Bachelor's degree	78,620	17.2%	12.1%	13.4%
Graduate or professional degree	39,984	8.8%	5.8%	8.4%
Median Household Income	\$66,293	-	\$56,605	\$62,843

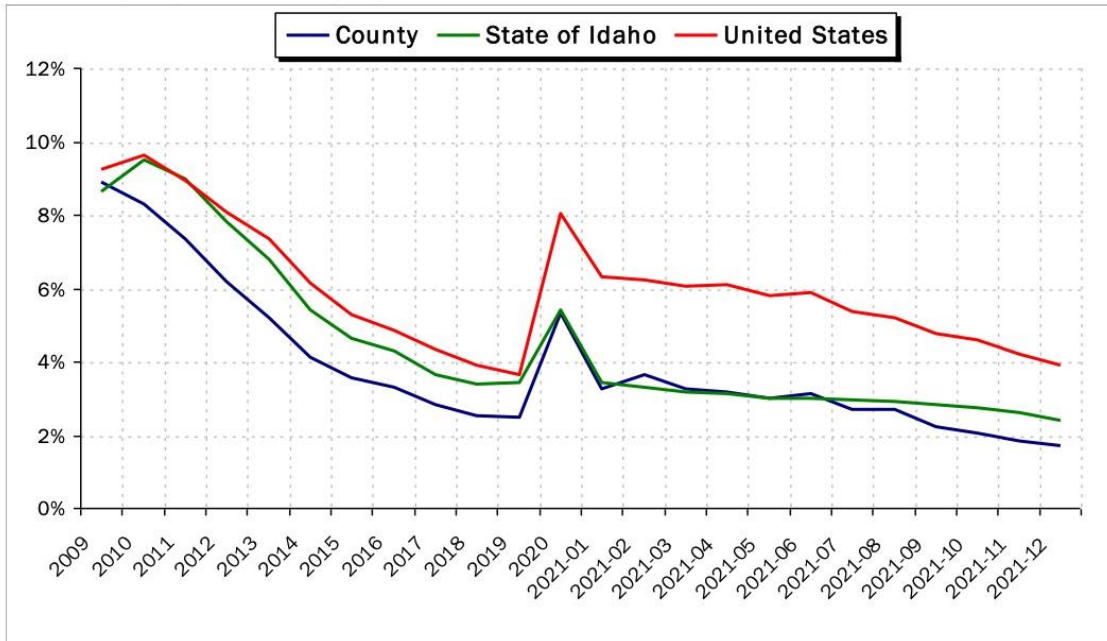
Source: US Census Bureau, American Community Survey 2019 5-Year Estimates

2. Labor Force

	Labor Force	Employment	Unemployed	Unemployment Rate
December 2021	261,597	257,125	4,472	1.7%
December 2020	255,327	244,326	11,001	4.3%

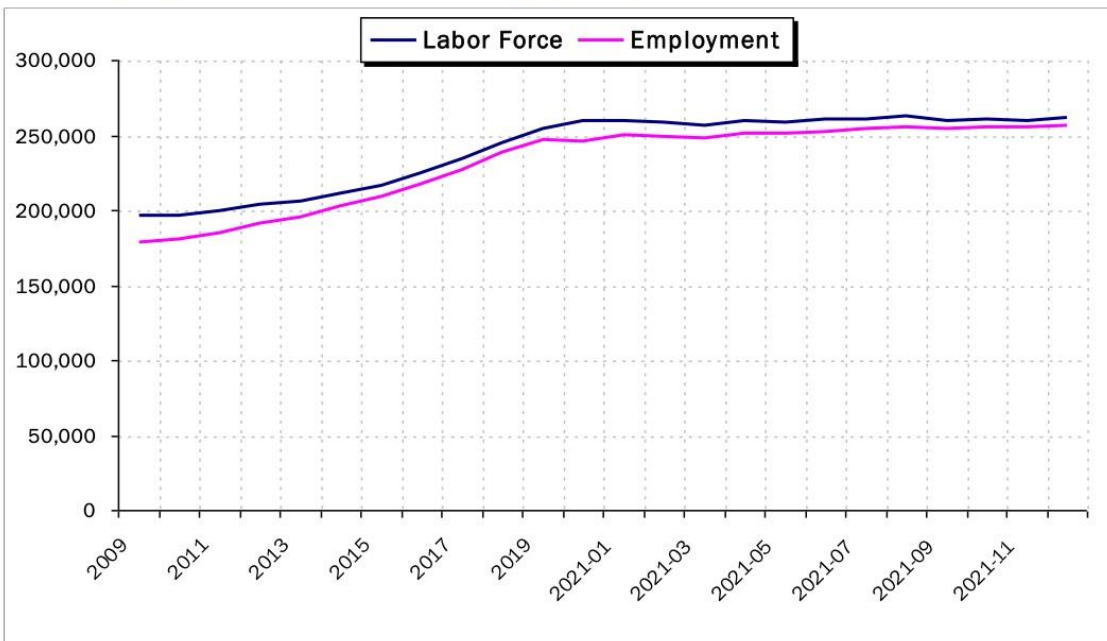
Source: Idaho Department of Labor

3. Seasonally-Adjusted Unemployment Rate, 2009 - Current



Source: Idaho Department of Labor

4. Seasonally-Adjusted Labor Force and Employment, 2009 - Current



Source: Idaho Department of Labor

5. Industry Employment and Wages - 2010, 2019 and 2020

Supersector	2010		2019		2020	
	Average Employment	Average Wages	Average Employment	Average Wages	Average Employment	Average Wages
Total Covered Wages	192,164	\$40,803	252,899	\$51,968	250,383	\$56,175
Natural Resources and Mining	842	\$36,044	862	\$42,942	914	\$46,365
Construction	9,739	\$44,945	17,181	\$52,282	18,362	\$55,275
Manufacturing	14,265	\$75,866	17,529	\$99,638	16,892	\$105,683
Trade, Transportation, and Utilities	38,083	\$36,557	49,248	\$47,809	49,321	\$51,697
Information	3,911	\$46,406	3,669	\$58,009	2,777	\$68,182
Financial Activities	10,965	\$47,288	15,512	\$67,264	16,388	\$78,527
Professional and Business Services	33,450	\$40,979	41,737	\$57,613	42,858	\$61,942
Education and Health Services	41,758	\$40,437	54,637	\$48,718	54,288	\$51,207
Leisure and Hospitality	18,827	\$14,691	28,805	\$19,481	25,122	\$20,149
Other Services	5,450	\$24,865	7,549	\$33,962	6,982	\$35,799
Public Administration	14,859	\$48,895	16,163	\$59,782	16,472	\$61,070

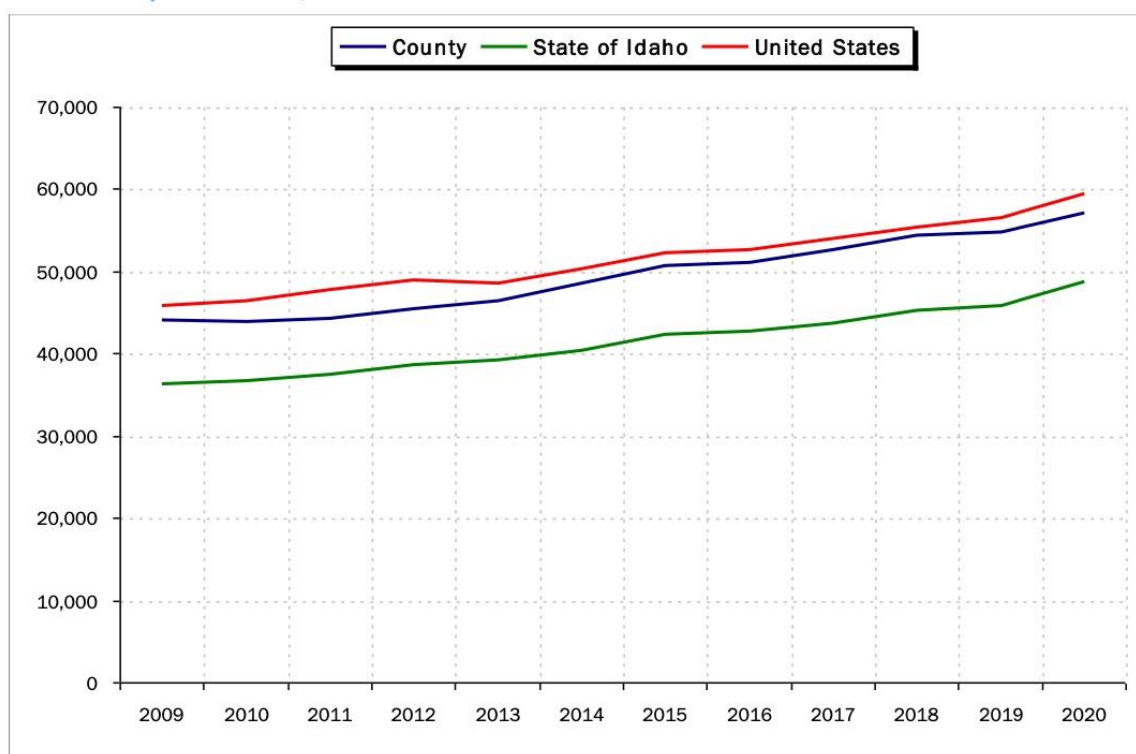
Source: Idaho Department of Labor

6. Top Employers, 2020

Employer	Ownership	Range
St. Luke's Regional Medical Center	Private	1,000+
Micron Technology	Private	1,000+
Meridian School District	Local Gov	1,000+
St. Alphonsus Health System	Private	1,000+
Boise State University	State Gov	1,000+
Boise School District	Local Gov	1,000+
Albertsons	Private	1,000+
City Of Boise	Local Gov	1,000+
Wal-mart	Private	1,000+
Ada County	Local Gov	1,000+

NOTE: Only employers that have given the Department permission to release employment range data are listed. Source: Idaho Department of Labor

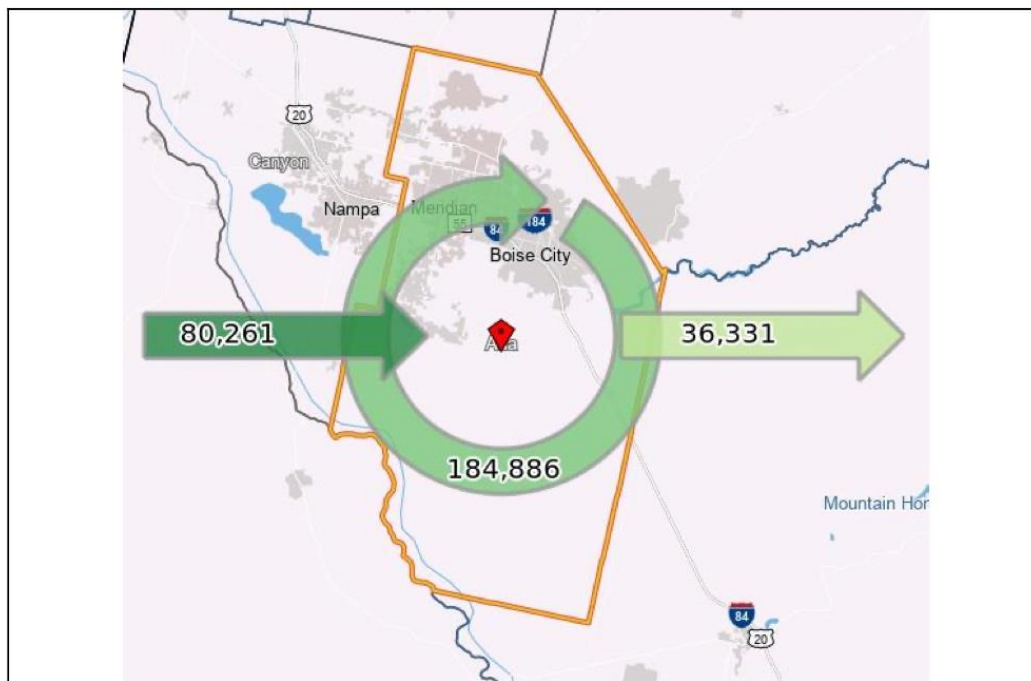
7. Real Per Capita Income, 2009 - 2020



Source: U.S. Bureau of Economic Analysis

8. Labor Force Commuting Patterns, 2019

It is estimated that 184,886 workers lived and worked in Ada County in 2019. Another 80,261 workers were employed in Ada County but lived outside, while 36,331 workers commuted to other counties for work.



Source: US Census Bureau

9. Top 10 Cities Where People Who Work in Ada County Live, 2019

City of Residence	All Jobs	Percentage
Boise City	98,264	37.1%
Meridian	36,481	13.8%
Nampa	20,520	7.7%
Caldwell	9,470	3.6%
Eagle	7,728	2.9%
Kuna	7,664	2.9%
Garden City	4,972	1.9%
Star	3,041	1.1%
Mountain Home	1,870	0.7%
Middleton	1,511	0.6%

Note: "All Jobs" includes private and public sector jobs. It also includes a count of workers with multiple jobs. Source: US Census Bureau

10. Top 10 Cities Where People Who Live in Ada County Work, 2019

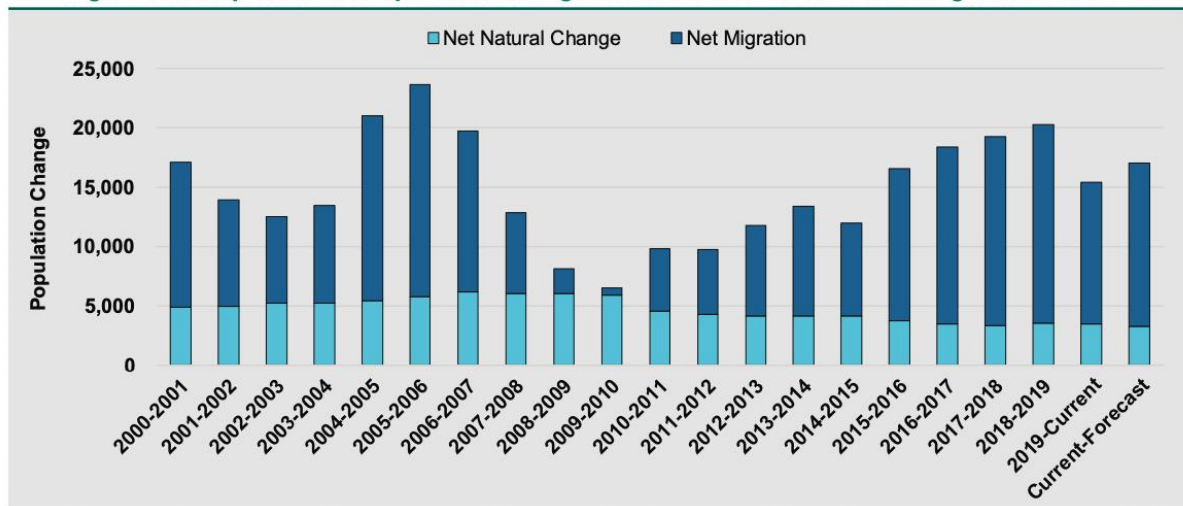
City of Employment	All Jobs	Percentage
Boise City	128,086	57.9%
Meridian	32,263	14.6%
Nampa	11,482	5.2%
Eagle	6,499	2.9%
Garden City	6,311	2.9%
Caldwell	3,857	1.7%
Kuna	1,572	0.7%
Twin Falls	1,528	0.7%
Idaho Falls	929	0.4%
Coeur d'Alene	635	0.3%

Note: "All Jobs" includes private and public sector jobs. It also includes a count of workers with multiple jobs. Source: US Census Bureau

For more Information, Contact:

Jan Roeser, Labor Economist, Idaho Department of Labor • 317 W. Main Street, Boise, ID 83735 • (208) 332-3570 ext. 3539 • jan.roeser@labor.idaho.gov • Labor Market Information website: lmi.idaho.gov

Figure 5. Components of Population Change in the Boise HMA, 2000 Through the Forecast



Notes: Net natural change and net migration totals are average annual totals over the time period. The forecast period is from the current date (December 1, 2020) to December 1, 2023.

Sources: U.S. Census Bureau; current to forecast—estimates by the analyst

Table 4. Metro-to-Metro Migration Flows in the Boise HMA: 2014–2018

Into the HMA	
Los Angeles-Long Beach-Anaheim, CA	1,768
Portland-Vancouver-Hillsboro, OR-WA	1,353
Twin Falls, ID	1,196
Pocatello, ID	1,120
Seattle-Tacoma-Bellevue, WA	1,001
Out of the HMA	
Portland-Vancouver-Hillsboro, OR-WA	1,198
Idaho Falls, ID	1,088
Seattle-Tacoma-Bellevue, WA	1,068
Twin Falls, ID	973
Provo-Orem, UT	634
Net Migration	
Los Angeles-Long Beach-Anaheim, CA	1,402
San Diego-Carlsbad, CA	820
Denver-Aurora-Lakewood, CO	713
Riverside-San Bernadino-Ontario, CA	705
San Francisco-Oakland-Hayward, CA	517

Sources: U.S. Census Metro-to-Metro Migration Flows; 2014–2018 American Community Survey, 5-year data

Comprehensive Housing Market Analysis Boise City, Idaho

U.S. Department of Housing and Urban Development, Office of Policy Development and Research

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Concentration occurs when the area experiences multiple housing problems at a greater rate than the rest of the community.

HUD uses four housing problems in the CHAS data to define a housing problem:

1. Housing unit lacks **complete kitchen facilities**;
2. Housing unit lacks **complete plumbing facilities**;
3. Household is **overcrowded**; and
4. Household is **cost-burdened**.

A household is said to have a housing problem if they have one or more of these four problems.

In Meridian, owner-occupied housing does not appear to have significant challenges with concentrations of multiple housing problems. However, there was a **block area (16001010333) that did show an area where over 10% of renters had two or more housing problems**. This area is located north of Fairview Avenue, east of Meridian Road, south of E Ustick, and west of N Eagle Road.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

R/ECAP

To assist communities in identifying racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test.

The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a **non-white population of 50 percent or more**. Regarding the poverty threshold, HUD defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. HUD supplements this with an alternate criterion because overall poverty levels are substantially lower in many parts of the country. Thus, a neighborhood can be a R/ECAP if it has a **poverty rate that exceeds 40%** or is **three or more times the average tract poverty rate for the metropolitan/micropolitan area**, whichever threshold is lower.

Meridian has no current nor past R/ECAP areas in mapping provided by HUD Open Data's most recent version, 2/8/2018.

Theil Index

The Theil index is a statistic used to measure economic inequality. The Theil index measures an entropic "distance" the population is away from the "ideal" egalitarian state of everyone having the same income. The numerical result is in terms of negative entropy so that a higher number indicates more order that is further away from the "ideal" of maximum disorder. Formulating the index to represent negative entropy instead of entropy allows it to be a measure of inequality rather than equality.

The Index uses index ranging from 0 to 1 that displays information about racial segregation. **Lower index values below .20 suggest less segregation**, and higher index values above .40 suggest more segregation. The Theil Index is a measure of how evenly members of racial and ethnic groups are distributed within a region, calculated by comparing the diversity of all sub-regions (Census blocks) to the region as a whole. Patterns of racial segregation can emerge as a result of systemic barriers and opportunities or localized individual preferences. For example, highly segregated areas may indicate discriminatory housing practices or other related barriers. Data used in the calculation of this index were derived from the U.S. Census Bureau's 2010 Decennial Census.

HUD CDBG Low-Moderate Income Areas

The Community Development Block Grant (CDBG) program requires that each CDBG funded activity must either principally benefit low- and moderate-income (LMI) persons, aid in the prevention or elimination of slums or blight, or meet a community development need having a particular urgency. Most activities funded by the Community Development Block Grant (CDBG) program are designed to benefit low- and moderate-income (LMI) persons. This benefit may take the form of housing, jobs, and services. Additionally, activities may qualify for CDBG assistance if the activity will benefit all the residents of a primarily residential area where at least 51 percent of the residents are low- and moderate-income persons, i.e. area-benefit (LMA).

What are the characteristics of the market in these areas/neighborhoods?

Meridian has no current nor past R/ECAP areas in mapping provided by HUD Open Data's most recent version, 2/8/2018.

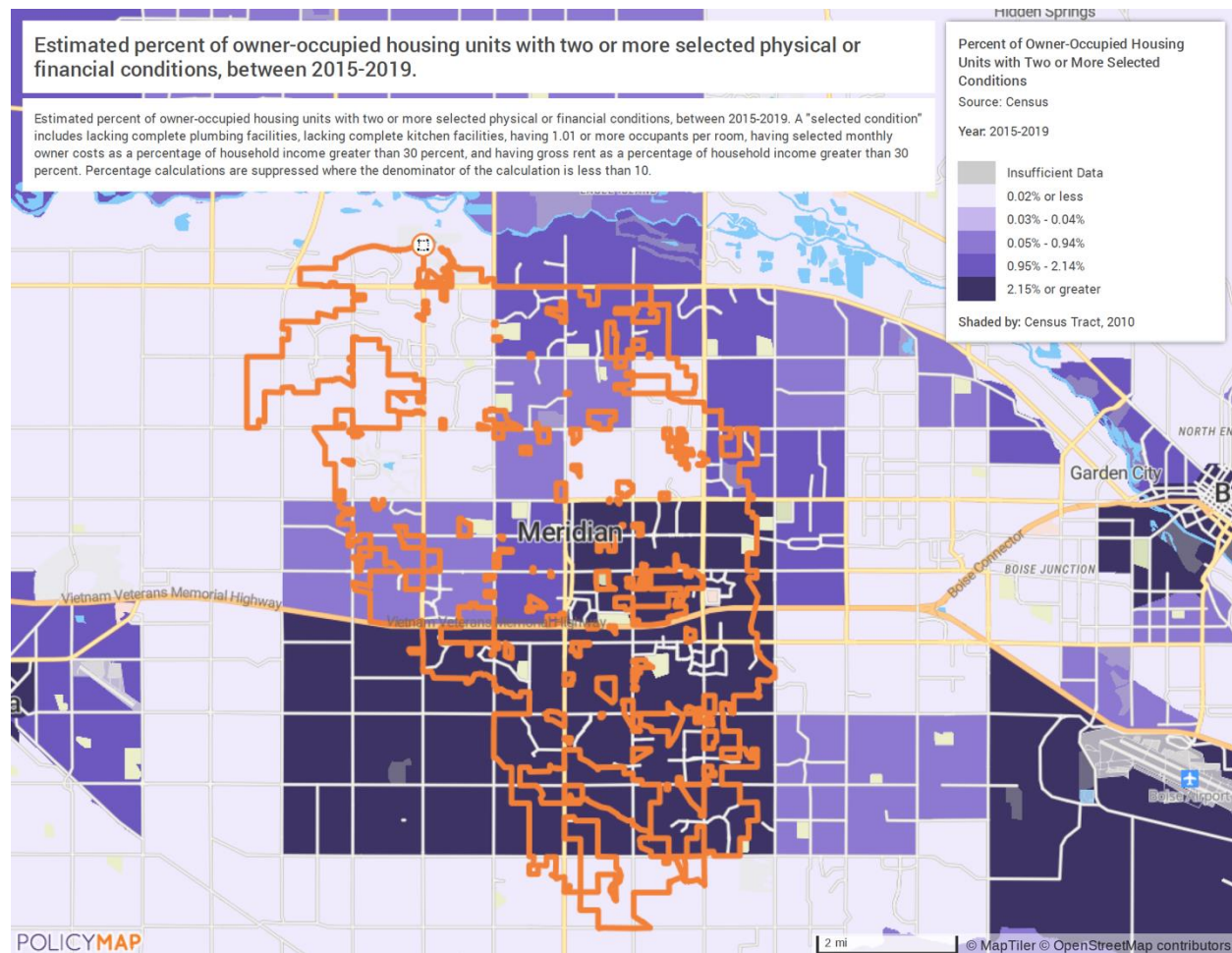
Are there any community assets in these areas/neighborhoods?

Meridian does not have any neighborhoods that meet the definition of a R/ECAP. The City continues to work to improve low- to moderate-income neighborhoods with street lighting and park upgrades. There are parks, community activities, and schools scattered throughout the City that are close to the low-moderate-income areas.

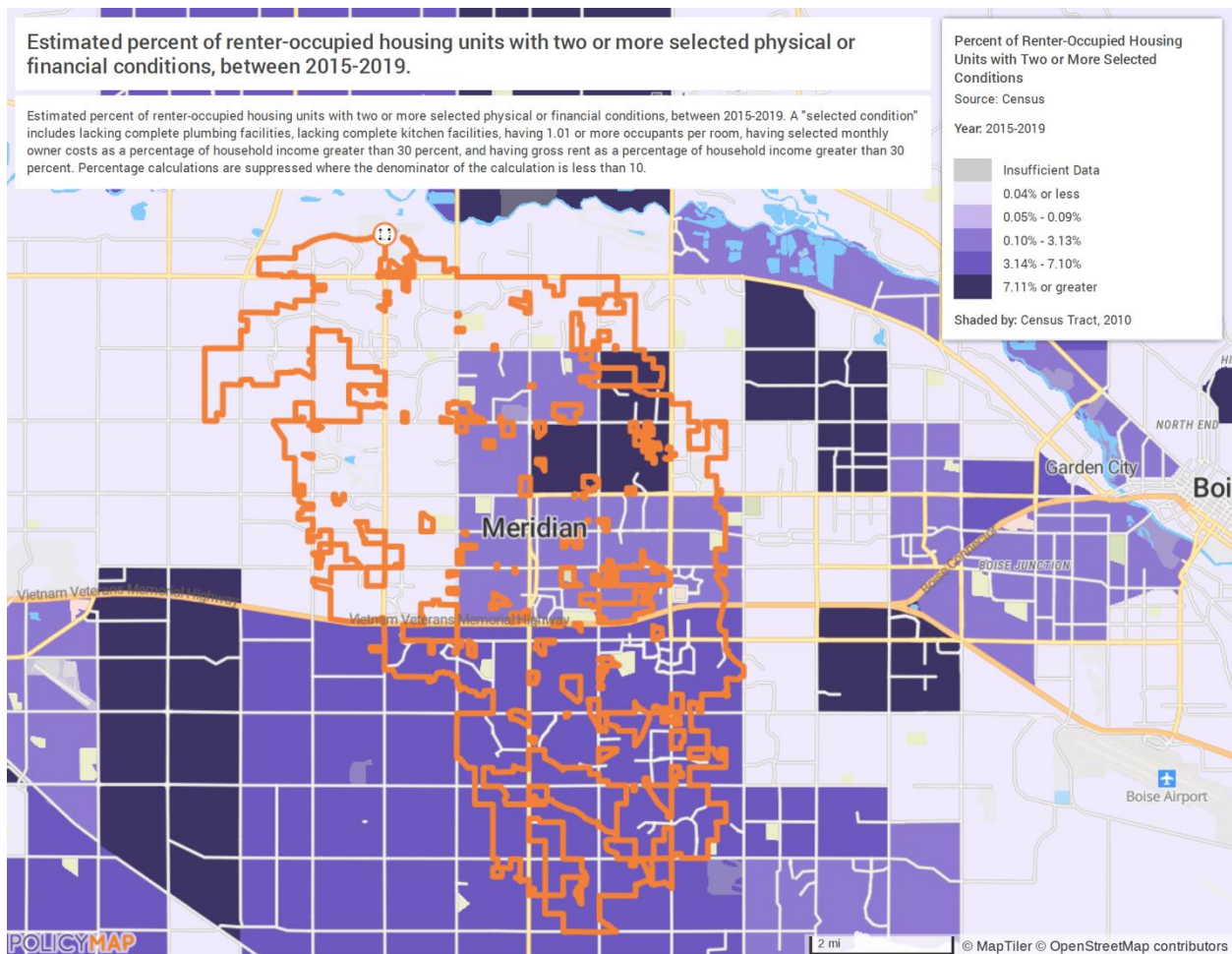
Are there other strategic opportunities in any of these areas?

The City of Meridian works diligently to ensure that all neighborhoods have access to services, parks, and schools. The City continually evaluates where to place resources and how to manage the rapid population growth in the City. There are regional initiatives to improve transportation access, develop new economic development opportunities, and increase the supply of affordable housing. These

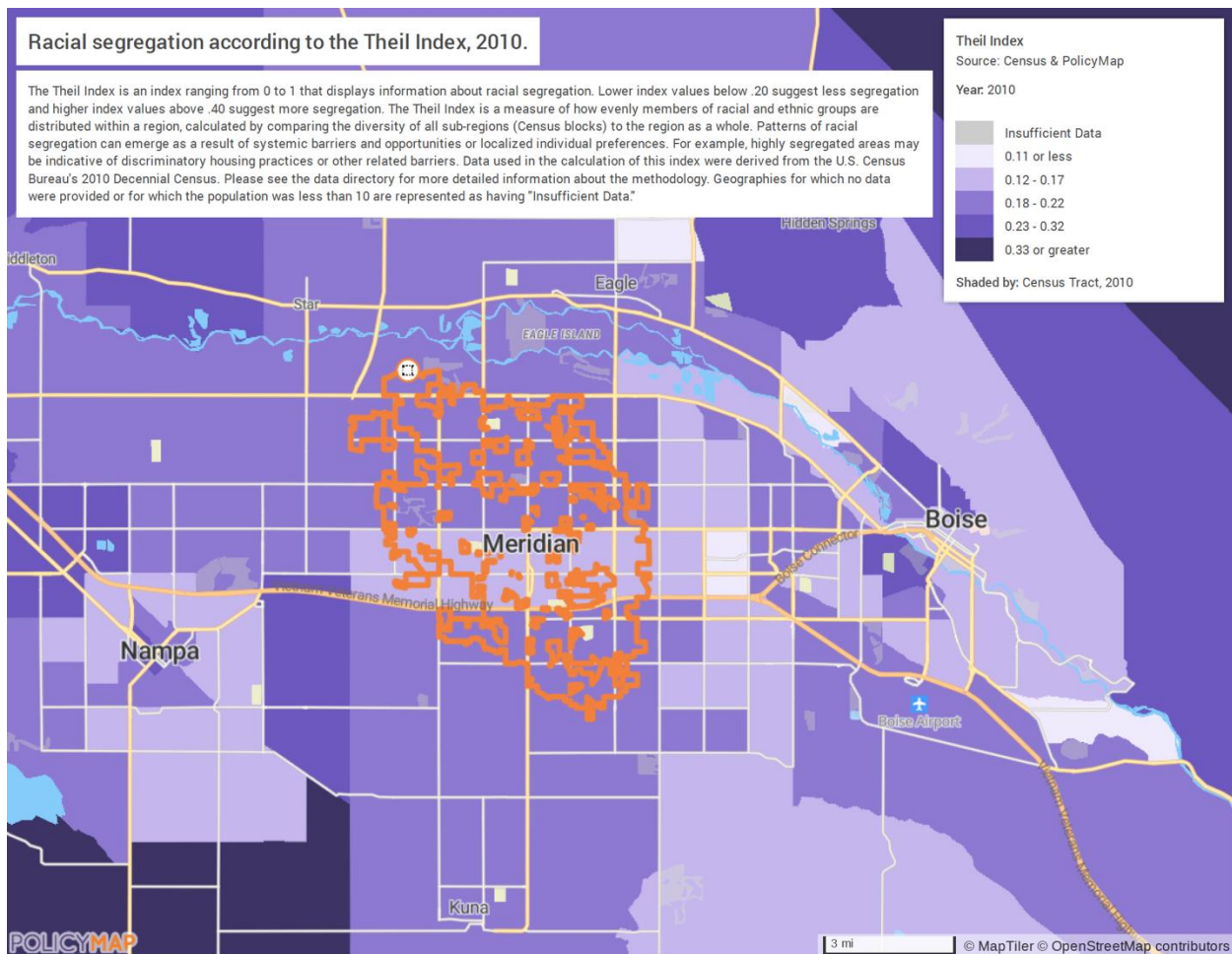
discussions involve ensuring the low- and moderate-income neighborhoods are considered and evaluated on how development will impact these areas.



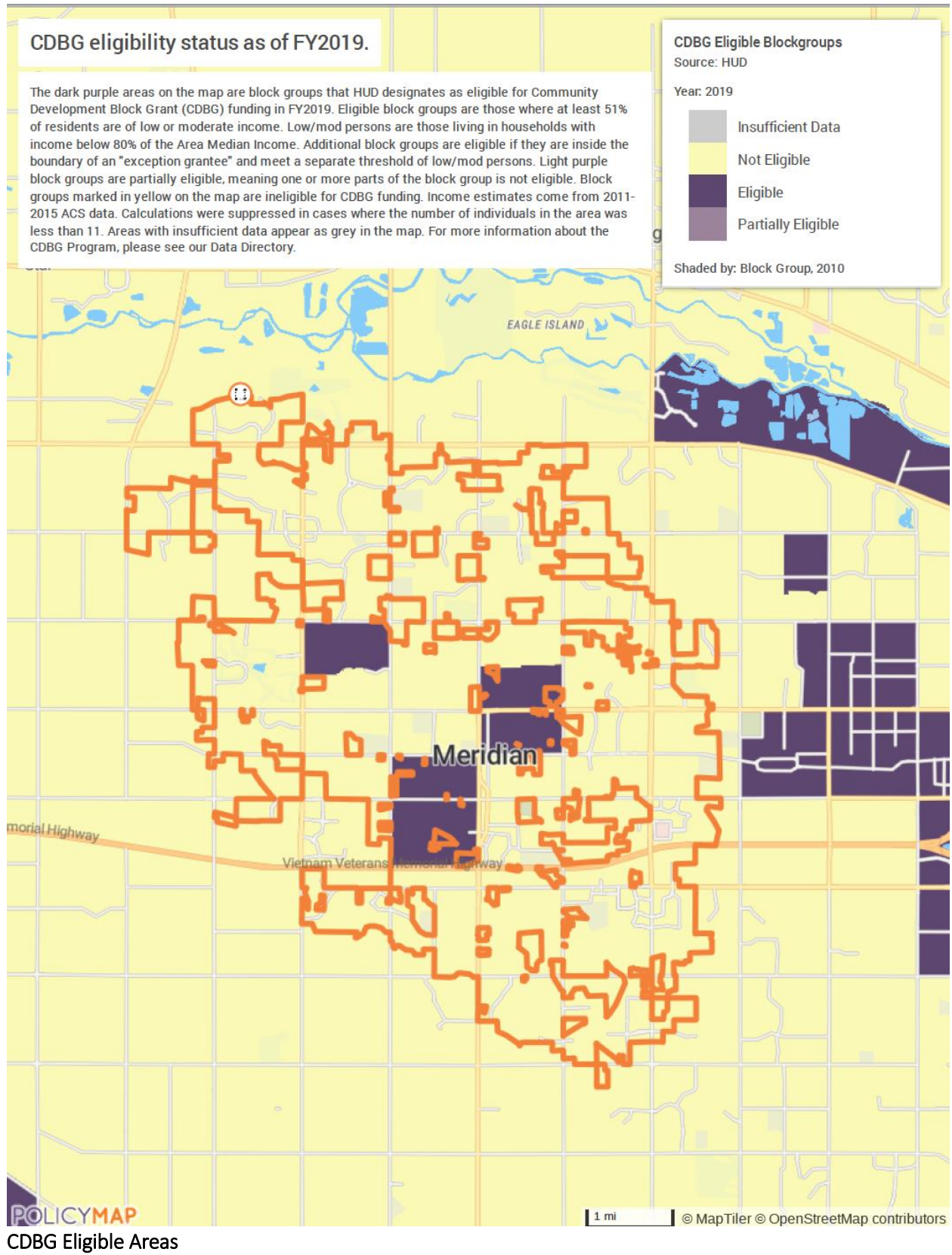
Owner-occupied housing units with 2 or more selected physical or financial



Renter-occupied housing units with two or more selected physical or financial



Racial segregation according to the Theil Index, 2010.



MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS - 91.210(A)(4), 91.310(A)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband access in communities helps provide economic growth, improved educational opportunities, access to better healthcare, greater employment opportunities, improving public safety, and increased global competitiveness for businesses.

The term broadband commonly refers to high-speed Internet access that is always on and faster than traditional dial-up access. Broadband includes several high-speed transmission technologies such as digital subscriber line (DSL), cable modem, fiber, wireless, satellite, and broadband over powerlines (BPL).

Research among Organisation for Economic Co-operation and Development (OECD) countries shows that a 4 Mbps increase in household broadband speed is associated with a roughly 4 percent increase in household income. Research shows that businesses who begin utilizing broadband increase their employees' labor productivity by an average of 5 percent in the manufacturing sector and 10 percent in the services sector.

The current standard for broadband in the U.S. is internet with a 25 Mbps (Megabits per second) download speed. Though Netflix says it needs only 5 Mbps to stream video, the 25 Mbps threshold is intended to satisfy the different needs; high-quality downloads, video communication, and multiple demands of a single household's network. However, many Americans are still unable to access broadband at the speeds necessary to make full use of its benefits.

HUD is actively working to bridge the digital divide in low-income communities served by HUD by providing help with the expansion of broadband infrastructure to low- and moderate-income communities. In December 2017, HUD published the final rule, *"Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing."* The final ruling requires installing broadband infrastructure at the time of new construction or substantial rehabilitation of multifamily rental housing funded or supported by HUD. Additionally, CDBG entitlement communities must analyze the needs of the broadband needs of housing occupied by low- and moderate-income households.

2019 ACS Data on Broadband

Generally, Meridian has a wide broadband coverage that is used by almost all residents. The most recent data available for Meridian shows that the community has a small population of residents who do not currently have access to broadband. Unfortunately, 2019 ACS does not provide data for Meridian on specific income populations who lack broadband service.

The 2019 ACS 1-Year Estimates (table S2801) data shows the following key data points in Meridian;

- 98.3% of the population has one or more types of computing devices
- 94.4% of the population has broadband of any type
- 85.7% has cellular data

The populations that may need broadband assistance in Meridian include the following groups;

- 8.7% of has cellular data with no other internet access
- 5.6% without internet subscription
- 1.7% with no computer

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Research available from BroadbandNow for Meridian shows that broadband internet is widely available throughout the City and residents have various choices for residential broadband service. Data shows that Meridian does not have an immediate need for additional increased competition for broadband internet service.

Internet Access in Meridian, Idaho

FCC data shows two primary broadband service options in Meridian — coaxial cable (97.15% coverage) and DSL (close to one hundred percent coverage). Cable broadband is usually delivered through TV corporations using pre-existing copper coaxial TV wires mounted on telephone poles or buried in the street. DSL Internet, similarly, is sent via twisted copper phone wires. Most Meridian street addresses can access both cable service and DSL from two or more Internet companies.

Meridian residents generally have two or more ISPs at a given address. The mapping tool on this page illustrates how competition changes in different parts of the city. Coverage from Viasat Internet and HughesNet, in general, will overlap. As you might predict, the decision between Viasat and HughesNet is common in Meridian.

Besides the Internet options listed above, CenturyLink is a third choice for coverage in virtually one hundred percent of the Meridian area. Wireless providers such as Verizon and satellite companies such as are sometimes a good choice, but the main wired options usually offer a better deal so far as speed and pricing.

- There are 21 internet providers in Meridian with 11 of those offering residential service.
- Meridian is the 4th most connected city in Idaho ahead of Boise, Garden City, Nampa, Star, and Middleton.

BroadbandNow

Indicators of Broadband Need

The Indicators of Broadband Need map was created by the United States Department of Commerce, National Telecommunications and Information Administration (NTIA). The map uses several different data sources to show information on broadband availability within the United States. Layers in this map were created using data sourced from the American Community Survey collected by the U.S. Census, Measurement Lab (M-Lab), Ookla, Microsoft and the Federal Communications Commission (FCC).

Meridian does not currently show any areas of need on the Indicators of Broadband Need Map beyond very small parcels of land that are largely undeveloped.

BroadbandUSA Community Report

BroadbandUSA Community Reports is generated at a county level and describes the broadband and socio-economic metrics Meridian, Idaho. Data sources include the U.S. Census American Community Survey, Ookla, Measurement Lab (M-Lab), the Federal Communications Commission (FCC) and Esri Business Analyst. The BroadbandUSA Community Reports were created by the National Telecommunications and Information Administration (NTIA) in the U.S. Department of Commerce.

NBAM Broadband Availability Report - County 2021 09

16001

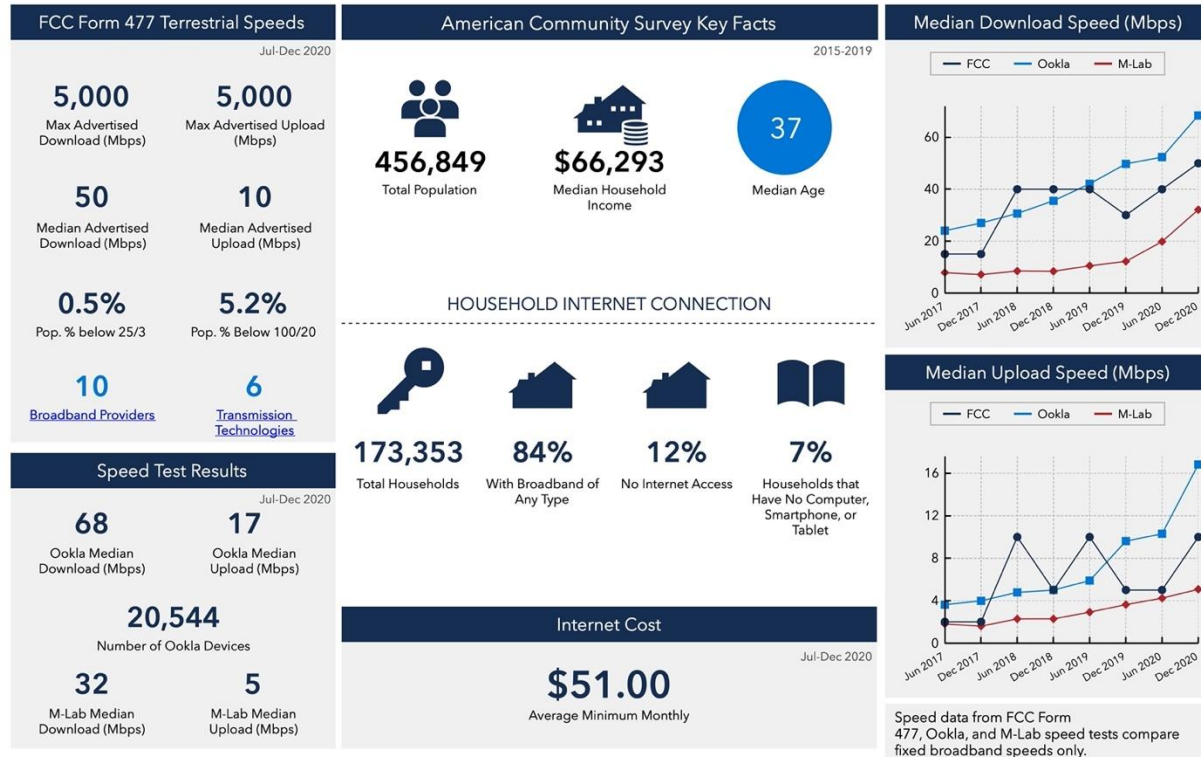
Ada County

Prepared by Esri



BroadbandUSA Community Report

Ada County, Idaho (FIPS 16001)



Source: 2015-2019 American Community Survey 5-year (ACS), 2017-2020 FCC Form 477, 2017-2021 Ookla, 2017-2018 Bureau of Labor Statistics Consumer Expenditure Surveys, BroadbandNow, M-Lab

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April 11, 2022

NBAM Broadband Availability Report - County 2021 09

16001

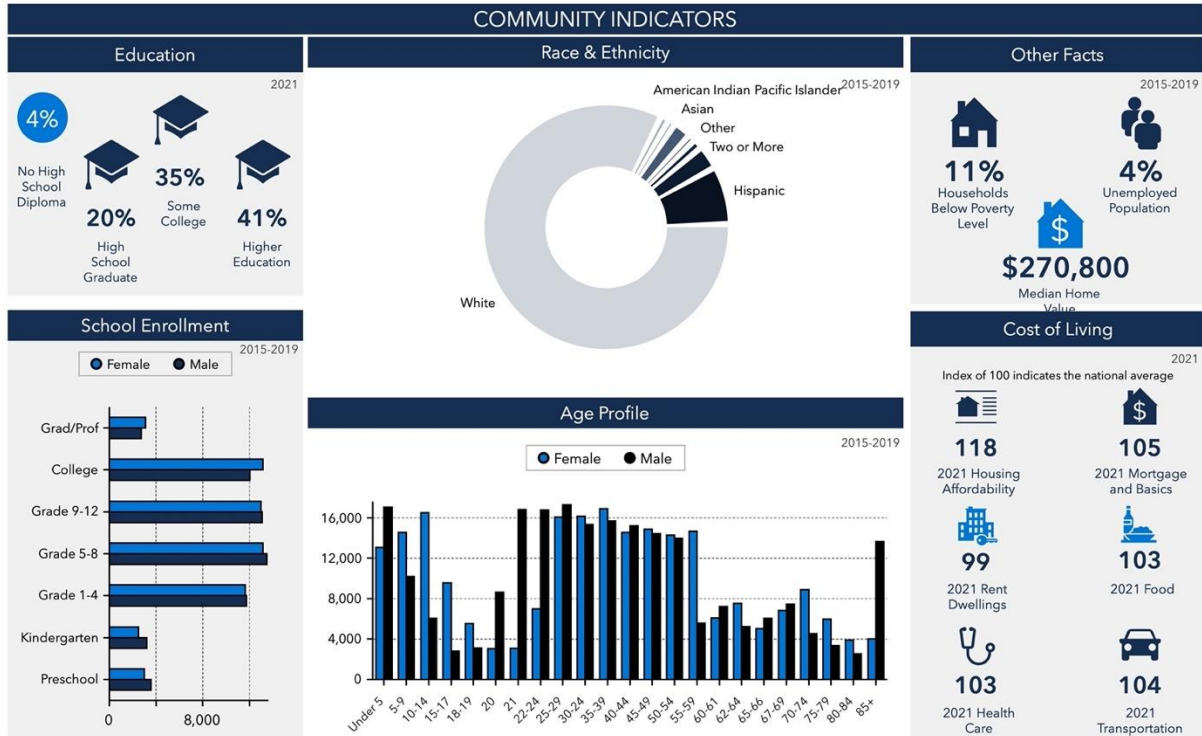
Ada County

Prepared by Esri



BroadbandUSA Community Report

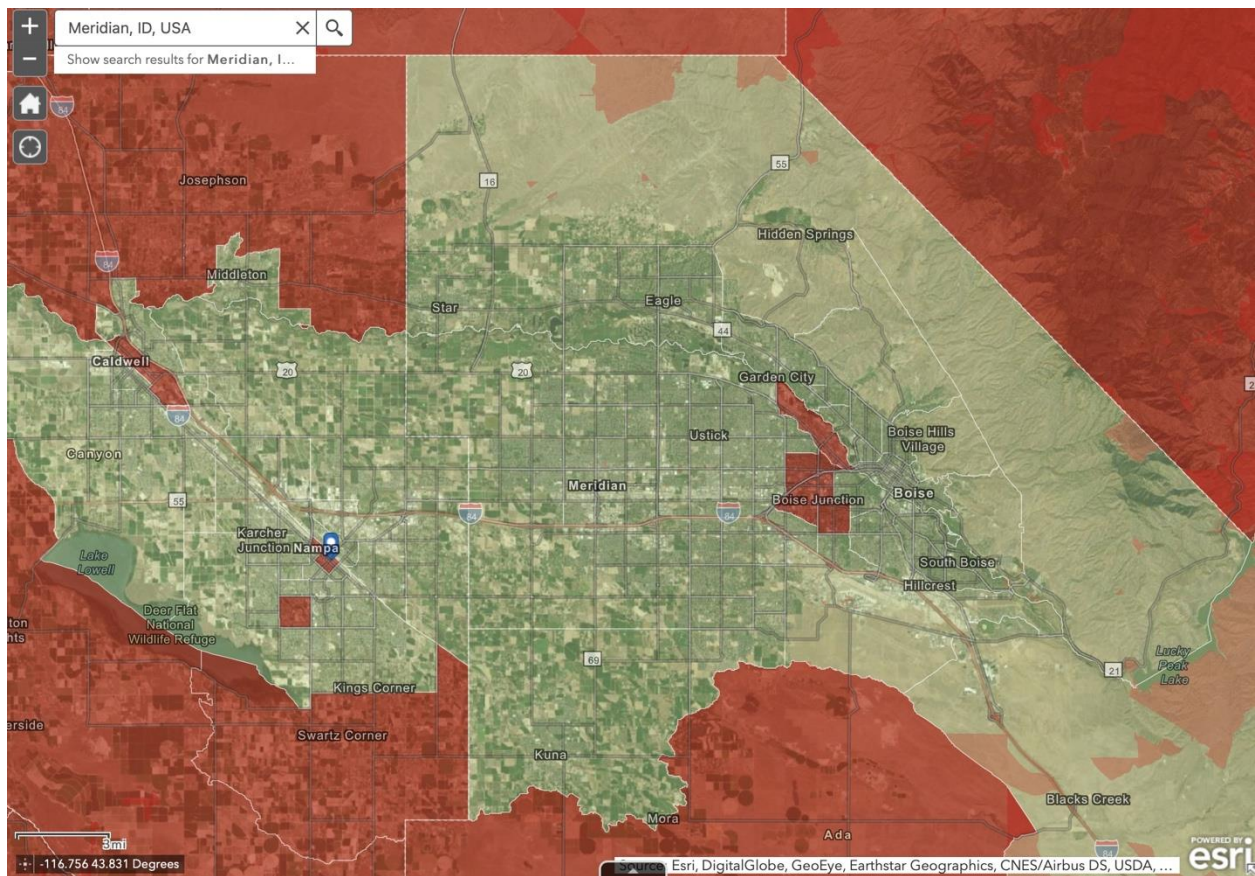
Ada County, Idaho (FIPS 16001)



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April 11, 2022



Indicators of Broadband Need Map

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Idaho's climate is changing. Over the past century, most of the state has warmed one to two degrees (F). Snowpack is melting earlier in the year, and the flow of meltwater into streams during summer is declining. In the coming decades, streams will be warmer, populations of several fish species may decline, wildfires may be more common, deserts may expand, and water may be less available for irrigation.

Our climate is changing because the earth is warming. People have increased the amount of carbon dioxide in the air by 40 percent since the late 1700s. Other heat-trapping greenhouse gases are also increasing. These gases have warmed the surface and lower atmosphere of our planet about one degree during the last 50 years. Evaporation increases as the atmosphere warms, which increases humidity, average rainfall, and the frequency of heavy rainstorms in many places—but contributes to drought in others.

Greenhouse gases are also changing the world's oceans and ice cover. Carbon dioxide reacts with water to form carbonic acid, so the oceans are becoming more acidic. The surface of the ocean has warmed about one degree during the last 80 years. Warming is causing snow to melt earlier in spring.

Drought and Wildfires

Climate change can increase the frequency and severity of fires that burn forests, grasslands, and desert vegetation. On average, nearly 1 percent of the land in Idaho has burned per year since 1984, making it the most heavily burned state in the nation. Changing the climate is likely to more than double the area in the Northwest burned by forest fires during an average year by the end of the 21st century. Although drier soils alone increase the risk of wildfire, many other factors also contribute.

Higher temperatures and a lack of water can also make trees more susceptible to pests and disease, and trees damaged or killed burn more readily than living trees. Changing the climate is likely to increase the area of pine forests in the Northwest infested with mountain pine beetles over the next few decades. Pine beetles and wildfires are each likely to decrease timber harvests. Increasing wildfires also threaten homes and pollute the air.

The combination of more fires and drier conditions may expand deserts and otherwise change the landscape in southern Idaho. Many plants and animals living in arid lands are already near the limits of what they can tolerate. Higher temperatures and a drier climate would generally extend the geographic range of the Great Basin desert. In some cases, native vegetation may persist and delay or prevent expansion of the desert. In other cases, fires or livestock grazing may accelerate the conversion of grassland to desert in response to changing climate. For similar reasons, some forests may change to desert or grassland.

Agriculture

Climate change may also pose challenges for livestock and crops. Hot weather causes cows to eat less, grow more slowly, and produce less milk; and in extreme cases it may threaten their health. Higher

temperatures might also decrease potato yields and potato quality in the Northwest. Some farms may be harmed if more hot days reduce crop yields, or if the decline in summer streamflow reduces the water available for irrigation. Other farms may benefit from a longer growing season and the fertilizing effect of carbon dioxide.

Health and Vulnerable People

Climate change is likely to amplify some threats to health in Idaho. ***Certain people are especially vulnerable, including children, the elderly, the sick, and the poor.***

"What Climate Change Means for Idaho," United States Environmental Protection Agency, August 2016, EPA 430-F-16-014

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Community Resilience Estimates (CRE) - US Census

Community resilience is the capacity of individuals and households to absorb, endure, and recover from the health, social, and economic impacts of a disaster such as a hurricane or pandemic. When disasters occur, recovery depends on the community's ability to withstand the effects of the event. To facilitate disaster preparedness, the Census Bureau has developed new small area estimates, identifying communities where resources and information may effectively **mitigate the impact of disasters**.

Variation in individual and household characteristics are determining factors in the differential impact of a disaster. Some groups are less likely to have the capacity and resources to overcome the obstacles presented during a hazardous event. Resilience estimates can aid stakeholders and public health officials in modeling these differential impacts and developing plans to reduce a disaster's potential effects.

Individual and household characteristics from the 2019 American Community Survey (ACS) were modeled in combination with data from the Population Estimates Program to create the CRE. Data is currently available at a county level.

Risk factors from the 2019 ACS include:

- Income to Poverty Ratio
- Single or Zero Caregiver Household
- Crowding
- Communication Barrier
- Households without Full-time, Year-round Employment
- Disability
- No Health Insurance
- Age 65+
- No Vehicle Access
- No Broadband Internet Access

Ada County - Population 472,400

- 42.9% of residents with 0 risk factors - 202,600 residents
- 41.8% of residents with 1-2 risk factors - 197,400 residents
- 15.3% with 3+ risk factors - 72,400 Residents

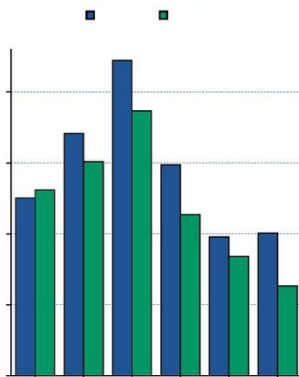
The following data sets from the US Census "COVID Impact Planning Report - Ada County" show disaster recovery figures for Ada County that are relevant beyond the scope of COVID and apply to all disaster recovery response for vulnerable populations.



COUNTY COVID-19 IMPACT PLANNING REPORT

United States™
Census
Bureau

POPULATION 65 AND OLDER



Census Programs

KEY FACTS

456,849 173,353 2.58 37.0 84.8%

BUSINESSES

14,788 214,169 \$11,026,789
\$1,132,346 41,464 \$2,010,986

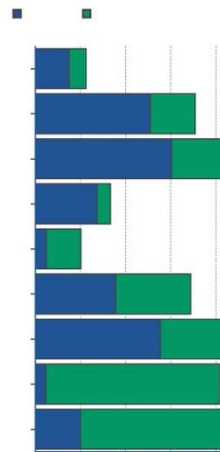
POVERTY

19,240 11,919

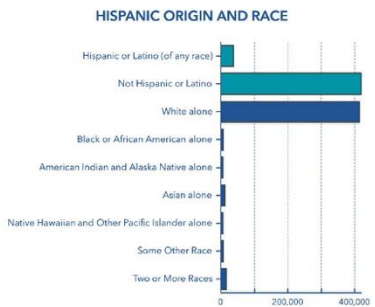
AT-RISK POPULATION

35,181 17,373 6,444

OCCUPATION BY SEX



LANGUAGE SPOKEN AT HOME BY AGE	5-17	18-64	65+	Total
English Only	76,568	255,272	60,907	392,747
Spanish	3,541	13,818	1,067	18,426
Speak English "very well"	2,914	9,356	662	12,932
English less than "very well"	627	4,462	405	5,494
Other Indo-European	867	6,125	894	7,886
Speak English "very well"	792	4,255	483	5,530
English less than "very well"	75	1,870	411	2,356
Asian-Pacific Islander	950	5,273	703	6,926
Speak English "very well"	658	3,071	130	3,859
English less than "very well"	292	2,202	573	3,067
Other Languages	1,148	2,830	163	4,141
Speak English "very well"	976	1,259	90	2,325
English less than "very well"	172	1,571	73	1,816



COUNTY COVID-19 IMPACT PLANNING REPORT

Ada, Idaho (FIPS 16001)



HAZARD VULNERABILITY & RISK ASSESSMENT TOOL

HAZARD VULNERABILITY AND RISK ASSESSMENT TOOL COMMUNITY HAZARD EVENTS

EVENT	PROBABILITY	SEVERITY = (MAGNITUDE – MITIGATION)						ADJUSTED RISK
		HUMAN IMPACT	PROPERTY IMPACT	BUSINESS IMPACT	PREPARED-NESS	LOCAL RESPONSE	EXTERNAL RESPONSE	
	Likelihood this will occur	Possibility of death or injury	Physical losses and damages	Economic Impact	Planning & Exercising	Time, effectiveness, resources	Federal/State staff and supplies	Relative threat*
SCORE	0 = N/A 1 = Low 2 = Moderate 3 = High	0 = N/A 1 = Low 2 = Moderate 3 = High	0 = N/A 1 = Low 2 = Moderate 3 = High	0 = N/A 1 = Low 2 = Moderate 3 = High	0 = N/A 1 = High 2 = Moderate 3 = Low or none	0 = N/A 1 = High 2 = Moderate 3 = Low or none	0 = N/A 1 = High 2 = Moderate 3 = Low or none	0 - 100%
Weather	3	3	3	2	2	2	2	88%
Structural Fire	3	3	3	2	1	1	2	75%
Hazmat	3	3	2	2	1	1	2	69%
Terrorism	2	3	3	3	2	2	1	58%
Wildfire	3	2	3	1	1	1	1	56%
Flood	2	2	3	2	2	2	2	54%
Drought	2	0	0	2	3	3	3	46%
Health	2	3	0	2	2	2	2	46%
Utility Failure	2	1	1	2	2	2	2	42%
Transportation	2	3	1	1	1	1	2	38%
Nuclear War	1	3	3	3	3	3	2	35%
Dam Failure	1	3	3	3	2	3	2	33%
Earthquake >7	1	3	3	3	2	2	2	31%
Landslide	1	2	2	1	2	1	3	23%
Volcano	1	1	1	1	3	2	2	21%
Mormon Crickets	1	0	0	1	3	2	2	17%
AVERAGE SCORE	1.88	2.19	1.94	1.94	2.00	1.88	2.00	41%

*Threat increases with percentage.

RISK = PROBABILITY * SEVERITY		
0.41	0.63	0.66

Hazard Vulnerability and Risk Assessment

Ada County Emergency Management and Community Resilience (EMCR)

Effective November 1, 2004, a **Local Hazard Mitigation Plan** approved by the Federal Emergency Management Agency (FEMA) is required for participation in its Hazard Mitigation programs. To ensure that the latest information and analysis is contained in the plan it must be updated every five years.

Mitigation is the cornerstone of emergency management. It's the continuing effort to lessen the impact disasters have on people and property. Mitigation is defined as **"sustained action that reduces or eliminates long-term risk to people and property from natural hazards and their effects."**

In an effort coordinated by **Ada County Emergency Management & Community Resilience (EMCR)**, local governments and districts completed the 2017 update of the Ada County Multi-Hazard Mitigation Plan.

The update included information on:

- The seven potential natural hazards of Ada County and dam failure
- Risk assessments, that include computer modeling, to describe potential losses from these hazards
- A set of goals, objectives and actions that will guide future mitigation activities within the county

- A system for implementing and monitoring the plan in the future
- This plan update included new modeling of the hazards based on the most recent data available. The plan is composed of two volumes. Volume One examines potential disasters and mitigation on a county-wide basis, and identifies desired actions that could reduce risk for the area as a whole. Volume Two is composed of individual annexes for each of the planning partners (local jurisdictions and taxing districts) that are participating in the process. These annexes address specific mitigation actions that each partner has identified as possible methodologies to reduce risk in their area.

The **Ada County Hazard Mitigation Plan** Update process included the following:

- Strategically located and planned mitigation projects that prioritized the protection of people, structures, infrastructure and unique ecosystems that contribute to our way of life and the sustainability of the local economy.
- Involved the maximum number of planning partners (local governments) that wish to participate in the process.
- Ensured that the goals, objectives, identified hazards and mitigation strategies coincided with those documented in the most current State of Idaho All Hazards Mitigation Plan.
- Enhanced the risk assessment and analysis of the current plan using the most up to date geographic data and modeling tools available.
- Created outreach and public education opportunities to display and discuss risk assessment/analysis with the people of Ada County.
- Met or exceeded all the requirements of a FEMA All Hazards Mitigation Plan as the center point of the community's participation in FEMA Hazard Mitigation programs.

Ada County Emergency Management is currently in the process of planning the 2022 EMCR.

STRATEGIC PLAN

SP-05 OVERVIEW

Strategic Plan Overview

The Strategic Plan serves as a planning document that outlines the anticipated resources over the course of 5-years from CDBG entitlement funding, program income, and other sources. Additionally, a series of goals is described, illuminating how the City will prioritize available financial resources, geographic priorities, and expected outcomes.

Priorities and goals were determined through analysis of multiple data sources:

- Comprehensive community surveys and meetings
- Interview and consultation with area stakeholders
- Staff recommendations
- Results of previous monitoring of subrecipients
- HUD Annual Homeless Assessment Report (2020)
- HUD Worst Case Housing Needs (2019)
- Policy Map, Community Profile (2021)
- HUD Community Resiliency Kit (2021)
- Community Housing Assessment Strategy (CHAS) data
- American Housing Survey (AHS) data
- American Community Survey (ACS) 2013-2017 5-Year Estimates

SP-10 GEOGRAPHIC PRIORITIES – 91.215 (A)(1)

Geographic Area

TABLE 47 - GEOGRAPHIC PRIORITY AREAS

1	Area Name:	Meridian Citywide
	Area Type:	City of Meridian
	Other Target Area Description:	City of Meridian
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City did not identify a geographic target area as a basis for funding allocation priorities. Goals are not limited to a specific area within Meridian.

SP-25 PRIORITY NEEDS - 91.215(A)(2)

Priority Needs

TABLE 48 – PRIORITY NEEDS SUMMARY

1	Priority Need Name	Provide Decent Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Meridian
	Associated Goals	Housing Program Administration
	Description	Provide Decent Housing A decent place to live removes the barriers to opportunity, success, and health that have been part of a family's life for years, if not generations. Creating safe and decent places to live can have incredibly positive effects on a family's health, on the study habits of students, and a neighborhood's overall attractiveness and stability. Decent housing includes a

		spectrum of solutions: new construction, repair, and renovation, housing finance, infrastructure development, secure land tenure, among others.
	Basis for Relative Priority	Providing people with a range of housing choices has many positive aspects – both for the community in general and for individual families. As individuals and families move from one stage of life to the next, various housing types enable them to live in a place that suits their needs while allowing them to reside in the same community, keeping those ties and staying close to family members if they desire.
2	Priority Need Name	Create a Suitable Living Environment
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Meridian
	Associated Goals	Public Facilities and Infrastructure Improvements Public Services Housing Program Administration
	Description	Create a Suitable Living Environment

		A good living environment is essential for good quality of life. A functional and sound living environment allows different people to lead their daily lives and fulfill their basic needs: living, services, working, recreation, hobbies, and rest and privacy.
	Basis for Relative Priority	Jobs, family income, transportation costs, and housing are intricately connected. Research has shown that stable families, communities, and housing positively impact economic vitality. Providing opportunities for workers to live in the city where they work has a positive effect on in-commuting and reducing transportation costs.
3	Priority Need Name	Expand Opportunities for LMI Persons
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Meridian
	Associated Goals	Public Services Program Administration

	Description	Expanding opportunities to low- and moderate-income persons helps to foster local economic development, neighborhood improvement, and individual self-sufficiency.
	Basis for Relative Priority	Expanding opportunities for low- and moderate-income residents helps residents become financially stable and remain in safe and stable housing.

Narrative (Optional)

The City of Meridian seeks to encourage the viable community development of the community by promoting integrated approaches that **provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons**. The primary means towards this end is the development of partnerships among all levels of government and the private sector, including for-profit and non-profit organizations. Housing and community development are not viewed as separate programs but rather as the various elements that make up a comprehensive vision of community development.

SP-30 INFLUENCE OF MARKET CONDITIONS – 91.215 (B)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Meridian acknowledges the high need for decent, affordable housing within the city. The City does not receive a HOME allocation and does not have a TBRA program.
TBRA for Non-Homeless Special Needs	The City of Meridian acknowledges the high need for decent, affordable housing within the city. The City does not receive a HOME allocation and does not have a TBRA program.
New Unit Production	The City continues to help support the production of new homeowner housing and rental housing in Meridian. The City's population continues to grow and the demand for affordable housing is nearly insatiable. The City helps to support the production of new residential housing and multifamily construction.
Rehabilitation	The City is committed to ensuring that the existing housing stock is safe and livable for low- to moderate-income residents. The City has a small percentage of housing stock that is over 30 years old and in need of repairs to maintain health and safety.
Acquisition, including preservation	The City utilizes strategic acquisitions to help support LIHTC affordable housing projects in the City.

TABLE 49 – INFLUENCE OF MARKET CONDITIONS

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Meridian prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing decent housing, creating a suitable living environment, and expanding economic opportunities.

The City of Meridian follows HUD guidelines and limits public services to no more than 15% and administration to 20% of the annual entitlement.

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	517,466	0	0	517,466	2,069,864	The City anticipates receiving \$517,466 in annual entitlement from FY2022 - FY2026 for a total of \$2,069,864.

TABLE 50 - ANTICIPATED RESOURCES

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 City of Meridian does not currently participate or receive funding from any additional HUD programs, including HOME, HOPWA, or ESG.

The projects outlined in the Strategic Plan, which are implemented by outside agencies, are anticipated to use CDBG funding to leverage their initial financial resources.

- Affordable housing supply projects are expected to leverage other local, state, federal, and/or private funds.
- Subrecipients must report on match support for projects.

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

Meridian will continue to improve the livability of low- and moderate-income neighborhoods and buildings. Projects centered around ADA upgrades and improvements will help residents with mobility challenges better access the neighborhoods, public transportation, and outdoor recreation. The buildout of the public infrastructure improves low- and moderate-income neighborhoods. The City will support multi-modal paths, park upgrades, and public infrastructure improvements in low- to moderate-income areas.

Discussion

The City expects partners to leverage CDBG funding to the fullest extent possible to implement robust programs that will help further the needs of area residents.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MERIDIAN		Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction

TABLE 51 - INSTITUTIONAL DELIVERY STRUCTURE

Assess of Strengths and Gaps in the Institutional Delivery System

Meridian has various service providers who provide targeted assistance and mainstream services, such as health, mental health, and employment services to homeless persons and persons with HIV.

Area non-profits help provide public service activities that improve the lives of low- and moderate-income residents. The City is administering HUD CDBG programs both internally and working with external partners. The City has a strong working relationship with the Continuum of Care and Idaho Housing and Finance Association (IHFA).

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X		

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

TABLE 52 - HOMELESS PREVENTION SERVICES SUMMARY

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There are health services available to persons living with HIV through several health providers.

Allies Linked for the Prevention of HIV and AIDS (ALPHA) - located in Boise

ALPHA provides HUD vouchers for Housing Opportunities for Persons with AIDS (HOPWA) program. HOPWA is the only Federal program dedicated to the housing needs of people living with HIV/AIDS. ALPHA also has a food pantry, needle/syringe exchange, and sexual health testing.

Planned Parenthood - Meridian Health Center

Planned Parenthood in Meridian provides HIV services in the community. HIV counseling referral services are available. Counseling and confidential (private) testing for HIV are provided by trained staff.

- HIV testing
- HIV education
- HIV referrals
- HIV prevention with PrEP

Idaho State University/Meridian - HIV Education Program

Through a partnership with the University of Washington/Northwest AIDS Education and Training Center (NW-AETC), Idaho State University provides statewide HIV and AIDS medical training. Physicians, nurses, physician assistants, nurse practitioners, pharmacists, and other providers are offered state-of-the-art, high-quality education in the areas of acute diagnosis and treatment of HIV and AIDS.

Grant funding provides education to advance the HIV and AIDS knowledge base of rural practitioners in the areas of: risk assessment, diagnosis of primary infection, rapid testing, medication management, and appropriate referral to specialty clinics. Preceptorship opportunities in high-volume, northwest HIV clinics are also available. Community-based needs assessments are conducted to customize training and build capacity in every district of Idaho. Additionally, an online “HIV and AIDS 101” course is now available to health science students, providers new to HIV care, or anyone generally interested in increasing their knowledge base.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Meridian has an excellent variety of services available to all community members; these are especially beneficial to the populations targeted in the CDBG program, special needs residents, and persons experiencing homelessness. The largest gap is in emergency homeless shelter beds, domestic violence shelter beds, and permanent supportive housing. Meridian residents experiencing homelessness connect to shelter beds in neighboring communities.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To overcome gaps in the system, the City will continue to provide opportunities for public, private, and governmental organizations to come together to share information, advocate for issues of concern, leverage resources to make projects happen, and address barriers associated with implementing activities, and coordinate efforts.

Funding gaps will exist. The City will continue to search for additional funding, leverage resources, and efficiently administer programs. Likewise, increased coordination between and among providers can also lead to more efficient program management.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure Improvements	2022	2026	Non-Housing Community Development	Meridian Citywide	Create a Suitable Living Environment	CDBG: \$987,115	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
3	Public Services	2022	2026	Homeless Non-Homeless Special Needs Non-Housing Community Development	Meridian Citywide	Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$388,100	Public service activities other than Low/Moderate Income Housing Benefit: 165 Persons Assisted Homelessness Prevention: 90 Persons Assisted
4	Housing	2022	2026	Affordable Housing	Meridian Citywide	Provide Decent Housing Create a Suitable Living Environment	CDBG: \$987,115	Rental units constructed: 4 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted
5	Program Administration	2022	2026	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Meridian Citywide	Provide Decent Housing Create a Suitable Living Environment Expand	CDBG: \$225,000	Other: 1 Other

				Non-Housing Community Development		Opportunities for LMI Persons		
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TABLE 53 – GOALS SUMMARY

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Public Facilities and Improvements are publicly-owned facilities and infrastructure such as streets, playgrounds, underground utilities, and buildings owned by non-profits open to the general public. Safe and accessible infrastructure is essential to the quality of life and building communities that support community diversity and stability. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned or owned by a nonprofit and open to the general public. Acquisition, construction, reconstruction, rehabilitation, and installation of public facilities and improvements are eligible activities. Meridian's goal to improve and expand public facilities may include, but is not limited to: • ADA Improvements • Senior Centers • Homeless and Domestic Violence Facilities • Neighborhood Facilities • Health Facilities
3	Goal Name	Public Services
	Goal Description	Public services are an integral part of a comprehensive community development strategy. Public Service activities provide for a wide range of activities that address needs in the community provided for the target population. Public services can strengthen communities by addressing the needs of specific populations. They can address a range of individual needs and increase CDBG dollars' impact by complementing other activities. The City of Meridian may allocate up to 15% of CDBG funds to public services programs that provide supportive services to low- to moderate-income persons or prevent homelessness. In general, these services are provided by local non-profit partners. This funding is capped at 15% of the CDBG entitlement plus program income. Meridian's goal to improve and provide public services may include, but is not limited to: • Employment services

		• Crime prevention and public safety • Child care • Health services • Substance use services • Fair housing counseling • Education programs • Energy conservation • Services for homeless persons • Services for seniors • Welfare services (excluding income payments) • Down payment assistance • Recreational services
4	Goal Name	Housing
	Goal Description	The City prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing access to decent housing and creating a suitable living environment while expanding economic opportunities for LMI persons. Meridian is committed to improving and expanding access to safe and affordable housing for low- and moderate-income (LMI) residents. Affordable and safe housing helps to provide financial stability, reduces the chances of a person becoming homeless, and promotes housing sustainability. Meridian's projects to improve housing sustainability may include, but are not limited to: • Homeownership Assistance • Rehabilitation (single-unit residential and/or multi-family residential) • Energy efficiency improvements • Acquisition • The administrative cost for rehabilitation activities

		• Lead-based paint testing/abatement • Housing counseling
5	Goal Name	Program Administration
	Goal Description	General Administrative funds will pay reasonable program administrative costs and carrying charges related to the planning and execution of community development activities. Administering federal funds and ensuring compliance is critical for utilizing Federal resources. Meridian is committed to using CDBG entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful. Meridian may have administration projects that include, but are not limited to: • General management, oversight, and coordination • Providing local officials and citizens with information about the CDBG program • Preparing budgets and schedules • Preparing reports and other HUD-required documents • Program planning • Public Information • Monitoring program activities • Fair Housing activities • Indirect costs • Submission of applications for Federal programs

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Ada County Housing Authority (ACHA) does not have any public housing units in Meridian. Information is provided to give a greater context into the services that the public housing agency may be able to provide to Meridian's Housing Choice Vouchers holders who decide to move into a public housing unit in Boise.

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any housing that receives federal assistance, including public housing. PHAs are required to assess the needs of current tenants and applicants on its waiting list for accessible units and the extent to which the needs have not been met. According to ACHA, as of April 2022, 30% of applicants on the Public Housing waiting list reported being elderly, and 82.5% reported having a disability. In the event a tenant or applicant does require an accessibility modification or accommodation, the housing authorities provides the assistance necessary to ensure that the tenant or applicant maintains a safe and healthy living environment.

There are 564 households on the Public Housing and Section 8 New Construction waiting lists. These high-rise buildings are designated for the elderly and/or disabled. Waiting lists are maintained by date and time of application only, and ACHA does not track the number of applicants needing an accessible unit. Twenty-one (21) of the housing authority-owned units are accessible – 6/93 at Capitol Plaza, 4/67 at Franklin Plaza, 10/80 at Shoreline Plaza, and 1/10 at our scattered site properties. When an elderly or disabled applicant reaches the top of the waiting list, a resident in an accessible unit is transferred to a non-accessible unit and the applicant needing the features of the accessible unit is moved in.

Activities to Increase Resident Involvements

ACHA works closely with its residents and resident boards to provide high quality living such as:

- Work with local service providers and link participants to supportive services
- Coordinate and oversee the delivery of services, ensuring services are provided on a regular, ongoing, and satisfactory basis.
- Coordinate and sponsor educational events, which may include topics relating to health care, health care benefits, wellness programs for seniors, life skills training, computer skills, pet care, community safety, debt reduction, etc.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

ACHA is not designated as troubled.

Barriers to Affordable Housing

Although federal policies play an important role in influencing the availability of affordable housing the supply of affordable housing depends less on federal policies than on local planning practices, policies, and community engagement. Many local planning procedures currently in place enable community opposition that stalls housing production. Reshaping local regulations allows jurisdictions to make a lasting impact on the supply of affordable housing.

According to Brian Montgomery, former Federal Housing Administration commissioner and assistant secretary for housing, constraints on housing not only reduce the supply of affordable housing but also increase the number of households that are cost-burdened, spending more than 30 percent of their income on rent.

Land-use policies and zoning regulations constrain the supply of affordable housing. Density limits, height restrictions, parking requirements, lengthy permitting and approval processes, and community opposition all contribute to increased housing prices.

HUD, PD&R Edge, *"Regulatory Barriers and Affordable Housing Quarterly Update"*

Meridian's Strategic Plan for Growth

Since 1990, Meridian has experienced exponential growth, becoming the second largest city in Idaho and one of the top ten fastest growing cities in the nation. Due to the desirability of the area, population growth will continue. Over the last 20 years, property in and around Meridian has changed from primarily agricultural and single-family residential to include a more diverse mix of residential types and commercial and industrial uses. That trend will continue as land traditionally used for agriculture develops at urban intensities. However, the foremost goals will remain to grow the city as a premier place to live, work, and play.

The City of Meridian desires, over time, all development within its Area of City Impact to be served with urban services from the City of Meridian. Such services primarily include sanitary sewer, water, reclaimed water, fire, police, and parks. Secondly, the City considers the availability and capacity of the school system, transportation facilities, libraries, and storm water facilities in any review of development within the AOI. All requests for annexation into the City limits will require that the owner extend City-owned services at the time of development.

The importance of cooperating with Ada County and neighboring cities is **imperative to successful long-term land use, transportation, and utility planning**. There are very significant financial and quality-of-life implications for not doing so. As such, the City of Meridian is committed to fulfilling the terms of its Area of City Impact Agreement with Ada County and coordinating with adjacent service providers.

Meridian aims to guide growth in a way that efficiently expands infrastructure and services to support sustainable growth patterns.

Residential Land Use

The purpose of this designation is to provide for a variety of housing types and densities varying from large estate or semi-rural lots to multi-family homes. In all cases, urban services such as sewer, water, parks, and emergency services should be provided.

The **Comprehensive Plan encourages a variety of product types and lot sizes within every neighborhood.** Gross residential densities are rounded to the nearest whole number. At the discretion of City Council, areas with a Residential Comprehensive Plan designation may request an office use if the property only has frontage on an arterial street or section line road and is two acres or less in size.

Meridian Comprehensive Plan, City of Meridian, Idaho

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has committed to creating more diverse housing types through its redevelopment plan for downtown. The Destination Downtown plan states that creating diverse housing opportunities for different housing needs and life cycles in downtown Meridian is essential to support new businesses and activities. A healthy housing mix will also help draw people downtown and ensure 24-7 activity. Housing created or redeveloped as part of the downtown plan is expected to include apartments, townhomes, condominiums, duplexes, and single-family homes.

The City helped facilitate multiple RFPs over the past several years for a large portion of the publicly-owned properties in downtown Meridian, prioritizing proposals that focused on developing mixed-use and high-density housing. One project that was awarded, Downtown Lofts, will bring several affordable units to downtown Meridian, including six (6) that will be dedicated to CATCH participants.

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

The City does not currently receive other HUD funds, including HOME, ESG, or HOPWA.

The City will continue to work with the local Continuum of Care and local partners in reaching the local homeless population and assessing their needs. The City is a member of the local homelessness coordinating committee and participates in the annual Point In Time Count.

Continuum of Care Member - The City of Meridian is a member of the Continuum of Care (CoC). The City has committed to better understanding the needs that Meridian residents who are currently or at risk of experiencing homelessness face and how to serve them better.

Community Collaboration - City representatives are also frequently involved in public discussions, presentations, and meetings with citizens, other government officials, and local service providers, including West Ada School District, Jesse Tree, and CATCH. This collaboration helps the community provide support, understanding, and outreach to those experiencing homelessness in Meridian.

Homeless Management Information System - In previous years, the City worked with the CoC to add data points to the CoC's Homeless Management Information System (HMIS) to enable the City to determine how many Meridian residents are experiencing homelessness and the reasons for their housing crisis. The City is committed to serving the individual needs of Meridian's homeless population, as identified by the CoC and local organizations.

Point-in-Time County - The City has also worked with the CoC to conduct the annual Point-in-Time Count, which helps determine the number of people experiencing homelessness on a given day. This information allows the City to understand the level of homelessness in Meridian and develop a program that better serves those in need. The City will continue to assist with this process in upcoming years.

Emergency Rental Assistance - Meridian's 2022 Annual Action Plan includes funding for Emergency Rental Assistance. This program provides financial support to help residents at risk of homelessness remain in their stable housing.

Addressing the emergency and transitional housing needs of homeless persons

The City is not eligible as a recipient of other HUD funds, including HOME, ESG, or HOPWA. Idaho Housing and Finance (IHFA) is the agency designated by the State to administer these funds to communities in Idaho that are not eligible to receive direct funding.

The City provides resources for homelessness prevention through **Emergency Rental Assistance** to help families maintain their stable housing. The reduction and prevention of homelessness is a part of the Public Service goal of the Consolidated Plan.

The City is a member of the local **Continuum of Care - Our Path Home**.

Our Path Home utilizes coordinated entry to provide services to people experiencing homelessness. Coordinated entry is an essential process through which people experiencing or at risk of experiencing homelessness can access the crisis response system in a streamlined way, have their strengths and needs quickly assessed, and quickly connect to appropriate, tailored housing and mainstream services within the community or designated region. When possible, the assessment provides the ability for households to gain access to the best options to address their needs, incorporating participants' choices rather than being evaluated for a single program within the system. The most intensive interventions are prioritized for those with the highest needs.

The local access points to the coordinated entry system provide the assessment, information and referrals, and other resources to the person seeking housing.

Our Path Home plans to expand **three proven interventions** to help end homelessness for families with children:

Prevention

Prevention stabilizes families and keeps them housed, thereby ensuring children don't endure the trauma that comes from living without a home. In turn, we will be better positioned to prioritize assistance for those families that need it most.

Preventing homelessness and keeping one family in their housing costs an average of \$1,305 – and oftentimes, far less.

Rapid Resolution Assistance

Quick and short-term assistance for families experiencing brief economic hardships helps provide stability. This type of assistance offers families light support to gain stable housing, curbing the need for more costly interventions.

Providing rapid resolution assistance to one family to regain housing costs an average of \$1,720.

Supportive Housing

Supportive housing provides the rental assistance and case management needed to house and stabilize families. Rental assistance helps make housing affordable and individualized support services help keep families in housing long-term.

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.

The City will provide funding to NeighborWorks Boise to assist with homeowner repairs to Meridian residents with low- and moderate-income to keep them in housing they can afford. In addition, Meridian's work with Jesse Tree has helped provide rental and case management services aimed at preventing and resolving needs for those currently experiencing homelessness or at risk of homelessness in Meridian.

The partnerships that the City has with local committees, organizations, and networks in evaluating, understanding, and addressing the many needs of Meridian residents experiencing homelessness include; the Meridian Police Department, Ada County Sheriff's Office, City of Boise, City of Nampa, City of Caldwell, Women's and Children's Alliance, Jesse Tree, Boys & Girls Clubs of Ada County, West Ada School District, CATCH, Ada County Housing Authority, Local HUD office, CoC, Meridian Food Bank, United Way, NeighborWorks Boise, IHFA, Terry Riley, El-Ada Community Action, Our Path Home Connect, and many others. These partnerships are extensive and ongoing in order to help address and prevent homelessness in Meridian.

These efforts, particularly coordination and participation with CATCH and the CoC, are designed to assist local service providers in helping persons experiencing homelessness make the transition to permanent housing and independent living.

In addition, the City's relationships with ACHA, CATCH, and Jesse Tree are aimed to develop activities through the Program that facilitate access for individuals and families experiencing homelessness to affordable housing units while also preventing individuals and families from becoming homeless.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City is involved in the CoC, which is comprised of representation from ACHA, Health and Welfare, mental health service providers, and other service agencies, including law enforcement and correctional agencies. The CoC coordinates, collects data, reviews data, and prioritizes strategies based on data and

input from providers. The coordinated entry serves all communities within Ada County, and case conferencing is conducted weekly.

The City is also involved in the Behavioral Health Board (BHB), which focuses on mental health and substance use disorders. The BHB is a government entity established by the Idaho legislature in 2014 to advise Idaho's behavioral health authority, identify gaps, and promote improvements to the delivery of integrated services for behavioral health in Idaho. The Board promotes and supports prevention, intervention, recovery, and resiliency for individuals and families in need. It is composed of 23 stakeholders, advocates, and professionals across the continuum of care. Involvement with this group allows the City to understand the community's broader needs related to behavioral health in general and specifically for those discharged from institutional settings such as mental health facilities and corrections programs.

Much of the work funded through the Community Development Block Grant (CDBG) program is directed at housing stability for Meridian's LMI residents. In addition to the services previously mentioned, the City is focusing on public transportation for seniors, youth scholarships for daycare, and streetlight improvements in low- to moderate-income neighborhoods to meet the needs of those in the community who may or may not be experiencing homelessness.

Actions to address LBP hazards and increase access to housing without LBP hazards

Lead poisoning is the most significant and prevalent disease of environmental origin among children living in the United States. Lead exposures remain prevalent despite considerable knowledge and increased screening and intervention efforts. Environmental lead is a toxic substance that affects the growth and development of up to one million U.S. preschool children today, with effects ranging from learning disabilities to death. High levels of lead can cause many health problems by damaging the brain, nervous system, and kidneys. Lead poisoning can cause decreased intelligence, behavioral and speech problems, anemia, decreased muscle and bone growth, poor muscle coordination, and hearing damage.

Increased lead exposure and increased body burden of lead remain a significant problem for children in the United States. Lead is an environmental toxicant that may cause adverse health effects to the nervous, hematopoietic, endocrine, renal, and reproductive systems. Lead exposure in young children is particularly hazardous because children absorb lead more readily than adults. Many children exposed to lead do not exhibit any signs of the disease. The child's signs or symptoms could be mistaken for other illnesses, and the child goes undiagnosed. The developing nervous system of children is particularly more susceptible to the effects of lead. The underdeveloped blood-brain barrier in young children increases the risk of lead entering the developing nervous system resulting in neurobehavioral disorders. Blood lead levels (BLLs), at any detectable level, have been shown to cause behavioral and developmental disorders. Therefore, no safe blood lead level in children has been identified. It is increasingly crucial for continued childhood lead poisoning prevention education and awareness.

Lead-contaminated water, soil, and paint have been recognized as potential sources of children's lead exposure. Dust from deteriorating lead-based paint is considered the most significant contributor to the lead problem. Until the 1950s, many homes were covered inside and out with leaded paints. Lead began to fall from favor in the 1950s but was still commonly used until it was banned in homes after 1977. Because of the long-term use of lead-based paints, many homes in the United States contain surfaces with paint, which is now peeling, chalking, flaking, or wearing away. The dust or paint chips contain high levels of lead that easily find ways into the mouths of young children. A particular problem has emerged due to many homes with lead-based paints, which are now undergoing renovations. Often the dust created by this work has high lead levels, which are readily absorbed by the children's developing bodies.

How are the actions listed above related to the extent of lead poisoning and hazards?

For this plan's purposes, the number of units built before 1980 occupied by households serves as the baseline of units that contain lead-based paint hazards.

Meridian has a small amount of housing built before 1980 that has the potential to be hazardous to children. **The 2013-2017 ACS estimates that 3,000 units were constructed before 1980.**

CDC's Childhood Lead Poisoning Prevention Program compiles blood lead surveillance data for children 16 years of age or under who were tested at least once since January 1, 1997. The national surveillance system comprises de-identified data from state and local health departments. The State of Idaho does

not have any data listed in the CDC database for any years in the National Childhood Blood Lead Surveillance Data or the Childhood Lead State Surveillance Data.

Children who receive Medicaid assistance are required to obtain a blood lead test at 12 and 24 months of age (or between 36 and 72 months if earlier tests are missed) as part of early periodic screening requirements; however, not all Medicaid-enrolled children receive the required blood lead test.

How are the actions listed above integrated into housing policies and procedures?

The City of Meridian's CDBG projects, which require lead-based paint actions, are generally limited to housing rehabilitation. The process involves the following areas: notification, lead hazard evaluation, lead hazard reduction, and clearance. CDBG housing rehabilitation projects do not require ongoing lead-based paint maintenance. Lead-based paint activities apply to all homes built before 1978.

The City has written policies and procedures for all programs required to comply with the HUD lead-safe housing rule (LSHR). Additionally, the City requires lead-based paint policies and procedures with any partners who may administer these programs on the City's behalf. Contractors in the housing rehabilitation program have lead-based paint requirements integrated into their contract for services with the homeowner.

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The needs, goals, and projects outlined in the Consolidated Plan work together to help reduce poverty. While poverty is a function of factors (many of which are) beyond the control of City policies, providing citizens of Meridian with affordable, quality housing in economically diverse neighborhoods can foster economic mobility and soften the impact of poverty.

Meridian’s anti-poverty strategy involves supporting local nonprofit organizations that offer assistance to those residents living in poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The 2022-2026 Consolidated Plan has goals designed to help address and reduce poverty in Meridian. The goals outlined in Consolidated Plan are focused solely on helping improve the lives of low- and moderate-income residents.

Goal 1: Housing

The City will help to ensure that low- to moderate-income residents will have safe and livable housing. **Housing rehabilitation** projects and emergency home repair ensure that residents most at risk of having deferred home maintenance and unsafe living environments can remain in their homes. Additionally, **homeownership assistance** programs help low- to moderate-income residents transition into more stable homeownership. Improvement and preservation of the existing house stock is key to increasing the number of affordable housing units in Meridian.

The City prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing access to decent housing and creating a suitable living environment while expanding economic opportunities for LMI persons. Meridian is committed to improving and increasing access to safe and affordable housing for low- and moderate-income (LMI) residents. Affordable and safe housing helps to provide financial stability, reduces the chances of a person becoming homeless, and promotes housing sustainability.

Goal 2: Public Services

The City will work to utilize CDBG funds for public service. Projects will help low- to moderate-income residents with the impacts of domestic violence, homelessness, and other key community services. These projects may vary over the course of the consolidated plan. Still, the focus will remain on ensuring that low- and moderate-income residents have the support they need to ensure their safety, access to affordable housing, and increased access to economic improvements.

Public services are an integral part of a comprehensive community development strategy. Public Service activities provide a wide range of activities that address needs in the community provided for the target

population. Public services can strengthen communities by addressing the needs of specific populations. They can address a range of individual needs and increase CDBG dollars' impact by complementing other activities.

The City of Meridian may allocate up to 15% of CDBG funds to public services programs that provide supportive services to low- to moderate-income persons or prevent homelessness. In general, these services are provided by local non-profit partners. This funding is capped at 15% of the CDBG entitlement plus program income.

Goal 3: Public Facilities and Infrastructure

Public Infrastructure Improvements will focus on safe and accessible infrastructure essential to the quality of life and building communities that support community diversity and stability. In general, public infrastructure improvements will include acquisition, construction, reconstruction, and installation of public infrastructure and facilities.

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

The City of Meridian works closely with HUD to ensure that all statutory requirements are met, and that information reported in the City's CAPER is accurate and complete. Additionally, the City will participate in online and onsite HUD training regularly.

The goal of monitoring is to encourage the completion of projects within the contract period while ensuring that project objectives are achieved. Monitoring is an ongoing, two-way communication process between the City and recipients. Successful monitoring involves frequent telephone contacts, written communications, analysis of reports and audits, and periodic meetings.

Monitoring is the principal means by which the City:

- Ensures that HUD-funded programs and technical areas are carried out efficiently, effectively, and in compliance with applicable laws and regulations
- Assists subrecipients in improving their performance, developing or increasing capacity, and augmenting their management and technical skills
- Stays abreast of the efficacy and technical areas of HUD CDBG and CDBG-CV programs
- Documents the effectiveness of programs administered by the subrecipients

The City performs a risk assessment of subrecipients to identify which subrecipients require comprehensive monitoring.

High-risk subrecipients include those that are:

- New to the CDBG program
- Experience turnover in key staff positions or change in goals or directions
- Encountering complaints and/or bad press
- Previous compliance or performance problems including failure to meet schedules, submit timely reports, or clear monitoring or audit findings
- Carrying out high-risk activities (economic development, job creation, etc.)
- Undertaking multiple CDBG-funded activities for the first time

The City and CDBG subrecipients are held accountable to program goals through a range of monitoring and timeliness activities.

Monitoring Visits: The City conducts an annual visit or desk monitoring of all subrecipients. On-site visits may include an on-site interview, inspection of financial and client records relating to the CDBG funding provided, evaluation of the subrecipients performance, analysis of the strengths and weaknesses of the

program, assurance that activities comply with the Action Plan, and a report by the subrecipients of any needs, such as technical assistance or areas for program enhancement.

Evaluating Performance: Performance is measured against the goals identified in the initial CDBG subrecipient agreement. During the annual monitoring visit, the subrecipient has an opportunity to explain how goals and objectives for the year were achieved or why their goals were not reached. A follow-up letter to each subrecipient concludes the annual monitoring visit process. The letter summarizes the findings of the visit, and a copy is kept on file for reference.

Financial Management: Monitoring activities are also conducted whenever a subrecipient makes a reimbursement request. City staff verifies that the subrecipient has started their program and is making progress toward their goals before approving a reimbursement request. Subrecipients also must submit the appropriate documentation to be reimbursed.

Data Management: The City updates the program and financial information in the Integrated Disbursement and Information System (IDIS) every month to meet HUD's Timeliness requirements. The City obtains program information from the quarterly reports received from the CDBG subrecipients.

ANNUAL ACTION PLAN

AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

Introduction

The City of Meridian prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing decent housing, creating a suitable living environment, and expanding economic opportunities.

The City of Meridian follows HUD guidelines and limits public services to no more than 15% and administration to 20% of the annual entitlement.

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	517,466	0	0	517,466	2,069,864	The City anticipates receiving \$517,466 in annual entitlement from FY2022 - FY2026 for a total of \$2,069,864.

TABLE 54 - 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 City of Meridian does not currently participate or receive funding from any additional HUD programs, including HOME, HOPWA, or ESG.

The projects outlined in the Strategic Plan, which are implemented by outside agencies, are anticipated to use CDBG funding to leverage their initial financial resources.

- Affordable housing supply projects are expected to leverage other local, state, federal, and/or

private funds.

- Subrecipients must report on match support for projects.

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

Meridian will continue to improve the livability of low- and moderate-income neighborhoods and buildings. Projects centered around ADA upgrades and improvements will help residents with mobility challenges better access the neighborhoods, public transportation, and outdoor recreation. The buildout of the public infrastructure improves low- and moderate-income neighborhoods. The City will support multi-modal paths, park upgrades, and public infrastructure improvements in low- to moderate-income areas.

Discussion

The City expects partners to leverage CDBG funding to the fullest extent possible to implement robust programs that will help further the needs of area residents.

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure Improvements	2022	2026	Non-Housing Community Development	Meridian Citywide	Create a Suitable Living Environment	CDBG: \$197,423	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
3	Public Services	2022	2026	Homeless Non-Homeless Special Needs Non-Housing Community Development	Meridian Citywide	Expand Opportunities for LMI Persons	CDBG: \$77,620	Public service activities other than Low/Moderate Income Housing Benefit: 120 Persons Assisted Homelessness Prevention: 45 Persons Assisted
4	Housing	2022	2026	Affordable Housing	Meridian Citywide	Provide Decent Housing	CDBG: \$197,423	Homeowner Housing Rehabilitated: 7 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
5	Program Administration	2022	2026	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Meridian Citywide	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$45,000	Other: 1 Other

TABLE 55 – GOALS SUMMARY

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Public Facilities and Improvements are publicly-owned facilities and infrastructure such as streets, playgrounds, underground utilities, and buildings owned by non-profits open to the general public. Safe and accessible infrastructure is essential to the quality of life and building communities that support community diversity and stability. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned or owned by a nonprofit and open to the general public. Acquisition, construction, reconstruction, rehabilitation, and installation of public facilities and improvements are eligible activities. Meridian's goal to improve and expand public facilities may include, but is not limited to: • ADA Improvements • Senior Centers • Homeless and Domestic Violence Facilities • Neighborhood Facilities • Health Facilities
3	Goal Name	Public Services
	Goal Description	Public services are an integral part of a comprehensive community development strategy. Public Service activities provide for a wide range of activities that address needs in the community provided for the target population. Public services can strengthen communities by addressing the needs of specific populations. They can address a range of individual needs and increase CDBG dollars' impact by complementing other activities. The City of Meridian may allocate up to 15% of CDBG funds to public services programs that provide supportive services for low- to moderate-income persons or prevent homelessness. In general, these services are provided by local non-profit partners. This funding is capped at 15% of the CDBG entitlement plus program income. Meridian's goal to improve and provide public services may include, but is not limited to: • Employment services

		• Crime prevention and public safety • Child care • Health services • Substance use services • Fair housing counseling • Education programs • Energy conservation • Services for homeless persons • Services for seniors • Welfare services (excluding income payments) • Recreational services
4	Goal Name	Housing
	Goal Description	The City prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing access to decent housing and creating a suitable living environment while expanding economic opportunities for LMI persons. Meridian is committed to improving and expanding access to safe and affordable housing for low- and moderate-income (LMI) residents. Affordable and safe housing helps to provide financial stability, reduces the chances of a person becoming homeless, and promotes housing sustainability. Meridian's projects to improve housing sustainability may include, but are not limited to: • Homeownership Assistance • Rehabilitation (single-unit residential and/or multi-family residential) • Energy efficiency improvements • Acquisition • The administrative cost for rehabilitation activities

		• Lead-based paint testing/abatement • Housing counseling
5	Goal Name	Program Administration
	Goal Description	Program Administrative funds will pay reasonable program administrative costs and carrying charges related to the planning and execution of community development activities. Administering federal funds and ensuring compliance is critical for utilizing Federal resources. Meridian is committed to using CDBG entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful. Meridian may have administration projects that include, but are not limited to: • General management, oversight, and coordination • Providing local officials and citizens with information about the CDBG program • Preparing budgets and schedules • Preparing reports and other HUD-required documents • Program planning • Public Information • Monitoring program activities • Fair Housing activities • Indirect costs • Submission of applications for Federal programs

Introduction

Meridian will receive \$517,477.00 in Community Development Block Grant (CDBG) funds for October 1, 2022, to September 30, 2023 funding cycle. Over the next year CDBG funds will be utilized as follows:

The following projects will be funded in 2022 using CDBG dollars:

- **Homeowner Repair Program** - \$157,423 Funds will be used towards a housing rehabilitation program for Meridian's low- to moderate-income residents.
- **Homebuyer Assistance** - \$40,000 Funds to help low- and moderate-income persons purchase a home.
- **Franklin and 5th Streetlights** - \$100,000 The project will improve street lighting in a low- to moderate-income neighborhood.
- **Landing Subdivision Streetlights** - \$97,423 The project will improve street lighting in a low- to moderate-income neighborhood.
- **Emergency Rental Assistance** - \$42,761. The project will help residents at risk of homelessness to maintain their stable housing.
- **Youth Scholarship Program** - \$20,000 Funding will provide childcare services for families in need of assistance.
- **Senior Transportation** - \$14,859 The project will provide transportation services to seniors to access medical appointments and activities.

Projects

#	Project Name
1	2022 - Homeowner Repair Program
2	2022 - Homebuyer Assistance
3	2022 - Franklin and 5th Streetlights
4	2022 - Landing Subdivision Streetlights
5	2022 - Emergency Rental Assistance
6	2022 - Youth Scholarship Program
7	2022 - Senior Transportation
8	2022 - Program Administration
9	2022 - Fair Housing

TABLE 56 – PROJECT INFORMATION

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

The Federal CDBG funds are intended to provide low- and moderate-income households with viable communities, including decent housing, a suitable living environment, and extended economic opportunities. Eligible activities include housing rehabilitation and preservation, homeownership opportunities, public services, community infrastructure improvements, planning, and administration.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of low- and moderate-income residents
- Coordination and leveraging of resources
- Response to expressed community needs
- Sustainability and/or long-term impact, and
- The ability to demonstrate measurable progress and success.

The primary obstacles to meeting underserved needs are the limited resources available to address identified priorities. The City of Meridian will partner with other public agencies and nonprofit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development. In the end, however, the need far exceeds the funding available from all sources combined.

Project Summary Information

1	Project Name	2022 - Homeowner Repair Program
	Target Area	Meridian Citywide
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing
	Funding	CDBG: \$157,423
	Description	The Homeowner Repair Program will improve the weatherization, accessibility and visitability of existing homes of LMI Meridian residents, making them safer and more economically sustainable.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	7 LMI households - housing rehabilitation
	Location Description	Meridian Citywide
	Planned Activities	(14A) Rehabilitation: Single-Unit Residential
2	Project Name	2022 - Homebuyer Assistance
	Target Area	Meridian Citywide
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing
	Funding	CDBG: \$40,000
	Description	Provide assistance for eligible LMI persons to purchase homes in Meridian, with preference being given to public housing residents. Assistance will include down payment assistance, closing costs, and other eligible activities.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI households purchasing a home in Meridian.
	Location Description	Meridian Citywide
	Planned Activities	(13B) Homeownership Assistance
3	Project Name	2022 - Franklin and 5th Streetlights
	Target Area	Meridian Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Create a Suitable Living Environment

	Funding	CDBG: \$100,000
	Description	This project will assist with the installation of lights where the existing lighting is insufficient to meet current standards. May include the replacement of old inefficient lights with new LED fixtures.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	200 persons in the low- to moderate-income neighborhood will benefit from this project.
	Location Description	Citywide
	Planned Activities	(03K) Street Improvements
4	Project Name	2022 - Landing Subdivision Streetlights
	Target Area	Meridian Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: \$97,423
	Description	This project will assist with the installation of lights where the existing lighting is insufficient to meet current standards. May include the replacement of old inefficient lights with new LED fixtures.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	200 person in a low- to moderate-income neighborhood will benefit from this project.
	Location Description	Landing Subdivision
	Planned Activities	(03K) Street Improvements
5	Project Name	2022 - Emergency Rental Assistance
	Target Area	Meridian Citywide
	Goals Supported	Public Services
	Needs Addressed	Provide Decent Housing Expand Opportunities for LMI Persons
	Funding	CDBG: \$42,761
	Description	Services will be offered in the community and at provider offices and will benefit households throughout Meridian. Services may also be provided virtually.

	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 45 people will be assisted.
	Location Description	Meridian Citywide
	Planned Activities	(05Q) Subsistence Payments
6	Project Name	2022 - Youth Scholarship Program
	Target Area	Meridian Citywide
	Goals Supported	Public Services
	Needs Addressed	Expand Opportunities for LMI Persons
	Funding	CDBG: \$20,000
	Description	Provide funding for LMI eligible youth to participate in before and after school programs as well as summer programs at a free or reduced cost.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	45 low- to moderate-income children under age 13.
	Location Description	Meridian Citywide
	Planned Activities	(05L) Child Care Services
7	Project Name	2022 - Senior Transportation
	Target Area	Meridian Citywide
	Goals Supported	Public Services
	Needs Addressed	Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$14,859
	Description	The Meridian Senior Center will provide transport for seniors living in Meridian. This will allow seniors to access Senior Center lunches and activities, go to doctor appointments, and go shopping.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The Senior Center estimates that 75 persons will be assisted.

8	Location Description	Meridian Citywide
	Planned Activities	05A Senior Services
	Project Name	2022 - Program Administration
	Target Area	Meridian Citywide
	Goals Supported	Program Administration
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$42,000
	Description	This project will conduct activities that relate to the administrative, planning, and technical assistance for the CDBG program during PY22.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Meridian Citywide
	Planned Activities	Administration and Planning
	Project Name	2022 - Fair Housing
	Target Area	Meridian Citywide
	Goals Supported	Program Administration
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$3,000
	Description	This project will carry out activities that relate to fair housing. At a minimum, CDBG funds will be used to implement a Fair Housing Campaign in April. Other opportunities to promote fair housing activities will be evaluated as they arise.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	n/a
9	Location Description	Meridian Citywide
	Planned Activities	(21D) Fair Housing Activities

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

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

The projects in FY 2022 do not emphasize any one geographic area of Meridian. Funds are generally dispersed out geographically to have the most significant impact. The City does not have a singular concentration of low- to moderate-income residents.

While some projects focus on a low- to moderate-income area (LMA), they are not part of a greater neighborhood reinvestment or a designated neighborhood Revitalization Strategy Area (NRSA).

Geographic Distribution

Target Area	Percentage of Funds
Meridian Citywide	100

TABLE 57 - GEOGRAPHIC DISTRIBUTION

Rationale for the priorities for allocating investments geographically

The City did not identify a geographic target area as a basis for funding allocation priorities. Goals and projects are not limited to a specific area within the City.

Discussion

All projects supported with CDBG funds are within the Meridian city limits. The projects listed in the 2022 Action Plan will benefit low- and moderate-income residents throughout the City of Meridian.

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8
Special-Needs	0
Total	8

TABLE 58 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	7
Acquisition of Existing Units	1
Total	8

TABLE 59 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

Discussion

Introduction

Ada County Housing Authority (ACHA) does not have any public housing units in Meridian. ACHA does administer the Section 8 voucher program in Meridian.

The Section 8 Housing Choice Voucher Program serves approximately 2,230 low-income households throughout Ada County (**156 Meridian households**). This program allows clients to choose affordable rental units that meet program requirements within Ada County. Once an affordable rental unit has been identified the household may pay a portion of the rent, based on income. ACHA provides the Section 8 rental subsidy portion to the landlord.

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

The City does not directly provide public housing, but supports ACHA in improving public housing. Many landlords in Meridian are willing to accept Section 8 vouchers, but finding units in small complexes such as those located in Meridian is a challenge. Voucher holders generally have the most success finding homes in large apartment complexes, most of which are located in Boise.

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

ACHA administers the Housing Choice Voucher Homeownership Option, a program designed to promote and support homeownership by families that are participating in or have graduated from ACHA's Family Self-Sufficiency (FSS) program. Families who have been determined eligible have the option, if they meet certain additional criteria, to purchase a home and receive payment assistance toward their mortgage rather than towards their rent.

ACHA also conducts workshops for first-time homebuyers covering the following topics: benefits of and preparation for homeownership, credit analysis, FICO scoring methodology, mortgage types and requirements, private mortgage insurance, loan to value ratio, down payment assistance programs, escrow and title process, property taxes, home maintenance, and homeowner responsibilities.

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

ACHA is not designated as troubled.

Discussion

The City does not own or manage any public housing and relies on ACHA to provide those services to the community. The City works with ACHA on various initiatives to coordinate and promote services and resources to the community.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)

The City coordinates with the Boise City/Ada County Continuum of Care (CoC) and the Region 4 Behavioral Health Board (BHB) to identify the strategies to address the needs of those at risk of or currently experiencing homelessness.

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

The City intends to continue to work with its partners to identify, understand, and support those experiencing homelessness (especially persons experiencing unsheltered homelessness) or at risk of homelessness with special needs in Meridian.

Continuum of Care Member - The City of Meridian is a member of the Continuum of Care (CoC). The City has committed to better understanding the needs that Meridian residents who are currently or at risk of experiencing homelessness face and how to serve them better.

Community Collaboration - City representatives are also frequently involved in public discussions, presentations, and meetings with citizens, other government officials, and local service providers, including West Ada School District, Jesse Tree, and CATCH. This collaboration helps the community provide support, understanding, and outreach to those experiencing homelessness in Meridian.

Homeless Management Information System - In previous years, the City worked with the CoC to add data points to the CoC's Homeless Management Information System (HMIS) to enable the City to determine how many Meridian residents are experiencing homelessness and the reasons for their housing crisis. The City is committed to serving the individual needs of Meridian's homeless population, as identified by the CoC and local organizations.

Point-in-Time Count - The City has also worked with the CoC to conduct the annual Point-in-Time Count, which helps determine the number of people experiencing homelessness on a given day. This information allows the City to understand the level of homelessness in Meridian and develop a program that better serves those in need. The City will continue to assist with this process in upcoming years.

Emergency Rental Assistance - Meridian's 2022 Annual Action Plan includes funding for Emergency Rental Assistance. This program provides financial support to help residents at risk of homelessness remain in their stable housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

While there are emergency shelter and transitional housing facilities located in other nearby cities in the Treasure Valley, none of these facilities are located within the City of Meridian. The City has prioritized funding homelessness prevention to mitigate the need for these services but also works with the CoC to

assist Meridian residents who need emergency shelter. The City encourages agencies who provide these services to apply for CDBG funding, but there were no applications during PY22 for projects directly related to emergency shelters or transitional housing projects. However, all services to be funded are available to those who qualify.

The City of Meridian lacks homeless facilities.

- No homeless emergency shelter space is available in Meridian.
- Meridian does not have a domestic violence shelter.
- There are no transitional housing facilities in Meridian.

Residents who are the most vulnerable are those that are experiencing housing instability. Leaving the community for services in Boise, Nampa, or Caldwell, takes vulnerable residents away from their existing safety net of family, employment, schools, and religious community. **Families that stay in their community have the best chances of quickly resolving their housing instability or financial challenges and minimizing the impact of homelessness on their children.**

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

The City will provide funding to NeighborWorks Boise to assist with homeowner repairs to Meridian residents with low- and moderate-income to keep them in housing they can afford. In addition, Meridian's work with Jesse Tree has helped provide rental and case management services aimed at preventing and resolving needs for those currently experiencing homelessness or at risk of homelessness in Meridian.

The partnerships that the City has with local committees, organizations, and networks in evaluating, understanding, and addressing the many needs of Meridian residents experiencing homelessness include; the Meridian Police Department, Ada County Sheriff's Office, City of Boise, City of Nampa, City of Caldwell, Women's and Children's Alliance, Jesse Tree, Boys & Girls Clubs of Ada County, West Ada School District, CATCH, Ada County Housing Authority, Local HUD office, CoC, Meridian Food Bank, United Way, NeighborWorks Boise, IHFA, Terry Riley, El-Ada Community Action, Our Path Home Connect, and many others. These partnerships are extensive and ongoing in order to help address and prevent homelessness in Meridian.

These efforts, particularly coordination and participation with CATCH and the CoC, are designed to assist local service providers in helping persons experiencing homelessness make the transition to permanent housing and independent living.

In addition, the City's relationships with ACHA, CATCH, and Jesse Tree are aimed to develop activities through the Program that facilitate access for individuals and families experiencing homelessness to

affordable housing units while also preventing individuals and families from becoming homeless.

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

The City is involved in the CoC, which is comprised of representation from ACHA, Health and Welfare, mental health service providers, and other service agencies, including law enforcement and correctional agencies. The CoC coordinates, collects data, reviews data, and prioritizes strategies based on data and input from providers. The coordinated entry serves all communities within Ada County, and case conferencing is conducted weekly.

The City is also involved in the Behavioral Health Board (BHB), which focuses on mental health and substance use disorders. The BHB is a government entity established by the Idaho legislature in 2014 to advise Idaho's behavioral health authority, identify gaps, and promote improvements to the delivery of integrated services for behavioral health in Idaho. The Board promotes and supports prevention, intervention, recovery, and resiliency for individuals and families in need. It is composed of 23 stakeholders, advocates, and professionals across the continuum of care. Involvement with this group allows the City to understand the community's broader needs related to behavioral health in general and specifically for those discharged from institutional settings such as mental health facilities and corrections programs.

During PY22, the City will also provide funding to Jesse Tree to keep families, individuals, and children at risk of eviction stably housed. Meridian partners with other organizations, such as the West Ada School District, to assess needs and provide services for those at risk of becoming homeless.

Discussion

Much of the work funded through the Community Development Block Grant (CDBG) program is directed at housing stability for Meridian's LMI residents. In addition to the services previously mentioned, the City is focusing on public transportation for seniors, youth scholarships for daycare, and streetlight improvements in low- to moderate-income neighborhoods to meet the needs of those in the community who may or may not be experiencing homelessness.

Introduction:

Even though construction costs for new housing developments remain relatively stagnant, housing prices continue to rise, severely impacting the availability of affordable housing in the United States. According to Brian Montgomery, Federal Housing Administration commissioner and assistant secretary for housing, constraints on housing not only reduce the supply of affordable housing but also increase the number of households that are cost-burdened, spending more than 30 percent of their income on rent.

Land-use policies and zoning regulations constrain the supply of affordable housing. Density limits, height restrictions, parking requirements, lengthy permitting and approval processes, and community opposition all contribute to increased housing prices.

Many local planning procedures currently in place enable community opposition that stalls housing production. Reshaping local regulations allows jurisdictions to make a lasting impact on the supply of affordable housing.

HUD, PD&R Edge, *"Regulatory Barriers and Affordable Housing Quarterly Update"*

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

The City has committed to creating more diverse housing types through its redevelopment plan for downtown. The Destination Downtown plan states that creating diverse housing opportunities for different housing needs and life cycles in downtown Meridian is essential to support new businesses and activities. A healthy housing mix will also help draw people downtown and ensure 24-7 activity. Housing created or redeveloped as part of the downtown plan is expected to include apartments, townhomes, condominiums, duplexes, and single-family homes.

The City helped facilitate multiple RFPs over the past several years for a large portion of the publicly-owned properties in downtown Meridian, prioritizing proposals that focused on developing mixed-use and high-density housing. One project that was awarded, Downtown Lofts, will bring several affordable units to downtown Meridian, including six (6) that will be dedicated to CATCH participants.

Discussion:

The City will continue to identify areas to reduce barriers to affordable housing.

Introduction:

The City of Meridian continues to remain involved in several efforts to address the needs of the underserved and promote efforts to coordinate the many components related to housing, suitable living environments, and promoting safer living environments.

Actions planned to address obstacles to meeting underserved needs

The City will continue to engage in conversations with neighboring communities and service providers to identify and address underserved needs, maintain affordable housing, and reduce the number of families living in poverty. During PY22, the City has allocated funding to provide housing stability for those at risk of homelessness and extended care programs that offer youth a positive place to go. The City will increase relationships with private providers, developers, and social services providers to reduce the obstacles for Meridian residents to achieve decent housing, a suitable living environment, and expand economic opportunities.

Actions planned to foster and maintain affordable housing

The City intends to partner with local service providers that will assist in fostering and maintaining affordable housing.

Projects funded during PY22 will provide:

- Emergency assistance to families who are at risk of eviction and homelessness;
- Assistance for homeowners to make necessary improvements to maintain their current housing; and,
- Scholarships for children to participate in extended care programs so their caregivers can work.

Additionally, the City will be working with service providers that focus on providing stability to those with mental health and/or substance use disorders to allow them to gain or maintain affordable housing with access to care coordination. The City will also explore additional partnerships with mission-driven and private developers to bring more workforce housing into downtown and underutilized land parcels.

The City is actively working to develop workforce housing and opportunities for residents to increase their income to foster and maintain affordable housing.

Actions planned to reduce lead-based paint hazards

Meridian's CDBG projects, which require lead-based paint actions, are generally limited to housing rehabilitation.

The Lead-Safe Housing Rule (LSHR) process involves the following areas: notification, lead hazard evaluation, lead hazard reduction, and clearance. CDBG housing rehabilitation projects do not require

ongoing lead-based paint maintenance. Lead-based paint activities apply to all homes built before 1978.

Meridian has written policies and procedures for all programs required to comply with the HUD lead-safe housing rule (LSHR). Additionally, the City requires lead-based paint policies and procedures with any partners who may administer these programs on the City's behalf. Contractors in the housing rehabilitation program have lead-based paint requirements integrated into their contract for services with the homeowner.

Actions planned to reduce the number of poverty-level families

The objectives of the CDBG program are to address the needs of low to moderate-income residents in Meridian. Generally, the CDBG-funded programs for PY2022 work toward this end, whether through direct service delivery through contracted subrecipients or infrastructure improvements to reduce blight and address accessibility issues.

In addition to the programs, the City has developed many partnerships with service providers, non-profits, state agencies, and other entities to address issues affecting poverty.

Actions planned to develop institutional structure

In recent years the City made the CDBG Administrator position a full-time position and changed the position title to Community Development Program Coordinator. This position is now funded out of the City's general fund. This institutional change is designed to provide more time to effectively manage the CDBG program and provide flexibility for the position to expand efforts into economic and other areas that can help meet the community development needs of the City.

Staff will continue to work to attain relevant and appropriate professional development training during the program year to learn and address current and future institutional problems. Discussions will continue about the expansion and opportunities to add new program staff to assist in this community development work.

The City has been involved in the institutional restructuring of the CoC and the implementation of new HMIS and Coordinated Entry standards for service providers in the County. These activities have dramatically altered the institutional framework of housing and other service providers in the region and have improved the efficiency and transparency of the collaborative work to address these needs. The City hopes to identify new institutional structures that can be developed, reformed, or changed to better support those most at risk in the region (e.g., transitional and emergency housing networks).

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

City staff will be working with the CoC to identify ways to enhance coordination between public and private housing and social service agencies. As in many communities, there is not enough funding to provide the level of services we'd like, so the CoC plans to identify a way of coordinating available services and reducing duplication of services for more effective use of funding. Multiple methods will be

explored, including phone apps and enhancing services already available.

The City's partnership and funding relationship with local housing service organizations, including NeighborWorks Boise, Jesse Tree, and Ada County Housing Authority, will continue to expand in this program year. In addition, coordination with other organizations like CATCH, Boise Rescue Mission, Interfaith Sanctuary, Terry Reilley, El-Ada Community Action, Jannus, Idaho Office for Refugees, Agency for New Americans, Women's and Children's Alliance, and all members associated with the local CoC (including private housing developers) will continue to be built upon to improve networks, coordination, and problem-solving in the jurisdiction.

Meridian's participation in the local CoC, housing and homelessness roundtables, and other regional coordination efforts outlines the City's continued action plan to enhance networking and coordination between public and private housing and social service agencies.

Discussion:

The City intends to fund multiple projects to improve access to affordable housing and suitable living environments for Meridian residents. Staff will be working with subrecipients to identify barriers within their programs and find ways to address them to provide more effective services. Staff will also identify ways to improve and expand Meridian's CDBG Program for future years.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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.	100.00%

The City's certification period includes program years 2021, 2022, and 2023. Outside of administration and fair housing, the City will allocate all funding for PY22 to LMI projects. The City commits to meet the 70% LMI benefit requirement of the federal CDBG program over the span of that three-year certification period.

Appendix - Alternate/Local Data Sources