

**Federal Community Development and Affordable Housing Programs**

**Consolidated Annual Performance Evaluation Report  
2020 Program Year in Review**



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## CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

CDBG - See Unique Appendices.

### 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.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Economic Development-Downtown Revitalization	Non-Housing Community Development	CDBG: \$	Other	Other	10	1	10.00%	2	1	50.00%
Economic Development-Job Creation	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	250	52	20.80%	50	52	104.00%
Economic Development-Job Creation	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	2	40.00%	1	2	200.00%

Prepare, prevent, respond to COVID-19 infectious	CDBG-CV CARES	CDBG-CV-CARES: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	800	0	0.00%	400	0	0.00%
Prepare, prevent, respond to COVID-19 infectious	CDBG-CV CARES	CDBG-CV-CARES: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%	500	0	0.00%
Prepare, prevent, respond to COVID-19 infectious	CDBG-CV CARES	CDBG-CV-CARES: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	250	0	0.00%	125	0	0.00%
Prepare, prevent, respond to COVID-19 infectious	CDBG-CV CARES	CDBG-CV-CARES: \$	Homeless Person Overnight Shelter	Persons Assisted	100	0	0.00%	50	0	0.00%
Prepare, prevent, respond to COVID-19 infectious	CDBG-CV CARES	CDBG-CV-CARES: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	100	0	0.00%	50	0	0.00%
Prepare, prevent, respond to COVID-19 infectious	CDBG-CV CARES	CDBG-CV-CARES: \$	Housing for Homeless added	Household Housing Unit	100	0	0.00%	50	0	0.00%
Provide Decent Affordable Housing	Affordable Housing	HOME: \$ / HTF: \$	Rental units constructed	Household Housing Unit	165	54	32.73%	33	54	163.64%

Provide Decent Affordable Housing	Affordable Housing	HOME: \$ / HTF: \$	Rental units rehabilitated	Household Housing Unit	10	0	0.00%	2	0	0.00%
Provide Decent Affordable Housing	Affordable Housing	HOME: \$ / HTF: \$	Homeowner Housing Added	Household Housing Unit	65	7	10.77%	13	7	53.85%
Provide Suitable Living Environment	Homeless	ESG: \$ / Continuum of Care: \$ / ESG Match: \$ / ESG-CV: \$ / HOPWA Competitive Grant: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1500	0	0.00%	310	0	0.00%
Provide Suitable Living Environment	Homeless	ESG: \$ / Continuum of Care: \$ / ESG Match: \$ / ESG-CV: \$ / HOPWA Competitive Grant: \$	Homeless Person Overnight Shelter	Persons Assisted	7500	0	0.00%	1516	0	0.00%
Provide Suitable Living Environment	Homeless	ESG: \$ / Continuum of Care: \$ / ESG Match: \$ / ESG-CV: \$ / HOPWA Competitive Grant: \$	Homelessness Prevention	Persons Assisted	3300	0	0.00%	665	0	0.00%

Public Facilities/Infrastructure-Compliance	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	60000	3546	5.91%	12000	3546	29.55%
Public Facilities/Infrastructure-Compliance	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	60	0	0.00%	12	0	0.00%
Public Facilities/Infrastructure-New Construction	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	60000	22741	37.90%	12000	22741	189.51%

Public Facilities/Infrastructure-New Construction	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	60	0	0.00%	12	0	0.00%
Public Facilities/Infrastructure-Rehabilitation	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	85000	11805	13.89%	17000	11805	69.44%
Public Facilities/Infrastructure-Rehabilitation	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	120	0	0.00%	24	0	0.00%

Public Facilities/Infrastructure- Rehabilitation	Affordable Housing Homeless Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Rental units rehabilitated	Household Housing Unit	25	0	0.00%			
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**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**



**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.**

CDBG-See Unique Appendices.

ESG- ESG funds have prioritized Rapid Rehousing and Homelessness Prevention programs by allocating a higher percentage of ESG funds to projects including those component types. In 2020, there were 9 HPRR grants in the BoS. Of the money spent on HPRR, 43.2% went toward homelessness prevention, and 56.8% went toward rapid rehousing. The Coordinated Entry system, Homeless Connect, has helped to ensure that homeless individuals and families are directed to resources that reduce the duration of homelessness and transition households to permanent, independent housing as quickly as possible. The need for emergency shelter services in Idaho is high; ESG shelter funding represents 45.92% of BoS ESG funding and helps keep families and individuals safe while the appropriate resources are found to effectively house them.

HOME & HTF- The Five-Year Consolidated Plan identifies rental housing for extremely low-income households (0-30% AMI) as the highest priority housing need for the state of Idaho. To help address this need, IHFA has designated Extremely low-income households as one of three "Special Housing Needs Populations" for application scoring purposes; the other special housing needs populations are Elderly (62+) and Disabled. This designation provides additional points to multifamily rental applications if one of these populations are or more units one these 3 populations as a tenant preference. In 2020, HOME and HTF funds were committed to 6 new multifamily rental projects and 8 new single-family (less than 4 units) rental projects. In PY2020, 39 HOME-assisted units and 15 HTF-assisted rental units were completed and rented to qualified low, very low, and extremely low income households in Idaho.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HTF</b>
White	2,358	95	2,046	26
Black or African American	8	0	71	0
Asian	14	0	21	0
American Indian or American Native	72	2	124	0
Native Hawaiian or Other Pacific Islander	3	4	39	0
<b>Total</b>	<b>2,455</b>	<b>101</b>	<b>2,301</b>	<b>26</b>
Hispanic	1,051	13	477	0
Not Hispanic	1,404	88	1,931	26

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

ESG- There were also 99 served under "Multiple Races", 16 served under "Client Doesn't Know/Client Refused", and 18 under "Data Not Collected". Total for all races = 2434.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	10,817,558	8,104,374
HOME	public - federal	9,406,971	8,605,323
ESG	public - federal	1,110,270	707,266
HTF	public - federal	6,000,000	674,115
Continuum of Care	public - federal	3,253,348	
Tax Credits	private	5,026,120	5,047,456
Tax Exempt Bond Proceeds	private	321,775,000	46,525,000
Other	private	28,613,772	
Other	public - federal	28,613,772	

Table 3 - Resources Made Available

### Narrative

CDBG - See Unique appendices. PR 50 Expenditure Report for CDBG Program Year 2020 has an error. See internal report for CDBG program year 2020 in unique appendices.

HOME- PR-23 Summary of Accomplishments - does not include costs for administration

HTF- PR 07

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

### Narrative

CDBG - See Uniques Appendices for 2020 project maps.

ESG: IHFA has divided the state of Idaho into seven regions. As the sole ESG funder for the state, IHFA is careful to balance funding among the seven regions when awarding ESG funds. All seven regions have similar poverty statistics, with the population at or below the poverty level ranging between 10 and 14%. Region 2 has a lower population than the other regions (6% of Idaho's total). Region 7 has the

highest population, with 27% of Idaho's total; but this region also has the most resources, including housing resources that are not HUD-funded.

HOME and HTF- IHFA does not award HOME/HTF program funds based on geographic distribution model. IHFA awards funds to approved projects that have met IHFA and HUD criteria following a published NOFA and competitive scoring process. The criteria includes the market area demonstrated need, demonstrated long-term viability & sustainability of the project, owner and developer experience and current standing with IHFA. For rental activities, IHFA reviews the owner, the developer, and the management company and their previous experience and current capacity. In addition, the project's application is reviewed for overall strength and long-term performance potential.

*There may come a time when IHFA determines there is an area of Idaho with exceptional need for rental housing. In this case, the additional points for projects or types of projects in that area, or other incentives, such as points for projects located in rural areas, or permanent supportive housing units. If IHFA makes such a determination, the need will be published following the normal NOFA process.*

## **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.**

CDBG - See Unique Appendices for 2020 Leveraging

HOME & HTF funds are considered gap financing and used as one source of funding in a project. Applicants are required to utilize other funds in a project. Leverage includes Match. Sources of leverage include:

- Bank Loans
- Other Loans
- Other federal funds, loans or grants (USDA-RD, CDBG, SHOP)
- Contributions to units that are not HOME assisted or HOME-eligible
- Forms of owner equity

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	35,104,944
2. Match contributed during current Federal fiscal year	2,039,779
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	37,144,723
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	37,144,723

**Table 5 – Fiscal Year Summary - HOME Match Report**

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
Blaine Manor	09/22/2020	0	0	1,699,593	0	0	0	1,699,593
El Milagro	05/29/2020	0	0	331,250	0	0	0	331,250
SF BMIR	0	0	8,936	0	0	0	0	8,936

**Table 6 – Match Contribution for the Federal Fiscal Year**

**HOME MBE/WBE report**

<b>Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at begin-ning of reporting period</b>	<b>Amount received during reporting period</b>	<b>Total amount expended during reporting period</b>	<b>Amount expended for TBRA</b>	<b>Balance on hand at end of reporting period</b>
<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
5,218,094	5,362,042	117,151	0	9,408,630

**Table 7 – Program Income**

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	<b>Total</b>	<b>Minority Business Enterprises</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
<b>Contracts</b>						
Dollar Amount	15,338,668	0	0	0	0	15,338,668
Number	2	0	0	0	0	2
<b>Sub-Contracts</b>						
Number	168	1	0	0	12	155
Dollar Amount	33,547,982	109,568	0	0	2,186,541	31,251,873
	<b>Total</b>	<b>Women Business Enterprises</b>	<b>Male</b>			
<b>Contracts</b>						
Dollar Amount	15,338,668	0	15,338,668			
Number	2	0	2			
<b>Sub-Contracts</b>						
Number	168	18	150			
Dollar Amount	33,547,982	1,555,926	31,992,056			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	39	1	1	1	1	35
Dollar Amount	7,306,685	187,351	187,351	187,351	187,351	6,557,282

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition				
Parcels Acquired		0	0	
Businesses Displaced		0	0	
Nonprofit Organizations Displaced		0	0	
Households Temporarily Relocated, not Displaced		0	0	

  

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction'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.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	66	60
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>66</b>	<b>60</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	51	56
Number of households supported through Rehab of Existing Units	15	4
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>66</b>	<b>60</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The production of new units exceeds the annual goal because of the increase of new construction of both single-family rental units and homebuyer units. This increase also reflects a decrease in the number of actual acquisition and rehabilitation of single-family homebuyer units and rental units. Acquisition and rehabilitation of single-family units as rental or homebuyer units is no longer feasible in most areas of Idaho. Multifamily rental acquisition and rehabilitation has slowed because preservation activities of existing USDA-RD and Section 8 units has currently slowed down.



**Discuss how these outcomes will impact future annual action plans.**

Affordable rental housing development activities will continue as market conditions allow and the projects are feasible in the long-term. Homebuyer activities will continue as the market conditions allow and the units remain affordable for low-income homebuyers with annual incomes at or below 80% AMI. In the current market, it is anticipated IHFA will target more of its allocation to rental housing activities.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>	<b>HTF Actual</b>
Extremely Low-income	0	9	14
Low-income	0	30	
Moderate-income	0	7	
<b>Total</b>	<b>0</b>	<b>46</b>	

**Table 13 – Number of Households Served**

**Narrative Information**

The table above provides a more detailed breakdown of household income levels for both the HOME and the HTF programs. It is noted the National Housing Trust Program is restricted to serving households who at initial occupancy, have an annual income of  $\leq 30\%$  AMI. The HOME Program is limited by regulation to serve households with an annual income of  $\leq 80\%$  AMI at initial occupancy. See Unique Appendices for completed HTF and HOME units during PY2020 by region.

Worst Case Housing Needs

HUD defines U.S. households spending more than 30 percent of their income on housing as "Cost-burdened". A cost-burdened household can have difficulty affording other necessities such as food, clothing, transportation, and medical care. An estimated 12 million U.S. households now pay more than 50 percent of their annual incomes for housing. A family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for two-bedroom apartment anywhere in the United States. [1] According to the U.S. Census Bureau, 49% of Idaho's renters are defined as Cost burdened[2]. The HOME and HTF funded projects require rent restrictions during the period of affordability which limit the amount of rent a low-income household is required to pay. HOME and HTF funds help increase the number of affordable rent restricted housing units in Idaho to help meet the needs of low-income cost-burdened renters.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The Idaho Balance of State (BOS) Continuum of Care (CoC) (ID-501) Board provides oversight for both CoC and ESG projects. There is always a currently or previously homeless individual serving on the CoC Board. The inclusion of individuals with firsthand experience of homelessness is essential to effective decision making in all CoC policies. The BOS CoC is comprised of 43 of Idaho's 44 counties. Our ESG program serves all of Idaho. As a result, the organizational structure successfully pools the knowledge and experience of all those participating, providing invaluable insight into the housing needs and services of the homeless individuals they serve. Additionally, each CoC and ESG subrecipient is required to have a homeless or formerly homeless member serving on that agency's Board. Subrecipients are also encouraged to provide forums or discussions for participants in their projects to provide feedback and direction regarding program policies and procedures.

Each shelter and homelessness provider implements their own marketing strategies to ensure that their services are known to those in need of the services offered, and are easily accessible. All program subrecipients and sponsors are encouraged to perform outreach within their communities to increase project awareness and access. Outreach may include attending local service provider meetings, partnering with local agencies to pair resources, attending homeless stand down events, locating offices in accessible and visible locations, ensuring community provider lists include current agency information, and locating and engaging with homeless individuals, among other efforts.

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

The need for emergency shelter services is high in Idaho, largely due to the high percentage of rural geography. For this reason, roughly fifty percent (50%) of ESG funds are committed to shelter activities annually. The distribution of these funds is determined based on the response of Idaho's homeless-serving agencies to the funding availability notice and the scoring of each project's application. This allows agencies to demonstrate their capacity to administer grant funds and experience in serving the homeless population. The BOS CoC also addresses the needs of homeless persons by recognizing the benefit and success of rapid re-housing programs. Although this is a form of permanent housing, it is time restricted and can be used as a more efficient alternative to transitional housing. Higher efficiencies result in more people being served, more effectively. The BOS CoC currently funds 22 CoC projects specifically targeting homeless individuals and/or families. Services are associated with these housing projects to ensure individuals and families receive the resources needed to obtain permanent housing and achieve self-sufficiency.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

In the absence of appropriate and effective intervention efforts and resources, many families and individuals will become homeless as life changes such as loss of employment, lack of affordable housing, loss of support networks, exit from an institution or facility, and other circumstances present themselves. The Idaho BOS CoC coordinates with the Idaho Department of Corrections, Idaho Department of Health and Welfare, Idaho Department of Labor, and the State Department of Education to identify areas of concern and support for persons in their systems who may become homeless. For those that experience these misfortunes, recovery can be extremely difficult when disability, controlled substance or alcohol dependency, or other barriers exist. Certain individuals may require more permanent support and services, traditionally associated with permanent housing. The BOS CoC has made permanent housing a priority while serving Idaho's homeless population. All of the BOS CoC housing projects currently operating offer permanent housing options to homeless families and individuals.

IHFA and the BOS CoC acknowledge and support the commitment to preventing and ending homelessness displayed by HUD through *Opening Doors*. Whether a participant receives housing and service support through transitional or permanent housing, each agency strives to provide individualized goal-based service planning to increase the likelihood for long-term success, including self-sufficiency; ensure access to a permanent housing plan; and establish support networks and habits that reduce the likelihood of recidivism. These efforts are especially crucial in transitional and rapid re-housing programs to help individuals attain self-sufficiency. The BOS CoC continues to emphasize rapid re-housing during its Continuum of Care Competitions. This emphasis is designed to shorten the length of time that individuals and families experience homelessness.

**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 Idaho Balance of State (BOS) CoC uses Homeless Connect, its Coordinated Entry system, to transition homeless persons into permanent housing and independent living, especially the identified target populations (chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth). People experiencing homelessness, especially these priority

populations, receive higher scores during assessment, which places them higher on the Homeless Connect queue. As openings become available, those highest in the queue are referred to housing. Service providers then work to rapidly transition households into housing, and work to keep them there.

Of the ESG funding *not* associated with shelter activities, almost 70% is for homelessness prevention and rapid re-housing efforts. These funds can be leveraged with services to assist families or individuals in evaluating their primary causes for being at risk of or becoming homeless. Doing so increases the probability that those receiving assistance will work to break the cycle of homelessness for their household in the future. Education in budgeting, finances, and credit can assist a family or individual in making the changes necessary to successfully maintain permanent housing.

The BOS CoC's Coordinated Entry process uses diversion and prevention efforts to prevent individuals and families from becoming homeless. This effort includes a collaboration of state agencies, homeless network providers, both continuums of care in Idaho, and all others who treat, serve, or interact with the homeless on a regular basis.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

Households participating in IHFA's Federal Section 8 Housing Choice Voucher Program are eligible to be part of IHFA's Family Self-Sufficiency (FSS) Program. FSS is 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.

IHFA applied for additional funding in 2020 and received an additional 114 Emergency Housing Vouchers for Homeless households as well as 102 Mainstream vouchers targeted to non-elderly disabled households.

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

IHFA will hold regional PHA Plan hearings and perform outreach in each area that has an IHFA branch office that administers Section 8 vouchers to encourage participation in a Resident Advisory Board.

### **Actions taken to provide assistance to troubled PHAs**

No Public housing Programs within IHFA's jurisdiction are designated "troubled".

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

See Unique Appendices

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

CDBG See Unique Appendices.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

IHFA: Continues to support the education of Idaho's citizens and communities regarding the hazards of lead-based paint. The State of Idaho has not adopted a state lead-based paint hazard reduction program. Because of this, all contractors, developers, real estate agents, and lenders involved in pre-78 residential housing must adhere to the EPA- RRP rule and any other federal oversight. Lead-based paint hazard reduction trainers, renovators, risk assessors, and paint testers, must be certified by EPA and follow the RRP Rule. When HUD funds are used to rehabilitate pre-78 housing, the owners must ensure the RRP is followed as well as HUD's Lead Safe Housing Rule. In many instances, HUD's rule is more stringent than EPA. As the administrator of HOME and HTF funds, which can be used to rehabilitate pre-78 housing, IHFA helps to insure the appropriate level of lead hazard identification and reduction activities are undertaken and program rules are followed.

**Action:** Whenever an activity includes rehabilitation of pre-78 residential housing, the owner and developer, and general contractor must provide evidence to IHFA they are an EPA-Certified Renovation Firm with an adequate supply EPA-certified renovation contractors in the area in which the project is located, to complete the work.

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

CDBG See Unique Appendices.

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

See Unique Appendices

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

CDBG See Unique Appendices.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

See Unique Appendices

#### **CR-40 - Monitoring 91.220 and 91.230**

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

#### **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

CDBG See Unique Appendices.



**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

IDC does not propose any change to its CDBG program objectives from the December 2020 amendment of the annual action plan. IDC will continue to refine the means and/or methods to achieve the goals to best meet the needs of Idaho. Changes are reflected in the Annual Action Plan or Consolidated Plan, and if needed, by an amendment.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

*See Attachment - 2020 HOME + HTF Monitoring and Risk Assessment*

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

During the period of affordability, HOME & HTF-assisted activities with five or more assisted units are required to follow their Affirmative Marketing Plan (AMP), based on requirements at 24 CFR 200.625. Vacant HOME and HTF units are required to be marketed to persons in the market area who are least likely to apply without special outreach without regard to race, age, color, national origin, sex, religion, familial status, sexual orientation, gender identity or disability. Owners update their Affirmative Marketing Plan every 5 years. A review of the affirmative marketing outreach as described in the activity's Affirmative Marketing Plan is a component of compliance monitoring.

**PY 2020 Assessment:** Fourty-Four (46) HOME & Four (14) HTF-assisted units were completed during the program year. Of this total, 8 HOME units were initially occupied by white households who also identified as Hispanic, one Black/African American, one Asian, one Native Hawaiian/Pacific Islander, and one American Indian/Alaskan Native. (PR-23 Summary of Accomplishments). In 2020, 20% of new HOME renters identified themselves as Hispanic. In 2020, 14% of HOME homebuyers identified themselves as Black/African American. In 2020, the percentage of Hispanic households in Idaho is 12.8%.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

HOME & HTF- The 2020 Program year began with \$5,218,094.06 of HOME program income. Based on the IDIS PR-23, Summary of Accomplishments, the HOME program expended \$8,605,322.58 during the 2020 program year on affordable rental and homebuyer housing development activities. IHFA's HTF program does not currently generate any program income; during PY2020 it expended \$989,912.38 on affordable housing development for extremely low-income rental housing.

HOME Program Income was disbursed to 4 different homebuyer activities and 6 multifamily rental activities, and 2 Single Family Rental activity during PY2020.

When the development phase is complete on the homebuyer properties, the non-profit owners will sell

the unit to an IHFA-qualified, HOME-eligible buyer whose annual income is ≤80% AMI. All five homebuyer activities are owned and developed by CHDOs serving the cities of Pocatello and Moscow and Sandpoint and Boise.

The HOME Single Family rental activities located in Bellevue, and serve households who have an income of ≤60% AMI and ≤80% AMI. The HTF Single Family rental activities located in Bellevue will serve households with an annual income of ≤30% AMI.

The six multifamily rental activities that received program income are located in Nampa, Caldwell, Kuna and Boise. The 5 multifamily rental projects are funded in partnership with LIHTC and are estimated to create 30 new constructed HOME units along with LIHTC units. These projects are located in the Ada and Canyon counties. Because of the LIHTC requirements the HOME units will serve households who have an annual income of ≤60% AMI. Because the projects have more than 5 HOME units, the owners will be required to follow their Affirmative Marketing Plan and provide special outreach to those who would be least likely to apply.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

*See Unique Appendices*

**CR-56 - HTF 91.520(h)**

**Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.**

During the 2020 program year, IHFA's HTF program continued to follow the approved HTF allocation plan and requirements of 24 CFR 93. During PY2020 several rental activities were underway, and six activities were completed: The completed activities are defined as the acquisition and new construction of (7) three, 3-bedroom multi-family rental units in Boise, Caldwell and Kuna (2) two, 3-bedroom single family rental units in Bellevue. (2) two, 2 bedroom multi-family rental units in Nampa. (3) three, 1 bedroom multi-family rental units in Nampa and Caldwell. The units were initially occupied by white/non-Hispanic, (4) single-parent head of household, (1) Two parent Family of 7, (6) Elderly, (1) Single, non Elderly, and (1) other.

Tenure Type	0 – 30% AMI	0% of 30+ to poverty line (when poverty line is higher than 30% AMI)	% of the higher of 30+ AMI or poverty line to 50% AMI	Total Occupied Units	Units Completed, Not Occupied	Total Completed Units
Rental	14	0	0	14	0	14
Homebuyer	0	0	0	0	0	0

**Table 15 - CR-56 HTF Units in HTF activities completed during the period**

**CR-60 - ESG 91.520(g) (ESG Recipients only)**

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

<b>Recipient Name</b>	IDAHO
<b>Organizational DUNS Number</b>	070022439
<b>EIN/TIN Number</b>	820302333
<b>Identify the Field Office</b>	PORTLAND
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	Idaho Balance of State CoC

**ESG Contact Name**

Prefix	Mr
First Name	Brady
Middle Name	0
Last Name	Ellis
Suffix	0
Title	Vice-President Housing Support Programs

**ESG Contact Address**

Street Address 1	565 W. Myrtle
Street Address 2	0
City	Boise
State	ID
ZIP Code	-
Phone Number	2083314839
Extension	0
Fax Number	0
Email Address	BradyE@ihfa.org

**ESG Secondary Contact**

Prefix	Ms
First Name	Lisa
Last Name	Steele
Suffix	0
Title	Manager Homelessness Prevention Programs
Phone Number	2083314844
Extension	0
Email Address	LisaS@ihfa.org

**2. Reporting Period—All Recipients Complete**

Program Year Start Date	04/01/2020
Program Year End Date	03/31/2021

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name:** SOUTHEAST IDAHO COMMUNITY ACTION AGENCY

**City:** Pocatello

**State:** ID

**Zip Code:** 83204, 0940

**DUNS Number:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 30000

**Subrecipient or Contractor Name:** ST. VINCENT DE PAUL

**City:** Coeur D Alene

**State:** ID

**Zip Code:** 83814, 3240

**DUNS Number:** 803834811

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Faith-Based Organization

**ESG Subgrant or Contract Award Amount:** 170000

**Subrecipient or Contractor Name:** AID FOR FRIENDS

**City:** Pocatello

**State:** ID

**Zip Code:** 83201, 5723

**DUNS Number:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 68200

**Subrecipient or Contractor Name:** SOUTH CENTRAL COMMUNITY ACTION PARTNERSHIP

**City:** Twin Falls

**State:** ID

**Zip Code:** 83301, 5527

**DUNS Number:** 070023569

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 35000

**Subrecipient or Contractor Name:** ADVOCATES AGAINST FAMILY VIOLENCE

**City:** Caldwell

**State:** ID

**Zip Code:** 83606, 1496

**DUNS Number:**

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 55000

**Subrecipient or Contractor Name:** IDAHO HOUSING AND FINANCE ASSOCIATION

**City:** Boise

**State:** ID

**Zip Code:** ,

**DUNS Number:** 070022439

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 94372

**Subrecipient or Contractor Name:** CATCH, INC.

**City:** Boise

**State:** ID

**Zip Code:** ,

**DUNS Number:** 013858893

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 155000

**Subrecipient or Contractor Name:** ONEIDA CRISIS CENTER, INC

**City:** Malad

**State:** ID

**Zip Code:** 83252, 0174

**DUNS Number:** 614845068

**Is subrecipient a victim services provider:** Y

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 26000

**Subrecipient or Contractor Name:** ALTERNATIVES TO VIOLENCE OF THE PALOUSE

**City:** Pullman

**State:** WA

**Zip Code:** ,

**DUNS Number:** 957166739

**Is subrecipient a victim services provider:** Y

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 15000

**Subrecipient or Contractor Name:** BANNOCK YOUTH FOUNDATION

**City:** Pocatello

**State:** ID

**Zip Code:** 83204, 3053

**DUNS Number:** 795715754

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 21424

**Subrecipient or Contractor Name:** Lemhi County Crisis Intervention

**City:** Salmon

**State:** ID

**Zip Code:** 83467, 4318

**DUNS Number:** 006208693

**Is subrecipient a victim services provider:** Y

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 53000

**Subrecipient or Contractor Name:** Family Promise of the Palouse

**City:** Moscow

**State:** ID

**Zip Code:** 83843, 8901

**DUNS Number:** 078804880

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 16500



**Subrecipient or Contractor Name:** Family Services Alliance  
**City:** Pocatello  
**State:** ID  
**Zip Code:** 83204, 3306  
**DUNS Number:** 156384963  
**Is subrecipient a victim services provider:** Y  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 28000

**Subrecipient or Contractor Name:** Family Promise of North Idaho  
**City:** Coeur D Alene  
**State:** ID  
**Zip Code:** 83816, 2529  
**DUNS Number:** 625723916  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 15000

**Subrecipient or Contractor Name:** Safe Passage  
**City:** Coeur D Alene  
**State:** ID  
**Zip Code:** 83814, 3059  
**DUNS Number:** 165918210  
**Is subrecipient a victim services provider:** Y  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 32000

**Subrecipient or Contractor Name:** Jesse Tree  
**City:** Boise  
**State:** ID  
**Zip Code:** 83702, 6920  
**DUNS Number:** 104204842  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 145027

**Subrecipient or Contractor Name:** Salvation Army Nampa

**City:** Nampa

**State:** ID

**Zip Code:** 83651, 4247

**DUNS Number:** 181980988

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Faith-Based Organization

**ESG Subgrant or Contract Award Amount:** 31000

**Subrecipient or Contractor Name:** Volunteers Against Violence

**City:** Twin Falls

**State:** ID

**Zip Code:** 83301, 6053

**DUNS Number:** 794424184

**Is subrecipient a victim services provider:** Y

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 69000

**Subrecipient or Contractor Name:** Salvation Army Lewiston

**City:** Lewiston

**State:** ID

**Zip Code:** 83501, 7046

**DUNS Number:** 074629460

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Faith-Based Organization

**ESG Subgrant or Contract Award Amount:** 18747

**Subrecipient or Contractor Name:** Promise Ridge

**City:** Idaho Falls

**State:** ID

**Zip Code:** 83402, 4017

**DUNS Number:** 081327495

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 15000

**Subrecipient or Contractor Name:** Crossroads Harbor  
**City:** Rupert  
**State:** ID  
**Zip Code:** 83350, 0334  
**DUNS Number:** 080989060  
**Is subrecipient a victim services provider:** Y  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 17000

**Subrecipient or Contractor Name:** Idaho Youth Ranch  
**City:** Boise  
**State:** ID  
**Zip Code:** 83706, 1213  
**DUNS Number:** 073017006  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 23297

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 18 – Shelter Information

**4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 19 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 20 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 21 – Gender Information**

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 22 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

**Table 23 – Special Population Served**

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	100,010
Total Number of bed-nights provided	60,982
Capacity Utilization	60.98%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

**Reduce Number of Those Living On Streets or In Shelters or First Time Homeless:** Sixty-five percent (65%) of households receiving homelessness prevention will not enter a HUD-funded shelter or rapid re-housing program or access homelessness prevention funding again within twelve (12) months of receiving assistance. (HP)

Outcome: 100% for HP

**Shorten Length of Homelessness and Risk of Housing Instability:** Fifty percent (50%) of participants living in shelter will exit to permanent housing. (ES)

Outcome: 47% for ES, 33% for ES DV clients

**Reduce Housing Barriers or Risk of Housing Stability:** Sixty percent (60%) of participants will exit the program receiving at least one mainstream resource. Achievement of this goal will be verified using HMIS data or a comparable database. (ES, RRH)

Outcome: 53% for ES, 55% for ES DV clients, 72% for RRH

Ten percent (10%) of households will gain or increase employment or other income at the time of project exit. (RRH)

Outcome: 22% for RRH

**Maintain Data Quality:** Programs will maintain 95% data completeness of the Universal Data Elements in HMIS or a comparable database. (ES, RRH, HP)

Outcome: 100% for ES & RRH, 99% for HP, 96% for ES DV clients

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

Table 27 – ESG Expenditures for Emergency Shelter



**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
Street Outreach			
HMIS			
Administration			

Table 28 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2018	2019	2020

Table 29 - Total ESG Funds Expended

**11f. Match Source**

	2018	2019	2020
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

Table 30 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2018	2019	2020

Table 31 - Total Amount of Funds Expended on ESG Activities