

Table of Contents

CR-05 Goals and Outcomes	2
Idaho Department of Commerce	2
Leveraging	6
Idaho Department of Commerce- CDBG Program	6
CR-20- Affordable Housing	7
CR-35-Other Actions.....	8
Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j).....	8
Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j).....	8
Actions taken to develop institutional structure. 91.220(k); 91.320(j).....	9
Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j).....	9
Actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice.	10
CR-40 - Monitoring	18
Idaho Department of Commerce	18
Idaho Housing and Finance Association	19

CR-05 Goals and Outcomes

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

Idaho Department of Commerce

Of the six goals established in the consolidated plan:

\$1,330,000 in CDBG funds were awarded to four projects meeting the **Public Facilities / Infrastructure- Compliance Goal**. 957 Idaho residents will benefit from these projects, as they will help bring their public facilities systems (infrastructure, community facilities, public utilities) into compliance with environmental laws, federal and state standards, industry standards, or best management practices. 368 of the residents are low-to-moderate income. The two projects consist of one wastewater, one water, one nursing home, and one park.

\$1,958,575 in CDBG funds were awarded to seven projects meeting the **Public Facilities / Infrastructure – Rehabilitation Goal**. 15,862 Idaho residents will benefit from the rehabilitation, replacement, or remodeling of a public facility system. 10,098 of the residents are low-to-moderate income. The seven projects consist of two wastewater systems, two senior centers, and three parks.

\$2,675,000 in CDBG funds were awarded to seven projects meeting the **Public Facilities / Infrastructure – New Construction Goal**. 78,497 Idaho residents will benefit from projects that will construct new systems or facilities in their community. 49,214 of the residents benefiting are low to moderate income. The seven projects consist of two water systems, two wastewater systems and three parks.

No CDBG funds were awarded to any projects meeting the **Economic Development – Job Creation Goal**.

\$500,000 in CDBG funds were awarded to one project meeting the **Economic Development – Downtown Revitalization Goal**. 1,935 Idaho residents will benefit from the elimination of sub-standard infrastructure systems (prevention of slum and blight) from their city's downtown redevelopment area.

\$1,795,799 in CDBG CV CARES funds were awarded to seven projects meeting the **Prepare, Prevent, and Respond to COVID-19 Infections**. 70,355 Idaho residents will benefit from public services that will acquire four ambulances, one mobile health vehicle, one meals on wheels delivery vehicle, and one playground equipment.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Note: For the CDBG program, Program Year 2020 Table 1 identifies the goals and their corresponding objectives, some of which may have a low percentage of completion or even zero percent (0%) of completion. This is misleading because a goal with its applicable objective is not reported until a project is closed out. It is not uncommon for CDBG projects to take over a year to complete, therefore, a CDBG project may be trending towards meeting a specific goal and its objective, but the trending data is not captured in the table because the project is not closed out.

For the economic development – downtown revitalization goal, CDBG funded one downtown revitalization projects in 2020. The project is currently under construction. IDC currently has four downtown revitalization projects under various stages of construction. Overall, after one year its possible Commerce will achieve the

goal of closing out 10 downtown revitalization projects.

For the economic development - job creation goal was met, as two projects (Sugar City – 28 jobs and Fruitland – 24 jobs) were closed out. Both projects had at least 51% of the jobs taken by a low-to-moderate income individual. No job creation projects were funded in 2020. With other infrastructure job creation financing programs available, CDBG is often not pursued by local governments.

Under public facilities / infrastructure compliance goal - Of the projects closed out, the number of persons assisted was 3,546. This is 29.55% of the goal of assisting 12,000 persons for PY2020.

For public facilities / infrastructure rehabilitation goal – Of the projects closed out, the number of persons assisted was 22,741. This was 189.51% of the goal of assisting 12,000 persons for PY2020.

Under public facilities / infrastructure new construction goal – Of the projects closed out, the number of persons assisted was 11,805. This was 69.44% of the goal of assisting 17,000 persons for PY2020.

CR-15-Resources and Investments

CDBG

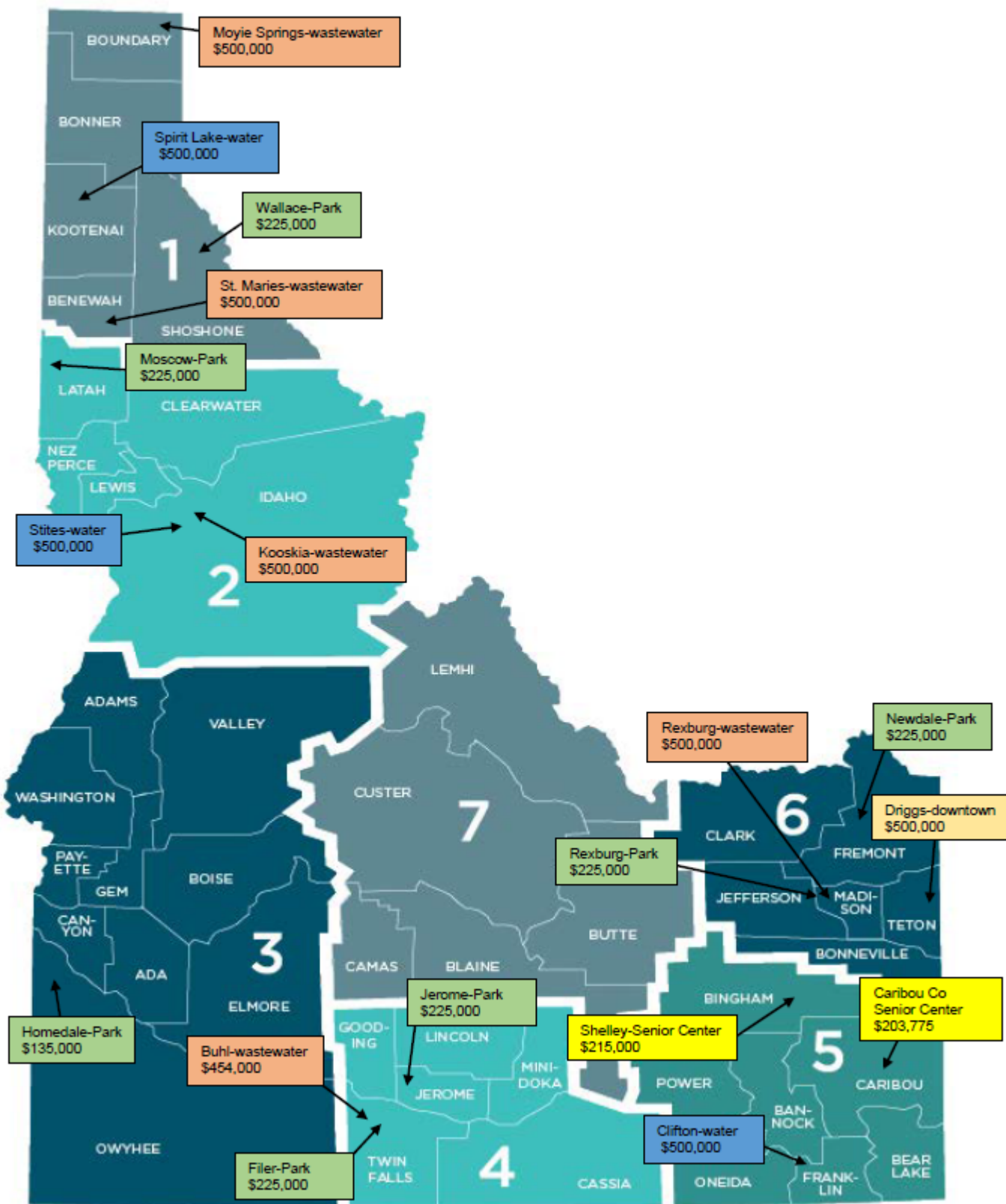
In the table below, the column identified as "Amount Expended during Program year (2020) as reported on our 2020 Expenditure Spreadsheet.

Grantee	Goal	Project	Region	ED Award	Park	Comm/SR	PF Award	CARES
Kooskia	Comp	Wastewater	II				\$500,000	
Stites	Comp	Water	II				\$500,000	
Buhl	Rehab	Water/Sewer	IV				\$454,800	
Spirit Lake	New Const	Water	I				\$500,000	
St Maries	rehab	Wastewater	I				\$500,000	
Rexburg	New Const	Wastewater	VI				\$500,000	
Moyie Springs	New Const	Wastewater	I				\$500,000	
Driggs	Econ Dev	DT	VI	\$500,000				
Clifton	New Const	Water	V				\$500,000	
Shelley	Rehab	Senior	V			\$215,000		
Caribou Co	Rehab	Senior	V			\$203,775		
Jerome	Rehab	Park	IV		\$225,000			
Moscow	New Const	Park	II		\$225,000			
Newdale	Comp	Park	VI		\$225,000			
Rexburg	New Const	Park	VI		\$225,000			
Wallace	Rehab	Park	I		\$225,000			
Filer	New Const	Park	IV		\$225,000			
Homedale	Rehab	Park	III		\$135,000			
Madison County	CARES	Ambulance	VI					\$345,602
Clark County	CARES	Ambulance	VI					\$350,286
Adams County	CARES	Mobile Medical Clinic	III					\$350,000
Blaine County	CARES	Meals on Wheels Vehicle	VII					49,911
Gooding County	CARES	Ambulance	IV					350,000
Washington County	CARES	Ambulance	III					300,000
Filer	CARES	Park	IV					50,000
Lincoln County	Comp	Senior	IV				\$105,000	
Totals				\$500,000	\$1,485,000	\$418,775	\$4,059,800	\$1,795,799

Grand Total =

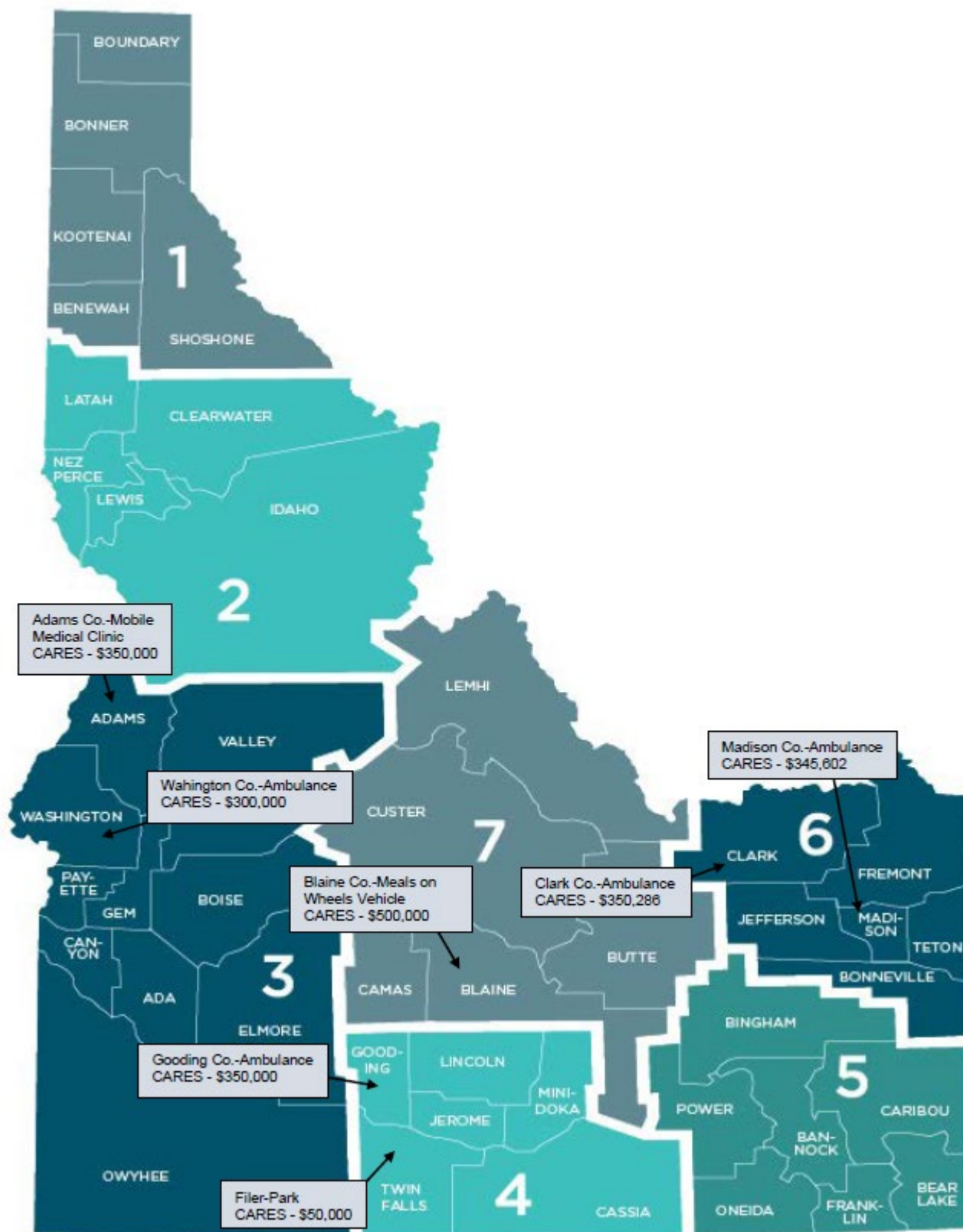
8,259,374

Public Facility, Senior Centers, Parks and Economic Development Projects PY 2020



Idaho Community Development Block Grants (ICDBG)

CDBG-CV CARES Projects PY 2020



Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Idaho Department of Commerce- CDBG Program

2020 CDBG LEVERAGE		
Type/Source	Match Amount	Goals Addressed
Local: Cash, bonds, in-kind	\$9,992,179	<ul style="list-style-type: none"> Public Facilities Infrastructure-Rehabilitation Public Facilities Infrastructure-Compliance Public Facilities Infrastructure-New Construction Economic Development-Job Creation Economic Development- Downtown Revitalization
State: Grants from Idaho Dept. of Environmental Quality	\$1,000,000	<ul style="list-style-type: none"> Public Facilities Infrastructure-Rehabilitation Public Facilities Infrastructure-Compliance Public Facilities Infrastructure-New Construction Economic Development-Job Creation Economic Development- Downtown Revitalization
Federal: Grants from USDA- Rural Development and US Army Corp of Engineers	\$1,525,000	<ul style="list-style-type: none"> Public Facilities Infrastructure-Rehabilitation Public Facilities Infrastructure-Compliance Public Facilities Infrastructure-New Construction Economic Development-Job Creation Economic Development- Downtown Revitalization
Private: Business, Foundation Grants	\$85,500	<ul style="list-style-type: none"> Public Facilities Infrastructure-Rehabilitation Public Facilities Infrastructure-Compliance Public Facilities Infrastructure-New Construction Economic Development-Job Creation Economic Development- Downtown Revitalization
Total	\$12,602,679	

IDC received \$7,879,744 in CDBG funds for PY 2020. The state and local communities leveraged \$12,602,679 to match CDBG funds that were used to fund projects and state administration activities. For every CDBG dollar invested, IDC and local communities leveraged \$1.60 to match the 2020 HUD CDBG grant award. In regard to IDC program administration, IDC has provided \$157,595 in match to the CDBG program.

In regards to project match, the CDBG program does not require communities to provide any match in order to receive an ICDBG grant, but the state's competitive grant process does award points to communities who do provide match. As a result, many of the projects that receive ICDBG funding do leverage matching funds. The table above provides a summary of sources of match, the match that was leveraged, and the strategies that were addressed.

CR-20- Affordable Housing

Evaluation of the state's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

<u>Region</u>	<u>Activity Type</u>	<u>Units</u>	<u>County</u>
1	Single Family Homebuyer	1	Kootenai
2	Single Family Homebuyer	3	Latah
3	Multifamily Rental- NC	8	Canyon
3	Multifamily Rental- NC	7	Canyon
3	Multifamily Rental- NC	9	Canyon
3	Multifamily Rental- NC	7	Canyon
4	Single Family Rental - NC	2	Blaine
4	Single Family Rental - NC	2	Blaine
5	Single Family Homebuyer	1	Bannock
5	Single Family Homebuyer	1	Bannock
7	Multifamily Rental- NC	10	Ada
7	Multifamily Rental- NC	8	Ada
7	Single Family Homebuyer	1	Ada

Counties represented in each region

Region 1: Benewah, Bonner, Boundary, Kootenai, Shoshone

Region 2: Clearwater, Idaho, Latah, Lewis, Nez Perce

Region 3: Adams, Boise, Canyon, El More, Gem, Owyhee, Payette, Valley, Washington

Region 4: Blaine, Camas, Cassia, Gooding, Jerome, Lincoln, Minidoka, Twin Falls

Region 5: Bannock, Bear Lake, Bingham, Caribou, Franklin, Oneida, Power

Region 6: Bonneville, Butte, Clark, Custer, Fremont, Jefferson, Lemhi, Madison, Teton

Region 7: Ada

CR-35-Other Actions

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

IDC staff continues to offer training and technical assistance to cities and counties, grant administrators, and design professionals. In the Summer of 2020, IDC held a grant administrator re-certification on-line training. 50 grant administrators were recertified and 20 were certified for the first time. IDC provides ongoing one-on-one technical assistance to communities. IDC has available at its website [<http://commerce.idaho.gov/>] both the CDBG grant administration manual and application handbook.

To help build local government capacity to manage CDBG projects, IDC will train consultants to become CDBG grant administrators, instead of relying on resource-limited cities and counties to ensure requirements and rules are met.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

IDC's anti-poverty strategy consists of four procedures. First, IDC will provide CDBG funds to cities and counties who construct public infrastructure or facilities that lead to a business's ability to create or retain jobs. At a minimum, low-to-moderate income (LMI) individuals, including individuals at poverty level, must take 51% of these jobs. Jobs taken by LMI individuals should increase their income and help them develop more marketable skills as well as their confidence. IDC is creating opportunity for low income and poverty individuals.

Second, the implementation of HUD's Section 3 Program. The program fosters local economic development and individual self-sufficiency for lower income persons in the solicitation of professional services and construction work needed to complete CDBG projects. The purpose of these requirements is to ensure that a greater share of economic opportunities generated by HUD funding is targeted to lower income families who live in the grantee's jurisdiction.

ICDBG funded grantees and their sub-recipient, contractors or businesses must make a good faith effort to award contracts to Section 3 business concerns and utilize Section 3 area residents as trainees and employees. In program year 2020, IDC assisted Twenty Section 3 residents and One Section 3 business.

Third, IDC advertised CDBG funded projects through the Idaho Small Business Development Center and Idaho's Procurement Technical Assistance Center and Disadvantage Business Enterprises to ensure professional and construction services on CDBG funded projects were directly solicited to 254 businesses. These businesses comprise of Disadvantaged Businesses, Women Business Enterprises, HUD Zone Businesses, SBA Section 8(a) Businesses, Disabled Veteran owned Businesses, and Minority Owned Businesses.

Fourth, IDC provides additional points to job creation projects that are located or sited in the Small Business Administration's HUB zones (HUB zones are historically underutilized business zones that typically have higher rates of unemployment or lower per capita income than national levels) and Opportunity Zones.

IHFA-Households who participate in the federal Section 8 Housing Choice Voucher program are eligible to be part of Idaho Housing's Family Self-Sufficiency (FSS) Program, a voluntary program that helps families become economically independent. The goals include assisting families to become free of all forms of state and federal welfare through employment. Participants may receive an interest-bearing escrow (savings) account that accrues as their household's portion of the rent increases because of an increase in earned-income. This tax-free account is given to the family when they complete their FSS Contract of Participation and are free of welfare for 12 consecutive months. The program matches an individual's savings, up to \$2,000, dollar-for-dollar towards the down payment on a home. To date, 44 participants successfully purchase a home under this program.

IHFA applied for additional funding in 2020 and received additional VASH vouchers as well as Mainstream. IHFA issued project-based vouchers in some areas for persons with disabilities.

Section 3 and Minority/Women-Owned Business Entities (MBE/WBE) - During 2020 requirements helped target local economic development to low-income residents, business entities, minority, and women-owned business entities. ***See Narrative- CR-15 Resources and Investments for 2020 HOME MBE/WBE reporting***

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

IDC believes that the department does not have gaps in its institutional structure or in the delivery of the CDBG program. The CDBG program strengths include the administration of the CDBG program for over 30 years and maintain consistent rules, yet adapting to necessary program changes. IDC's certified grant administration program has also established a network of experienced and knowledgeable consultants that help cities and counties manage a CDBG project. In addition, IDC's CDBG staff provides on-going technical assistance.

Due to COVID-19 IDC was unable to provide on site-technical assistance to cities and counties during PY 2020, however, IDC did consult with over 40 cities and counties. Technical assistance activities can range from strategic planning and project development to on-site training.

IDC staff also continued to work to improve the amount and quality of data available on the IDC website. In addition, IDC posts the Consolidated Plan, Annual Action Plan, CAPER, and CDBG Application Handbook and Grant Administration Manual.

IDC continues to hold quarterly meetings with USDA-Rural Development, Army Corps of Engineers, and Idaho Department of Environmental Quality to discuss community needs and coordinate efforts to meet those needs.

Over the last five years, IDC has provided grant administration training, application trainings and one-on-one technical assistance to local governments, non-profits, grant consultants, and design professionals in efforts to ensure the on-going and future effective use of CDBG funds.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

1) IHFA and IDC will continue to facilitate the coordination and participation between public and private housing and in stakeholder forums during PY2018 to enhance collaboration and coordination of public, private and faith-based service providers for housing, economic development, and other services:

- Idaho's Regional Housing Roundtable
 - Idaho Rural Partnership (www.irp.idaho.gov)
 - The Idaho Community Review (http://irp.idaho.gov/home/community_review)
 - NW Community Development Institute (<https://commerce.idaho.gov/communities/northwest-community-development-institute>)
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- Association of Idaho Cities (<https://idahocities.org>)
 - Disability Action Center NW (<http://dacnw.org>)
 - Consortium for Idahoans with Disabilities (<https://www.idahocid.com>)
 - Idaho Commission on Hispanic Affairs (<https://icha.idaho.gov>)
 - Idaho Commission on Aging (<https://aging.idaho.gov>)
 - Idaho Association of Counties (<http://idcounties.org>)
 - Local Planning Districts
 - Idaho Center for Fiscal Policy (<https://www.iannus.org/program/idaho-center-for-fiscal-policy>)
 - USDA-RD

2) Both IHFA and IDC are participating members of the Fair Housing Forum, which works with various agencies

Actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice.

While no housing issues in Idaho rose to the level of an impediment in the *2017 Fair Housing Assessment-Analysis of Impediments to Affirmatively Further Fair Housing*, the report does identify several housing issues and potential contributing factors.

ISSUES AND CONTRIBUTING FACTORS ADDRESSED	GOAL	MILESTONES	RESPONSIBLE ENTITY	2020 ACTIONS TAKEN
Higher housing needs of disabled, elderly and extremely low income households and limits on local revenue generation	<p>A. Support residents with disproportionate housing needs living in non-entitlement areas:</p> <ol style="list-style-type: none"> 1. Continue preferences for deeply subsidized rental housing. 2. Support tenant preferences that target priority housing needs populations as identified in the 5-Year Consolidated Plan. 3. Support partner efforts to develop a recurring source of state funding for the Idaho Housing Trust Fund, emphasizing the unique needs of non-entitlement communities. 4. Require affordable rental housing projects to be located in communities that are committed to Affirmatively Furthering 	<ol style="list-style-type: none"> 1. Complete 10 units of rental housing annually that target priority housing needs populations (Disabled, Elderly, ≤30% AMI). 2. Retain current preferences in LIHTC QAP; evaluate effectiveness of income targeting during subsequent years based on applications received in 2019 and 2020. 3. Encourage efforts to provide state support for housing trust fund. 4. The Annual Administrative Plan to require proof that communities in which the HOME, HTF projects are located are committed to Affirmatively Furthering Fair Housing. Evidenced by the submission of an adopted Fair Housing Resolution, a Fair Housing Plan, or a current Analysis of Impediments to Affirmatively Furthering Fair Housing (CDBG 	IHFA	<ol style="list-style-type: none"> 1. Completed 9 HOME multifamily units with Elderly beneficiaries, 9 HOME multifamily units targeting ≤30 AMI. 12 HTF multifamily units targeting ≤30 AMI. 2 single-family units targeting ≤30 AMI. 2. The 2020 QAP retained a preference for project applications that target very low and extremely low-income households for permanent supportive housing to homeless and/or disabled. 3. No committee action taken during the 2020 (January- March) legislative session. The 2020 QAP and Annual Administrative Plan continue to require proof communities in which the HOME, HTF or LIHTC programs are involved be committed to Fair Housing. Evidenced by the submission of an adopted Fair Housing Resolution, and a Fair Housing Plan or Analysis of Impediments to Affirmatively Furthering Fair Housing (CDBG Entitlement Communities) at the time the application is submitted

	Fair Housing Choice.	Entitlement Communities) at the time the application is submitted for funding.		for funding. In 2020, development rental and /or homebuyer projects were completed Canyon, Ada, Blaine, Kootenai, Bannock and Latah counties.
Disproportionately lower homeownership rates among Hispanic, Native American and African American households	B. Help qualified renters attain homeownership: Support credit counseling and homeownership readiness though affirmative marketing.	1. Continue Finally Home! Homebuyer Education classes in Moscow, Sandpoint, Coeur d Alene, Idaho Falls, Twin Falls, Nampa, and Boise, and online to reach 5,000 or more potential homebuyers. Continue bilingual outreach, training, and customer service efforts.	IHFA	1. In the 2020 PY 6,420 potential homebuyers participated in the Finally Home! Homebuyer Education classes. Bilingual outreach, training, and customer services efforts continue.
Landlord lack of fair housing awareness resulting in fair housing complaints and higher use of publicly subsidized housing by minority residents	C. Increase fair housing knowledge: 1. Continue current fair housing capacity building and educational outreach activities, particularly among property owners and persons with disabilities. 2. Continue to provide information about and support expansion of state fair housing protections to include familial status. 3. Continue to award preferences points to CDBG applicants with fair housing protections that include familial status.	1. With Idaho Fair Housing Forum partners, support 2 to 10 fair housing training events annually with landlord groups 2. Support efforts to add familial status to state protections. 3. During program years 2017-2020, Commerce will continue to award preference points to CDBG applicants that include fair housing protections for familial status. 4. HOME and HTF written agreements specify Federal fair housing and nondiscrimination laws, including familial status as a protected class in accordance with Title VIII of the Civil Rights Act of 1968.	IHFA-1,2, & 4 Commerce -3	1. Date, Activity Providers by region 11/7/2020 Fall Webinars https://tinyurl.com/y68f9n2p Statewide Property owners/Managers (59) 11/14/2020 Fall Webinars https://tinyurl.com/y68f9n2p Statewide Property owners/Managers (117) 11/21/2020 Fall Webinars https://tinyurl.com/y68f9n2p Statewide Property owners/Managers (81) 3/9/2021 Spring Webinars Statewide Property Owners/Managers (236) 3/23/2021 Spring Webinars Statewide Property Owners/Managers (214) 3/16/2021 Spring Webinars Statewide Property Owners/Managers (221) 5/27/2021 Bilingual webinars Spanish Speaking individuals from Southern Idaho (5) 4/6/2021 Housing Professionals Mixed audience of housing providers, professionals, advocates and consumers (50) 4/13/2021 Housing Professionals Real Estate Professionals, Property Managers (19) 4/20/2021 Housing Professionals Transitional Housing providers, homeless and domestic Violence shelter providers (33)

	<p>4. Require affordable rental housing projects to be located in communities that are committed to Affirmatively Furthering Fair Housing Choice or have adopted a Fair Housing Plan (CDBG non- entitlement areas).</p>		<p>4/27/2021 Housing professionals Diverse audience of Providers, local government</p> <p>2. As noted in prior CAPERs IHFA researched substantial equivalency and adding familial status to Idaho Fair Housing law; during an 8/30/17 meeting with Joseph Pelletier, Director, Fair Housing Assistance Program, IHFA learned it is ineligible to pursue this on behalf of the state of Idaho. We subsequently turned over all findings to the Idaho Department of Labor/Idaho Commission on Human Rights. We continue to educate policy makers about the many benefits of achieving substantial equivalency and look forward to an eventual change in status.</p> <p>3. Commerce: For the 2020 grant applicants, Commerce reviewed 21 applicants to determine and award points to applicants who had adopted familial status.</p> <p>4. HOME and HTF written agreements include language regarding ongoing compliance with the Federal Fair Housing and Nondiscrimination laws, and regulations, including familial status as a protected class in accordance with Title VIII of the Civil Rights Act of 1968.</p>
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<p>Housing developed with limited Visitable or Accessible features; Access or proximity to public infrastructure; Local policies associated with land use and zoning, including those that limit group homes.</p>	<p>D. Increase accessible, affordable housing options:</p> <ol style="list-style-type: none"> 1. Continue with HOME, HTF application preference points for rental housing that benefits elderly, disabled, ≤30% AMI. 2. Explore ways to incent Visitable housing. 3. Continue to support educational efforts to inform local jurisdictions of best practices and legal risks associated with land use and zoning laws, including requiring conditional use permits for group homes. 4. Provide funding preference for needed accessibility improvements. 5. Explore creation of a more coordinated and comprehensive effort to address the access needs of persons with disabilities. 	<ol style="list-style-type: none"> 1. Retain current preferences in Administrative Plan. 2. Provide funding preferences for Visitable single-family rental housing. 3. Coordinate annual training on best practices in land use and zoning, focusing on group homes. 4. Five percent of all new multifamily rental housing will be wheelchair accessible; two percent will accommodate persons living with sensory impairments. 5. Continue to market ADA improvements as eligible activities for CDBG <ol style="list-style-type: none"> a. Complete 15 projects that improve ADA accessibility during 2017-2021 assuming national objectives are met. b. Ensure all CDBG grantees (cities and counties) have updated their ADA Transition Plans prior to project closeout. c. Increase CDBG application priority ranking points for projects that focus on the removal of architectural barriers or improve ADA accessibility. 	<p>IHFA 1,2,3,4 Commerce-5</p>	<ol style="list-style-type: none"> 1. Multifamily rental applications receive additional scoring points if the owner commits to serving households with annual incomes at or below 30% AMI, or disabled, or elderly (age 62+). 2. In 2020: Single-family rental housing (new construction and rehabilitation) 4 visitable single-family units were created in 2020; Six new construction multifamily projects were completed, which required a minimum 5% of the units to be handicap accessible, with an additional 2% accessible for persons with hearing and visual disabilities. 3.9/24/2020 P&Z Training APA Idaho Chapter 9/25/2020 P&Z Training APA Idaho Chapter 4. Five percent of all new multifamily rental housing will be wheelchair accessible; which is 14 units in 2020. two percent will accommodate persons living with sensory impairments which is 5 units in 2020. 5. Commerce: For 2020, <ol style="list-style-type: none"> a. Nine CDBG funded projects will help to improve ADA accessibility in their respective communities. b. With exception to a post disaster grant, all of the 2020
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				<p>CDBG grantees are required to update their transition plans, as per the Commerce grant agreement.</p> <p>c. The State of Idaho Legislature approved a scoring point increase for projects that improve ADA accessibility. The State rule change was enacted for 2020 CDBG projects.</p>
<p>Gaps in educational achievement for students with disabilities; African American, Native American and Hispanic students; LEP students; and students in transition and at-risk and economically disadvantaged students</p>	<p>E. Help address education proficiency gaps:</p> <p>Consider Utah's best practice of adding preferences for LIHTC location in areas with high proficiency schools*</p>	<p>Explore effectiveness of Utah's LIHTC program in 2019 and 2020 (after it has been utilized for three years)</p>	<p>IHFA</p>	<p>IHFA reached out to Utah's LIHTC program, and found many projects take advantage of the additional points awarded based on 5 factors: Preference locations with school proficiency, job access and labor market engagement, poverty, and housing stability.</p> <p>The challenge is these areas have more expensive land values, which can bring insurmountable costs for a project unless cities and jurisdictions participate in some fashion (donate land, carry back a low interest note).</p>

<p>Low wages in economically disadvantaged rural areas due to limited economic growth and growth in low wage industries (e.g., service jobs)</p>	<p>F. Increase employment in economically disadvantaged communities:</p> <p>1. Continue to allocate CDBG to job creation activities in rural communities</p>	<p>1. Use CDBG funds to leverage the creation of 30 moderate to high paying jobs created or retained annually, 2017 through 2020</p>	<p>Commerce</p>	<p>For 2020, Commerce did not receive CDBG job creation applications. Using CDBG for job creation does remain as an eligible activity under the program.</p> <p>No community reviews were conducted in 2020 due to COVID restrictions.</p>
<p>Inaccessible (pre-ADA) public buildings, commercial establishments, and infrastructure. Lack of funding for—and high cost of—accessibility improvements to streets, sidewalks, and other public infrastructure.</p>	<p>G. Dedicate additional federal support to increasing employment and accessibility in non-entitlement areas:</p> <p>1. Support federal efforts to expand infrastructure redevelopment in rural areas and ensure that these include creating environments that are more accessible.</p>	<p>1. Activities to be determined in future action plans depending upon federal activities to improve infrastructure.</p> <p>2. Promote community accessibility practices to increase awareness of access and opportunity.</p>	<p>Commerce-1 IHFA-2</p>	<p>1. In 2020, Commerce attended four quarterly meetings with other infrastructure funding agencies, USDA-RD, DEQ, and USACE.</p> <p>Commerce helps provide support and guidance to these federal agencies in their efforts to improve infrastructure and facilities in rural communities.</p> <p>2. IHFA coordinated sessions on inclusive planning and design for planning and policy professionals with experts from the Idaho Access Project, including Living Independence Corporation and NW ADA Task Force/Idaho. Convened/Coordinated sessions for 2020 APA Idaho Conference and Rocky Mountain Land-Use Institute/Sturm College of Law (“Count Us In” 3/12/2021)</p> <p>IHFA participated in Neighborhood Access Audits and Statewide ADA Recreation Committee projects to assess park, trail and recreational access for persons with disabilities (Oct. 2020 through Mar. 2021)</p>

<p>Insufficient transportation services to support independent, integrated community living for seniors and persons with disabilities. Lack of public transportation in rural areas.</p>	<p>H. Dedicate additional federal support to increasing employment and accessibility in non-entitlement areas—contingent on participation of Idaho Transportation Department and Federal Highway Administration):</p> <ol style="list-style-type: none"> 1. Encourage local government grantee's ability to play a role in transportation planning at the state and regional levels. 2. Through roundtable discussions, public-private partnerships, explore the demand to expand and create formal rideshare programs in rural communities with need. 	<ol style="list-style-type: none"> 1. Ensure CDBG grantees (cities and counties) located in resort communities or college towns have completed the transportation component of their comprehensive plan (as per Idaho's Local Land Use Planning Act). At a minimum, the transportation component should assess bicycle and pedestrian circulation and the existing (or feasibility of) public transportation - bus or van. Further, the city or county should address the transportation factors that are contributing to limiting opportunities for its residents in their fair housing assessment. 2. Convey the importance of transportation alternatives in an integrated community living to the Idaho Transportation Department's Public Transportation Interagency Working Group. 	<p>Commerce-1 IHFA-2</p>	<ol style="list-style-type: none"> 1. Commerce: As of 2020, All CDBG applicants (Grantees) were required to identify if the transportation component of their plan did address public transportation options. Additional points were awarded to applicants who had addressed public transportation options. Commerce's CDBG program does request Grantees to review the transportation options in their community under their Fair Housing Assessment. 2. IHFA staff maintain contact with our partners through ITD's Statewide Bicycle and Pedestrian Advisory Committee (BPAC) to promote diverse transportation and mobility options.
<p>Challenges to housing for persons with criminal backgrounds who cannot qualify for publicly supported housing and for whom private sector may be reluctant to provide housing.</p>	<p>I. Explore programs to provide housing options for persons with criminal backgrounds, particularly those who are disproportionately represented by certain protected classes:</p> <ol style="list-style-type: none"> 1. Explore best practices (e.g., Sponsors, Inc. in Oregon) to assist men and women in corrections re- 	<p>Annual outreach via stakeholder networks and conferences; include best practice information in correspondence to affordable housing providers.</p>	<p>IHFA</p>	<p>Fair Housing trainings provided by HUD and offered through Idaho AHMA (Idaho's Affordable Housing Management Association) and Fair Housing Forum partners continue to include a section regarding VAWA, criminal background checks, and reasonable tenant selection policies regarding "criminal history." VAWA language is included in the HOME and HTF project regulatory agreements</p>

	<p>integrating into communities.</p> <p>2. Educate housing partners statewide on appropriate language on criminal backgrounds in rental agreements.</p>			<p>with owners.</p> <p>Shared information on Sponsors, Inc. with Idaho Commerce and other Rural Partnership stakeholders (Jan. 2021)</p>
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CR-40 - Monitoring

91.220 and 91.230

Describe the standards and procedures that will be used to monitor activities carried out in furtherance of the plan and will be used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and comprehensive planning requirements.

Idaho Department of Commerce

IDC monitors all CDBG funded projects to ensure compliance with applicable program rules and regulations. The IDC monitoring process starts before the actual funding of an application and continues until project closeout. This dynamic process helps to ensure projects meet program requirements and improves the chances that any violations or potential violations are identified and corrected.

-Pre-Development Monitoring-

Local governments who anticipate applying for CDBG funds are encouraged to contact their regional IDC specialist. IDC specialists provide recommendations and technical assistance to local governments to help them understand the CDBG program requirements. Pre-development reviews also provide IDC an understanding of the potential projects and an early assessment to determine if it will meet the CDBG national objective, eligibility, and goals.

-Application Monitoring-

During the review of the applications, IDC staff first determines if the application meets the required eight threshold factors, which includes national objectives and eligible activities. If the application meets the eight threshold factors, further review of the application continues to determine if the project will meet the program goals and strategies, procurement rules, acquisition and relocation requirements, citizen participation, and an assessment of the environmental review requirements. Local governments' accomplishments towards furthering fair housing and accessibility (504) standards are also reviewed.

Generally, IDC conducts a monitoring of the environmental review conducted by the local government prior to execution of the IDC contract.

-Project Monitoring-

IDC conducts a risk assessment of each project, utilizing the department's Determination of On-site Monitoring criteria to establish if the project will require on-site monitoring or if the desk monitoring process will suffice. IDC monitors all CDBG funded projects and reviews the Grantee's financial audits. During the course of a project IDC, specialists are continually monitoring the following applicable project components:

Financial Management	Procurement	Performance
Environmental	Labor Standards	Acquisition & Relocation
Civil Rights	LEP	Citizen Participation
504 Standards	Fair Housing	

IDC continues to update its project-monitoring guide, which must be completed by a staff project specialist prior to closeout. IDC specialists approve every CDBG request for payment. Requests for payment are required to be supported by an invoice and executed contract. IDC has an established process of receiving and reviewing a local government's independent financial audit for any open project or project closed out within one year. The audit is reviewed by IDC to determine if there are any findings and if so do they affect the CDBG funds. IDC has also implemented an audit checklist to help ensure a grantee's compliance with 2 CFR Part 200.501 Audit Requirements.

-On-Site Monitoring-

IDC conducts an onsite monitoring of at least 25% of the CDBG funded projects for each program year. On-site monitoring consists of review of the grantee's project files, interviewing grantee staff, and site observation.

-Women/Minority Business Enterprises Outreach-

ICDBG funded grantees and their sub-recipient, contractors or businesses must make a good faith effort to award contracts to Section 3 business concerns and utilize Section 3 area residents as trainees and employees.

IDC advertises ICDBG funded projects through the Idaho Small Business and Development Center, Idaho's Procurement Technical Assistance Center and Disadvantage Business Enterprises to ensure professional and construction services on CDBG funded projects are directly solicited to Disadvantaged and Women Business Enterprises, HUB Zone businesses, SBA Section 8(a) businesses, disabled veteran owned businesses, veteran- owned businesses, and minority-owned businesses.

Idaho Housing and Finance Association

-Rental Housing Compliance Monitoring-

Rental Activities- HOME & HTF rental activities must meet the affordability requirements during the period of affordability. Requirements are enforced through written agreements with the owners, deed restrictions, and covenants running with the land in a senior position ahead of all liens. Compliance Monitoring Department conducts an initial monitoring of each new project within the first 12 months after completion in IDIS and then follows a 3-year inspection schedule for all activities. However, as needed, rental projects can inspected more frequently based on the most recent physical inspection and tenant file review. The most recent monitoring, including any additional inspection or tenant file review is noted in the annual compliance monitoring report.

On an annual basis, owners certify each building in the project is suitable for occupancy (state and local health, safety, and other applicable codes, ordinances and requirements, and the ongoing property standards established by the program). Owners also certify vacant low-income units are

advertised and filled before other units of comparable size. ***See 2020 HOME + HTF Monitoring and Risk Assessment***

-Homebuyer Residency Monitoring-

Compliance monitoring is conducted throughout the unit's period of affordability [\$92.254]. Annual monitoring requirements are described in the Homebuyer's Occupancy Certification and their Deed of Trust. When IHFA determines a homebuyer has moved out or otherwise no longer resides in their HOME-assisted unit as a principle residence, (and has not received a HOME military or full-time student exemption), IHFA encourages the homeowner to return to their unit as soon as possible. If the homeowner fails to return to the unit, IHFA considers this a default on their HOME loan. IHFA will take corrective action to recapture the HOME subsidy loan. The 2020 homebuyer monitoring is substantially complete with no corrective actions taken.

-Risk-Based Financial Assessment-

The HOME Programs Department conducts financial assessments on assisted multifamily rental projects, as required by HOME and HTF regulations. The assessment includes a review of the current annual financial statements and the project's projected budget as well as information regarding most current physical inspection and tenant file review, and owner's certification of continuing compliance.

IHFA commonly finds the following projects are at a greater financial risk:

- Projects within 5 years of the end of their affordability period
- Projects with Due-on-Sale or Net Operating Income (NOI) loan repayment terms
- Projects on Compliance Department's 'Watch' list
- Projects with an inconsistent or nonpayment history
- Projects with 10 or more assisted units

Using a Tier 1 Easy Risk Assessment, IHFA is able to determine the following information: (1) is the project generating a positive cash flow; and (2) is there sufficient cash available to pay accounts payable. Consideration is given to the independent auditor/accountant concerns and if the replacement reserve deposits are adequate. The result of the Tier 1 Assessment is a 'Pass' or 'Fail'. Additional review may be conducted because of other specific triggers. Projects that receive a Tier 1 'Pass' and have no other significant areas of concern are defined as a stable financial position.

Projects that receive a 'Fail' receive a Tier 2 Assessment. This phase looks at additional factors, such as vacancy rate, market/affordable unit mix, and market and geographic factors that may impact market demand. In some cases, based on the Tier 2 Assessment, a historical spreadsheet may be created. The purpose of this additional assessment is to provide a comprehensive review from the perspective of the project and provide options and recommendations.

In 2020, 17 projects were subjected to the Tier 1 Financial Risk Assessment. None of these projects required a higher level of assessment. IHFA is currently in the process of completing the Tier 1 Risk Assessment on 2 additional projects. ***See - 2020 HOME + HTF Monitoring and Risk Assessment.***

-CHDOs-

CHDOs must submit all CHDO certification documentation annually. When the CHDO receives an Annual CHDO Certification, then the CHDO updates this annual information as necessary, each time CR funds are committed to a new activity.

All activities funded with CR following the same compliance monitoring, physical inspections, and financial risk assessments as any non-CHDO activity during development and activity's Period of Affordability.

Because HOME requires a CHDO-owner to maintain ownership of a rental property throughout the period of affordability, or transfer ownership to another CHDO, IHFA has determined the potential risk of repayment of repayment to HUD is too great; therefore, IHFA no longer uses CHDO set-aside funds for multifamily rental activities.

In 2020, IHFA certified six (6) non-profit development organizations as CHDOs. All six organizations applied for and received a CHDO Operating Assistance Grant. IHFA awards the grant to CHDOs following a published NOFA, competitive scoring application process.

-Minority/Women Business Outreach-

The HOME and HTF programs require owner/developers to include special outreach to minority and women-owned business enterprises to help provide them with an opportunity to provide goods and services to assisted activities. Outreach activities can include direct solicitation, utilizing Idaho's Procurement Technical Assistance Center (PTAC), local print media, and requiring contractors/subcontractors to take the same positive steps. Prior to project completion, an owner completes the MBE/WBE Activity Report, which includes the business status and address of each contractor/subcontractors. See CAPER CR-15 Resources and Investments.