

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

This section shows the amount of CDBG funding that the City of Meridian is expecting to receiving annually and for the remainder of the 2017 - 2021 Consolidated Plan period. How federal funds will be leveraged is also outlined.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	349,076	0	0	349,076	1,396,304	

Table 1 - Expected Resources – Priority Table

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

The City of Meridian receives CDBG funds directly through its annual entitlement; this is the only HUD funding that the City directs toward

projects. Non-profit organizations utilize other federal, state, and private grant funds. Public Housing programs including Family Self-Sufficiency, Section 8, and Public Housing Comprehensive Grants provide additional funding. For example, BCACHA has historically leveraged CDBG funds from Meridian with CDBG funds from other communities and HUD funding from their Family Self Sufficiency and Housing Choice Voucher Programs. NeighborWorks Boise also receives over \$500,000 of annual funding from NeighborWorks America which is leveraged with Meridian's CDBG funding allocation. Meridian Food Bank receives almost \$100,000 of private donations and other grants on an annual basis to couple with their CDBG allocations. The Boys & Girls Clubs of Ada County receive funding from the USDA through the Department of Education and leverage those funds with the CDBG funding received from Meridian to help support their programs and projects. Jesse Tree partners with local banks, foundations, and or institutions and cities to help fund their rental assistance and other programs. The Meridian CDBG dollars would allow them to be able to expand their support services to more clients in Meridian. MDC is a local public agency that will not leverage other funds with CDBG funds to complete their proposed project.

Entities in Ada County receive approximately \$933,085 in Continuum of Care funding from HUD to provide funding for transitional and permanent housing and supportive services for homeless individuals and households.

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

Discussion

Please see above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Accessibility	2017	2021	Non-Homeless Special Needs		Improve Accessibility in Meridian	CDBG: \$147,000	Other: 1 Other
2	Enhance Homeownership Opportunities	2017	2021	Affordable Housing		Down Payment Assistance Opportunities	CDBG: \$80,000	Direct Financial Assistance to Homebuyers: 12 Households Assisted
3	Provide Social Services	2017	2021	Non-Homeless Special Needs Low income services		Service Programs - Low Income and Special Needs	CDBG: \$52,250	Public service activities for Low/Moderate Income Housing Benefit: 2055 Households Assisted
4	Stabilize the Rental Gap	2017	2021	Affordable Housing		Improvements in Economic Stability Rental Assistance and Affordable Rental Units Rental Assistance Programs and Rental Units		Homelessness Prevention: 5 Persons Assisted
5	Administration and Fair Housing Activities	2017	2021	Admin			CDBG: \$69,826	Other: 1 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Accessibility
	Goal Description	Project funds will be used to make improvements to five segments of a broken sidewalk in a low to moderate income neighborhood, whose occupants are primarily single elderly females and low income families with children, including single mothers. Matrix Code 03L.
2	Goal Name	Enhance Homeownership Opportunities
	Goal Description	The City will partner with housing service providers (NeighborWorks Boise and Boise City/Ada County Housing Authority) to assist qualified LMI buyers to purchase a home in Meridian (Matrix Code 13, Housing).
3	Goal Name	Provide Social Services
	Goal Description	The City will provide support to social service organizations in the City for the purpose of providing scholarships to children of LMI households (Matrix Code 05L, Public Service); assisting low income renters with emergency rent payments to prevent homelessness (Matrix Code 05Q, Public Service); and supporting the local food bank (Matrix Code 05W, Public Service).

4	Goal Name	Stabilize the Rental Gap
	Goal Description	<p>The City of Meridian will focus on three efforts to prevent the rental gap from increasing significantly during the next five years.</p> <p>1) PY2017-2022, dedicate public services funding to nonprofit organizations that assist renters at risk of eviction with emergency rental payments. Outcome: Support at least 5 households annually with emergency rental assistance.</p> <p>2) PY2018 and PY2019: Working with the planning department, examine ways that the City could facilitate creation of affordable rental housing. The City will consider fast track development approvals, density bonuses, and fee waivers as requested by developers creating affordable rental housing. Outcome: By the end of PY2018, create an incentive package that developers can request.</p> <p>3) PY2018 through PY2022, depending on when affordable rental developments are proposed by nonprofit and private sector organizations: The City will consider dedicating CDBG funding, as allowed by regulation, to support such developments. This may include funding infrastructure improvements and/or supporting construction of an onsite child care, senior or community center. Outcome: During development of the Annual Action Plan, market pre-application meetings to nonprofit and private sector developers in the region and, at the meetings, communicate that the City will consider CDBG applications that support creation of affordable rental housing.</p> <p>Rationale: The last Consolidated Plan identified a shortage of 1,077 rental units to serve Meridian households earning \$25,000 and less (rents of \$625 and less, including utilities). This gap increased in the past 5 years to 1,348 units. The increase was largely due to additional households falling below the poverty line.</p>
5	Goal Name	Administration and Fair Housing Activities
	Goal Description	PY2017 Administration (Matrix Code 21A, Admin) and PY2017 Fair Housign and Planning Activities (Matrix Code 21D, Admin).

Projects

AP-35 Projects – 91.220(d)

Introduction

During PY2017, CDBG will fund the following activities to address high priority needs of providing emergency services to low income residents to prevent homelessness, helping low and moderate income residents achieve homeownership, and improving accessibility through sidewalk reconstruction. The expected program allocation and outcomes will include the projects listed below.

Administration & Planning

- Administration, Fair Housing & Planning Activities - \$69,826

Public Facility

- Meridian Development Corporation - Sidewalk Improvements - \$147,000

Public Service

- Hunger Relief/Meridian Food Bank - \$40,000
- Boys & Girls Club - Scholarship Program - \$10,000
- The Jesse Tree of Idaho - Homelessness Prevention - \$2,250

Affordable Housing

- Homebuyers Assistance/Neighborhood Housing Services - \$30,000
- Homebuyers Assistance/Ada County Housing Authority - \$50,000

The City does not anticipate any obstacles to allocating these funds.

Projects

#	Project Name
1	Sidewalks Construction/Improvements
2	Homebuyers Assistance--Ada County HA
3	Hunger Relief
4	Scholarship Program

#	Project Name
5	Homeless Prevention
6	Administration
7	Homebuyers Assistance--Neighborworks Boise
8	Fair Housing Activities

Table 3 - Project Information

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

The allocation priorities were determined by the housing market analysis conducted for the Con Plan, stakeholder and resident input, and the review of fair housing barriers:

Allocation to accessibility improvements: Persons with disabilities interviewed and surveyed for this study prioritized accessibility improvements, particularly public infrastructure. Community access for persons with disabilities was identified as a barrier in reference to lack of/poor sidewalks and access to handicapped parking.

Allocation to downpayment assistance was influenced by the survey that found nearly 90 percent of renters expressed an interest in homeownership. Not having enough money for adownpayment (40% of renters who want to buy) and poor credit (16%) were the top reasons these renters had not achieved homeownership.

Allocation to emergency rental assistance: The last Consolidated Plan identified a shortage of 1,077 rental units to serve Meridian households earning \$25,000 and less (rents of \$625 and less, including utilities). This gap increased in the past 5 years to 1,348 units. The increase was largely due to additional households falling below the poverty line.

Funding to support scholarships at the Boys and Girls Club was related to the finding in the AI that lower income children, particularly those living in Census tracts with a high density of residents with a national origin other than the United States, have lower access to proficient schools.

Funding for the Meridian Food Bank is related to growth in demand for food support. The recession affected many Meridian residents, and some low income residents have not fully recovered from job and housing losses. Investing in the food bank helps level the playing field for low income residents, especially children, who perform better in school when they have adequate nutrition.

The primary obstacles to fully addressing residents’ needs are: 1) Limited supply of affordable units; and 2) Limited funding. The City has allocated funding to both address needs within the limitations of funding.

AP-38 Project Summary
Project Summary Information

1	Project Name	Sidewalks Construction/Improvements
	Target Area	
	Goals Supported	Improve Accessibility
	Needs Addressed	Better Accessibility in Meridian Improve Accessibility in Meridian
	Funding	CDBG: \$147,000
	Description	Meridian Development Corporation will make improvements to sidewalks in LMI neighborhood(s). Priority needs addressed = improving accessibility in the city. Matrix code 03L. Location Census tract 103.21, Block Group 2, City of Meridian. Number of persons benefitted = 220 annually.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Five segments of sidewalks in Census tract 103.21, Block Group 2, are expected to be repaired with the allocation to the Meridian Development Corporation. There are 995 households living in this Block Group. About 20 percent of these households are comprised of senior females living alone. Another 35 percent are families with young children; half are households led by a single mother. Altogether, an estimated 1,990 people live in the block group with 1,095 below 100% MFI.
	Location Description	Census tract 103.21, Block Group 2, City of Meridian
	Planned Activities	Sidewalks repairs in five segments of Census tract 103.21, Block Group 2.
2	Project Name	Homebuyers Assistance--Ada County HA
	Target Area	
	Goals Supported	Enhance Homeownership Opportunities
	Needs Addressed	Homeownership Opportunities: 80-120 Percent of AMI Down Payment Assistance Opportunities
	Funding	CDBG: \$50,000

	Description	Provide down payment assistance programs targeted to low-moderate income households purchasing a home in Meridian. These funds will be allocated to the Boise City/Ada County Housing Authority. Priority needs addressed = increasing homeownership opportunities by addressing the largest gap for new homebuyers, downpayment assistance. Matrix code 13. Location= not location specific; direct benefit for LMI households. Number of persons benefitted = 5 annually.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	8 LMI households
	Location Description	Not location specific; direct benefit for LMI households.
	Planned Activities	The funds will be used for down payment and closing cost assistance. As identified in the City's Consolidated Plan and Analysis of Impediments reports, many households in Meridian are interested in purchasing a home, but cannot afford the down payment for such a purpose. This activity is intended to address this need and broaden the homeownership opportunities for Meridian's LMI population. Boise City/Ada County Housing Authority will receive \$50,000 in CDBG.
3	Project Name	Hunger Relief
	Target Area	
	Goals Supported	Provide Social Services
	Needs Addressed	Service Programs - Low Income and Special Needs
	Funding	CDBG: \$40,000

	Description	The City will provide support to the Meridian Food Bank in the amount of \$40,000 for the purchase of food to be distributed to persons and families in need. The Food Bank continues to experience a heavy demand, and the provision of CDBG funding will enable to Food Bank to purchase and supply food to those in need. The ability for the Food Bank to leverage additional resources will exponentially increase the effectiveness of the award. Priority needs addressed = supporting social services for LIMI residents. Matrix code 05W. No location benefit; direct benefit for residents with food support needs. Number of persons benefitted = 2000 annually.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	2000 persons will benefit
	Location Description	Not location specific; direct benefit to LMI residents.
	Planned Activities	Fund will be used to purchase food to be distributed to persons and families in need. The Food Bank continues to experience a heavy demand, and the provision of CDBG funding will enable to Food Bank to purchase and supply food to those in need. The ability for the Food Bank to leverage additional resources will exponentially increase the effectiveness of the award.
4	Project Name	Scholarship Program
	Target Area	
	Goals Supported	Provide Social Services
	Needs Addressed	Service Programs - Low Income and Special Needs
	Funding	CDBG: \$10,000

	Description	The City will provide support to the Meridian Boys and Girls Club in the amount of \$10,000 for the purpose of providing scholarships to children of LMI households for the Club's fee-based programs. The scholarships will be for free or reduced membership some of the Club's fee-based extended services including the Summer Early Risers, the Meridian Sunrise Club and the Meridian Year One Program. These programs provide an important resource to working parents, particularly during the summer months. Priority needs addressed = addressing supportive service needs of at-risk youth. Matrix code 05L. Not location specific; direct benefit to at-risk youth. Number of families benefitted = 50 annually.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	50 LMI families
	Location Description	Boys & Girls Club
	Planned Activities	The funds will be used to provide scholarships to children of LMI households for the Club's fee-based programs. The scholarships will be for free or reduced membership some of the Club's fee-based extended services including the Summer Early Risers, the Meridian Sunrise Club and the Meridian Year One Program. These programs provide an important resource to working parents, particularly during the summer months.
5	Project Name	Homeless Prevention
	Target Area	
	Goals Supported	Provide Social Services
	Needs Addressed	Rental Assistance Programs and Rental Units
	Funding	CDBG: \$2,250

	Description	The City will provide support the Jesse Tree of Idaho in the amount of \$2,250 for the purpose of providing one-time relief to families in Meridian at risk of becoming homeless. This program uses these funds as emergency rental assistance to families who are at risk of being homeless. No funds will be used for case management. Priority needs addressed = homeless prevention; rental gap stability. Matrix code 05Q. No specific location; direct benefit to ELI families. Number of persons benefitted = 5 annually.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Five families
	Location Description	No specific location; direct benefit.
	Planned Activities	Funds will be used for the purpose of providing one-time relief to families in Meridian at risk of becoming homeless. This program uses these funds as emergency rental assistance to families who are at risk of being homeless. No funds will be used for case management.
6	Project Name	Administration
	Target Area	
	Goals Supported	Administration and Fair Housing Activities
	Needs Addressed	Improvements in Economic Stability Homeownership Opportunities: 80-120 Percent of AMI Rental Assistance and Affordable Rental Units Improved Housing Options and Supportive Services Improved Weatherization of Housing Stock Better Accessibility in Meridian Rental Assistance Programs and Rental Units Down Payment Assistance Opportunities Housing Rehabilitation Opportunities Service Programs - Low Income and Special Needs Improve Accessibility in Meridian Addition of Public and Other Transit Options

	Funding	CDBG: \$68,626
	Description	Activities include preparing required reports and planning documents, contract administration, grant management, citizen participation, subrecipient monitoring, fair housing education, environmental reviews, and the identification and development of programs to meet the needs of the community's lower income residents. The city needs to begin the consultation process and development of the next consolidated plan (2017-2021). The City is allocating \$70,000 for administrative expenses, less than the allowed 20 percent cap of the CDBG program. Matrix code = 21A. No location or direct benefit.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Throughout the City of Meridian and surrounding communities
	Planned Activities	General administrative support of CDBG grant activities and fair housing work.
7	Project Name	Homebuyers Assistance--Neighborworks Boise
	Target Area	
	Goals Supported	Enhance Homeownership Opportunities
	Needs Addressed	Homeownership Opportunities: 80-120 Percent of AMI Down Payment Assistance Opportunities
	Funding	CDBG: \$30,000
	Description	Provide down payment assistance programs targeted to low-moderate income households purchasing a home in Meridian. These funds will be allocated to Neighborworks Boise. Priority needs addressed = increasing homeownership opportunities by addressing the largest gap for new homebuyers, down payment assistance. Matrix code 13. Location= not location specific; direct benefit for LMI households. Number of persons benefitted = 3 annually.

	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Three LMI families annually.
	Location Description	Not location specific; direct benefit for LMI households.
	Planned Activities	The funds will be used for down payment and closing cost assistance. As identified in the City's Consolidated Plan and Analysis of Impediments reports, many households in Meridian are interested in purchasing a home, but cannot afford the down payment for such a purpose. This activity is intended to address this need and broaden the homeownership opportunities for Meridian's LMI population. Neighborworks Boise will receive \$30,000 in CDBG.
8	Project Name	Fair Housing Activities
	Target Area	
	Goals Supported	Administration and Fair Housing Activities
	Needs Addressed	Improved Housing Options and Supportive Services
	Funding	CDBG: \$1,200
	Description	Funding for staff support in carrying out fair housing activities. This will support the administration of the fair housing activities that are part of the action items in the Analysis of Impediments to Fair Housing Choice (AI).
	Target Date	6/30/2018

Estimate the number and type of families that will benefit from the proposed activities	Not applicable
Location Description	Not applicable
Planned Activities	<p>Continue to provide monetary support to regional fair housing campaigns and trainings.</p> <p>Design and distribute flyers and display posters in Meridian specific to the current fair housing needs in Meridian.</p> <p>PY2017 outcome: Fund two regional fair housing campaigns and trainings.</p> <p>Provide flyers and posters to at least 5 landlords and 5 homeowner’s associations in Meridian.</p>

AP-50 Geographic Distribution – 91.220(f)

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

The only program to be targeted geographically is sidewalk improvements. The choice of this area (Census Tract 103.21, Block Group 2) was related to the number of households with needs in this area (many are single female senior households), low and moderate income residents, and condition of sidewalks.

Geographic Distribution

Target Area	Percentage of Funds

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Please see above.

Discussion

Please see above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Below are the one-year goals for number of households to be supported by CDBG funding. Please note additional information regarding these numbers in the Discussion section below.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	18
Special-Needs	2,050
Total	2,068

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	10
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	8
Total	18

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

Table 54:

It is difficult to determine the housing status of those households supported through the PY17 CDBG partnerships. However, it is presumed that a minimum of 8 Non-homeless households will be supported through the programs at BCACHA and NeighborWorks with another 10 or so non-homeless families expected to be served by Jesse Tree. The other 2050 households supported will be helped by Meridian Food Bank and the Boys & Girls Club of Ada County which help individuals with special needs. Some of these 2050 households would likely be considered “Homeless” but neither organization tracks the housing status of the clients they serve. Thus we can’t substantiate the housing status of the other 2050 or so clients to be served.

Table 55:

Jesse Tree works to prevent homelessness and we anticipate up to 10 households being supported by their services through our PY17 CDBG funds. In addition, our partnership with BCACHA and NeighborWorks will serve a minimum of 8 family to find housing in Meridian and assist in reducing down

payment and closing costs for those homes.

AP-60 Public Housing – 91.220(h)

Introduction

This section is not applicable, as Meridian does not have a local housing authority or public housing units. Instead, Meridian is served by BCACHA, which provides vouchers to qualifying residents in Meridian. The greatest need for low income renters in Meridian is rental housing with rents at or below the Fair Market Rent (FMR).

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

N/A

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

N/A

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

N/A

Discussion

Please see above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section discusses how the City of Meridian will address the needs of persons at risk of and experiencing homelessness in the City during PY2017.

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

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

The City of Meridian has been an active member of the Ada County Continuum of Care (CofC) for the last three years. City representatives have been particularly involved in the CofC's Fair Housing and Performance Measurement Working Groups with the hopes of better understanding the needs that Meridian's homeless face and how to better serve them. The City of Meridian has also strived to provide information on and connection to the CofC for local community workers and organizations with particular interest in and involvement with Meridian's homeless population. In addition, City representatives are frequently involved in public discussions, presentations, and meetings with citizens, other governmental officials, and local service providers including West Ada County School District, Jesse Tree, and CATCH to provide support, understanding, and outreach to the homeless in Meridian.

Addressing the emergency shelter and transitional housing needs of homeless persons

As noted, the City of Meridian is regularly in contact with case management and support service organizations like CATCH, and Jesse Tree to assess and address the emergency and transitional housing needs of homeless persons in Meridian. In 2016, Jesse Tree was funded through Meridian's CDBG program to help provide emergency rental assistance to Meridian residents at risk of losing housing. In 2017, Meridian's CDBG Committee is considering grant applications for similar projects that would greater meet emergency and transitional housing needs of homeless person in Meridian. In addition, the Meridian Police Department regularly helps unhoused Meridian residents with rides to emergency housing shelters, as needed.

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

Through the City's CDBG program, Meridian has funded organizations like NeighborWorks and Ada

County Housing Authority to help provide down payment and closing cost assistance to low-moderate income residents of Meridian to help them purchase housing units. In addition, Meridian's work with Jesse Tree and CATCH in previous and future years to help provide rental and case management services aimed at preventing and resolving needs for homeless or and near-homeless families and individuals in Meridian. Also, Meridian's work with the CofC and the recently established SOAR Steering Committee are indicators of the efforts the City has made to help explore and address the needs of Meridian's homeless population. The partnerships that the City has with local committees, organizations, and networks in evaluating, understanding, and addressing the many needs of Meridian's homeless population include Meridian Police Department, Women's and Children's Alliance, Astegos, Jesse Tree, Boys & Girls Club, West Ada County School District, City of Boise, CATCH, Ada County Continuum of Care, Meridian Food Bank, SOAR Steering Committee, Ada County Housing Authority, NeighborWorks, and many others. These partnerships are extensive and ongoing in order to help address and prevent homelessness in Meridian.

These efforts, particularly coordination and participation with CATCH and the local Continuum of Care, are designed to assist local service providers in helping homeless persons make the transition to permanent housing and independent living and shorten the period of time that individuals and families experience homelessness. Specifically, the City's participate in the performance management working group and support of CATCH's Our Path Home program and the coordinated entry working group indicate the City's efforts and actions to define and meet these specific targets.

In addition, the City's funding relationship with NeighborWorks Boise, Boise City/Ada County Housing Authority, and Jesse Tree are aimed to develop activities through the CDBG program aimed at facilitating access for homeless individuals and families to affordable housing unit while also preventing individuals and families from becoming homeless.

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

Meridian's CDBG Program currently funds Jesse Tree to provide emergency rental assistance to LMI residents who are at risk of becoming homeless. Meridian also partners with other organizations like Meridian Food Bank and CATCH to assess needs and provide services for those at risk of becoming homeless. Please refer to the previous explanation for a list of the partnerships Meridian has to help

prevent and address the homelessness needs of LMI individuals in the City.

However, Meridian currently does not have any planned activities to address the housing needs of those who are, specifically, being discharged from publicly funded institutions and systems of care or who are receiving public or other assistance outside of the details specified. Work is being done to expand the City's role in the Continuum of Care's Coordinated Entry and other committees to help address any needs being faced in the community.

Discussion

Much of the work that is being funded through the City's CDBG program is aimed toward homelessness prevention among the LMI population in the community. Answers to the questions in this section specify many of the different services and activities that Meridian is exerting energy and resources on to help the local homeless and non-homeless populations. Development of public transportation opportunities for seniors, ADA compliance improvements to public facilities, and public facility improvements such as sidewalk and streetlight improvements in LMI areas are focused at helping to improve housing and supportive services, outside of those already noted, to meet the needs of persons who are and who are not homeless in the community.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Section V, a supplement to this Consolidated Plan, analyzes public and private barriers to housing choice in Meridian. Stakeholders were also interviewed about housing barriers. Barriers associated with tax policies, land use controls and zoning, building codes, fees and charges, growth limits, and policies affecting the return on residential investment were not identified as barriers. On the contrary, the review found a favorable environment for development and a migration toward more diverse housing types.

As such, the actions summarized below do NOT address the negative effects of public policies that serve as barriers to affordable housing (policies, procedures, processes). Instead, they focus on actions that address other types of identified barriers.

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

The City of Meridian action plan to remove or ameliorate barriers to affordable housing is located in the Grantee Unique Appendices attached to this Plan, pages 9 through 11.

The City has recently expressed a commitment to creating more diverse housing types through its redevelopment plan for downtown. The plan states that creating diverse housing opportunities for different housing needs and life-cycles in downtown Meridian is important to support new businesses and activity. A healthy housing mix will also help to draw people downtown and ensure 24-7 activity. Housing created or redeveloped as part of the downtown plan is expected to include apartments, town homes, condominiums, duplexes, and single family homes.

To evaluate potential fair housing concerns within the City's zoning code, BBC utilized a "Review of Public Policies and Practices (Zoning and Planning Codes)" form recently circulated by the Los Angeles fair housing office of HUD. The research did not reveal any negative effects of public policies that serve as barriers to affordable housing. This includes land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting returns on residential investment.

Discussion:

Please see the Grantee Unique Appendices attached to this Plan for details, pages 9 through 11.

AP-85 Other Actions – 91.220(k)

Introduction:

This section discusses the Other Actions the City will take to address the needs of low income residents.

Actions planned to address obstacles to meeting underserved needs

The City will continue to engage in the regional dialogue with neighboring communities and service providers to identify and address underserved needs, maintain affordable housing, and reduce the number of families living in poverty.

Actions planned to foster and maintain affordable housing

The City intends to partner with local service providers to provide emergency assistance to families who are at risk of eviction and homelessness. The City will also explore additional partnerships—including partnerships with mission-driven and private developers—to bring more workforce housing into downtown and underutilized land parcels. Finally, the city will partner with local service providers to provide downpayment assistance to help renter households become homeowners; this was a priority of residents who participated in the survey for this Plan.

Actions planned to reduce lead-based paint hazards

Over the course of the upcoming program year, the City will maintain information on lead-based paint hazards in order to (1) educate the public, (2) gauge the prevalence of lead paint contamination, and (3) start to address the issue within the City. There is a wealth of information already available from HUD, the State, neighboring communities, and various organizations that staff will gather and make available at City Hall, on the City's website, and at other locations throughout the community.

Actions planned to reduce the number of poverty-level families

Please see above. The City believes this should be a regional effort and will take more of a leadership role in addressing the needs of families living in poverty. Meridian's CDBG program intends to fund programs that provide emergency assistance to families who are at risk of homelessness, provide food supplies to those individuals in need, provide housing cost assistance for residents unable to cover the full costs of home purchases, among other activities. The City's local strategic plan also plans to address poverty-based issues through the expansion of needed public services as well as the ever-strong focus of Meridian on economic development and the expansion of quality employment opportunities for the

jurisdiction's LMI population.

Actions planned to develop institutional structure

There are few capacity issues related to institutional structure in Meridian and the surrounding area. As such, development of institutional structure is a low priority. Staff will work to attain relevant and appropriate professional development trainings during the program year in order to learn and address current and future institutional problems. Discussions will continue about the expansion and opportunities of staff and program duties to adjust part-time work toward full-time work will be explored.

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

There are few capacity issues related to coordination between public and private organizations in Meridian and the surrounding area. However, the City's partnership and funding relationship with local housing services organizations including NeighborWorks Boise, Jesse Tree, and Boise City/Ada County Housing Authority will continue to expand in this program year. In addition, coordination with other organizations like CATCH, Astegos, Boise Rescue Mission, Interfaith Sanctuary, and all members associated with the local Continuum of Care (including private housing developers) will continue to be built upon to improve networks, coordination, and problem solving in the jurisdiction. Meridian's participation in the local continuum of care, housing and homelessness roundtables, and other regional coordination efforts outlines the City's continued action plan for enhancing the networking and coordination between public and private housing and social service agencies.

Discussion:

Please see above.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(l)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

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Discussion:

The aggregate use of CDBG funds during the program years 2015, 2016, and 2017 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

Please see the attached certifications for further detail and verification of Meridian's commitment to these goals across the noted program years.