



<b>EXECUTIVE SUMMARY</b>	<b>4</b>
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	4
 <b>THE PROCESS</b>	 <b>8</b>
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)	8
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)	9
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)	37
 <b>NEEDS ASSESSMENT</b>	 <b>46</b>
NA-05 Overview	46
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	53
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	65
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	68
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	71
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	73
NA-35 Public Housing – 91.205(b)	74
NA-40 Homeless Needs Assessment – 91.205(c)	81
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)	89
NA-50 Non-Housing Community Development Needs – 91.215 (f)	94
 <b>HOUSING MARKET ANALYSIS</b>	 <b>98</b>
MA-05 Overview	98
MA-10 Number of Housing Units – 91.210(a)&(b)(2)	98
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	106
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	113
MA-25 Public and Assisted Housing – 91.210(b)	117
MA-30 Homeless Facilities and Services – 91.210(c)	120
MA-35 Special Needs Facilities and Services – 91.210(d)	132
MA-40 Barriers to Affordable Housing – 91.210(e)	137
MA-45 Non-Housing Community Development Assets – 91.215 (f)	140
MA-50 Needs and Market Analysis Discussion	158
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)	164
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)	169
 <b>STRATEGIC PLAN</b>	 <b>176</b>
SP-05 Overview	176
SP-10 Geographic Priorities – 91.215 (a)(1)	176
SP-25 Priority Needs - 91.215(a)(2)	177
SP-30 Influence of Market Conditions – 91.215 (b)	180
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)	182
SP-40 Institutional Delivery Structure – 91.215(k)	184
SP-45 Goals Summary – 91.215(a)(4)	187
SP-50 Public Housing Accessibility and Involvement – 91.215(c)	192
SP-55 Barriers to affordable housing – 91.215(h)	193
SP-60 Homelessness Strategy – 91.215(d)	194
SP-65 Lead based paint Hazards – 91.215(i)	197

SP-70 Anti-Poverty Strategy – 91.215(j)	198
SP-80 Monitoring – 91.230	200
<b>2022 ANNUAL ACTION PLAN</b>	<b>202</b>
AP-15 Expected Resources – 91.220(c)(1,2)	202
AP-35 Projects – 91.220(d)	208
AP-38 Project Summary	210
AP-50 Geographic Distribution – 91.220(f)	215
AP-55 Affordable Housing – 91.220(g)	215
AP-60 Public Housing – 91.220(h)	217
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	218
AP-75 Barriers to affordable housing – 91.220(j)	221
AP-85 Other Actions – 91.220(k)	222
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	225
<b>ATTACHMENT A: PUBLIC PARTICIPATION</b>	<b>226</b>
Community Survey	227
Feedback Survey	285
April 5, 2022 Public Hearing Notice	291
June 26, 2022 Public Hearing Notice	293
Citizen Participation Plan	296
<b>ATTACHMENT B: ANALYSIS</b>	<b>303</b>
Analysis of Impediments to Fair Housing Choice	304
Analysis of Build Environment	353
<b>ATTACHMENT C: APPLICATION, CERTIFICATIONS, AND RESOLUTION</b>	<b>375</b>

# EXECUTIVE SUMMARY

---

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

---

### 1. Introduction

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

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

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

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

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

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

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

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



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

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

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

The Consolidated Plan serves the following functions:

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

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

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

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

## 3. Evaluation of past performance

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

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

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

Performance reporting meets three basic purposes:

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

#### **4. Summary of citizen participation process and consultation process**

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

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

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

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

#### **5. Summary of public comments**

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

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

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

#### **7. Summary**

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

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

## THE PROCESS

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	MERIDIAN	Economic Development, Mayor's Office

TABLE 1 – RESPONSIBLE AGENCIES

#### Narrative

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

#### Consolidated Plan Public Contact Information

##### Crystal Campbell

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

## PR-10 CONSULTATION – 91.100, 91.110, 91.200(B), 91.300(B), 91.215(I) AND 91.315(I)

---

### 1. Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

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

2	Agency/Group/Organization	<b>Access Behavioral Health</b>
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Access Behavioral Health is an outpatient behavioral health clinic that provides many behavioral health services both in their home and on-site. The organization serves everyone struggling with mental and behavioral health, including counseling, medication management, and home-based services. There are two locations in Boise and one in Nampa.  A statewide shortage of behavioral health workers affects the capacity to facilitate necessary services. Additionally, a mental health stigma prevents people from getting treatment and making needed changes.
3	Agency/Group/Organization	<b>Ada County Highway Department</b>
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Ada County Highway District is the regional organization that operates and maintains road infrastructure throughout Ada County. The organization is responsible for constructing and preserving multi-use pathways, bike lanes, and ADA accessibility and oversees alternative transportation (commuter ride) systems for carpooling options.  The organization must continue to support efforts to maintain and build infrastructure to accommodate the growth in Ada County. The organization wants to ensure the infrastructure can accommodate all users; all abilities, commuters, and vehicular traffic.
4	Agency/Group/Organization	<b>Ada County Sheriff</b>
	Agency/Group/Organization Type	Services - Victims Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Ada County Sheriff's Office provides law enforcement services for unincorporated ADA County and fulfills a contract with three cities within the County. It also manages the largest jail in Idaho and dispatch services for the fire and police departments in the County. Boise and Meridian are both one of the top 5 largest cities in Idaho. The last decade of growth has been astronomical. People are relocating and drawn to the area for improved quality of life, low crime, and opportunity. This growth stresses the resources and infrastructure of the City.</p> <p>Currently, mass transit does not exist, traffic is a huge issue, roads cannot accommodate the crowds, schools are bursting at the seams, and housing prices are insanely high. Agencies are doing their best to accommodate the growth personally within the Office of the Sheriff.</p> <p>It has been challenging to hire good, qualified people. It takes a particular person to get into law enforcement, and finding housing for those who want to move here is challenging. The Department is fortunate because the community accepts its presence, and there is a tangible level of respect from the public and agencies. From this, the Department has fostered an excellent connection with the community where it is heavily involved in being a part of the solutions.</p>
5	Agency/Group/Organization	<b>Advocates Against Family Violence</b>
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>AAFV works to eliminate violence and abuse from the lives of all individuals regardless of identity or situation. Serving all the Treasure Valley, the organization provides advocacy, support, emergency shelter, housing, education, and community awareness to those in need.</p> <p>Additionally, the organization endeavors to build a strong community that promotes hope, healing, and strength to all seeking services for abuse. The housing program has recently expanded to 110 housing units on the Caldwell</p>

		<p>campus, with 14 units existing around the community. All units provide housing for low to moderate-income persons. Approximately 97% of those receiving services and assistance through the shelter or housing program fall at or below 50% area-median income.</p> <p>The public needs to know that AAFV is more than a shelter; other inclusive services are offered, including holistic healing (from start to finish) for all seeking a life free from violence. The organization provides the highest volume of services in Idaho, valuing personal agency and health guidelines. All services and programs are offered without restrictions, regardless of identity or situation. Currently, throughout the State of Idaho, affordable housing is the most significant need for those with low- to moderate-income.</p>
6	Agency/Group/Organization	<b>Area 3 Senior Services Agency</b>
	Agency/Group/Organization Type	Services-Elderly Persons Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Area 3 Agency provides support and services to the community through two unique branches. The first is geared towards citizens ages 60 &amp; over and provides resources for those who are disabled, experiencing abuse, or food insecurity. The Meals on Wheels program supports the latter and serves the SW Idaho region with subsidies for the cost of meals.</p> <p>The Agency also provides in-home services, education, and workshop seminars that help seniors age in place through caregiver support, diabetes management, pain management, and support groups.</p> <p>The second branch provides adult protective services for vulnerable adults 18 and over to care for individuals where child protection services stop. While the organization does not focus on housing, it is undoubtedly a top issue for clients. Many clients need help with heavy household chores, yard work, groceries, and maintaining an independent living. There is an ever-increasing need for homemakers and those providing chore assistance.</p>
7	Agency/Group/Organization	<b>Boise Rescue Mission Ministries</b>
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Boise Rescue Mission is the leading provider of homelessness services in Idaho. The organization supports five shelter facilities in the Treasure Valley for men, women, and children with free meals available every day at 4 of the shelters. There are 54 apartments between Nampa and Boise for those transitioning from homelessness.</p> <p>Additional services include showers, a clean and safe place to sleep, a job search program, an academic program, and mental health program. Housing, food, and other costs increase due to the vast amount of people migrating to Idaho.</p> <p>Many are drawn to Idaho by affordable living and the liberty of leaving behind states with more restrictions and higher taxes. While many organizations, like the Idaho food bank, helping with food scarcity, this continues to be a significant need in the Treasure Valley.</p> <p>Many are also unaware of the scope of the ministry; transitional housing and programs for integrating the homeless back into the community, academics for children, college scholarship funds, college road trip funds to help students find the right school for them, etc.</p>
8	Agency/Group/Organization	<b>Boise VA Medical Center</b>
	Agency/Group/Organization Type	Services-Health Health Agency Other government - Federal
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Boise VA Medical Center provides health and housing services for veterans in the Treasure Valley. These include wrap-around services to support stable housing for basic needs, health care (including mental health and substance abuse treatment), transportation/access to services, and direct supportive therapy. Helping veterans through the housing programs also include support with the housing

		<p>search and assistance with HUD-VASH vouchers from BCAC Housing Authority or SICHA.</p> <p>About HUD-VASH: A permanent supported housing partnership between HUD and VA. The VA provides the support services with wrap-around case management for veterans who qualify for VA health care and meet the HUD definition of homeless. Additionally, veterans who demonstrate the need for ongoing supportive case management, veterans with limited time served, or those with an honorable discharge may qualify for homeless services for permanent supportive housing or temporary transitional housing.</p> <p>Finding and accessing affordable housing often takes months and is one of the most significant challenges the homeless face, especially with the lack of available, affordable housing in the City. Receiving the HUD-VASH voucher is often just the first step. HUD-VASH differs from Section 8 vouchers and is only available if VAMC provides case management services. The organization is working with agencies that can provide case management services.</p>
9	Agency/Group/Organization	<b>Boys and Girls Club of Ada County</b>
	Agency/Group/Organization Type	Services-Children Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Boys &amp; Girls Club serves all youth and families in the community but focuses primarily on youth who need the most support. Generally, the organization sees many working-class families that need affordable care, lots of very-low-income families who need a helping hand, and most kids would simply be at home without supervision if they were not at the Club.</p> <p>The Club provides safe and affordable childcare for families from 7 am-6 pm on non-school days and serves kids before school, 7 am-9 am, and after school, 3 pm-7 pm, during the school year. All youth are provided meals during our services and free counseling services that all Club families can access.</p> <p>Youth have access to targeted programming in Academic Success, Good Character and Citizenship, and Healthy Lifestyles.</p>



		While the things mentioned above are year-round, holiday help, referring to other agencies, providing workforce development opportunities, and generally looking to fill gaps for the people in the community who need these services. Affordable housing, followed closely by stagnant wages, is the single-most pressing issue for families.
10	Agency/Group/Organization	<b>Central District Health</b>
	Agency/Group/Organization Type	Services-Health Health Agency Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Central District Health upholds regulatory health standards and policies through food education, septic system inspection, landfill operation, transfer station operation, health promotion and policy work, school zone, disease investigation and control, supplemental nutrition program, restaurant inspections, and grocery store and home inspections.</p> <p>The biggest challenge for the communities the organization serves is behavioral health; many people have mental health and substance use issues. Transportation and health insurance are direct barriers for those needing support for these issues.</p> <p>The cost of living in Meridian, in relation to wages, is also a barrier that affects public health. The price of homes and rent has gone up significantly, making it unaffordable for lower to middle-wage earners.</p> <p>The community needs to establish a more robust workforce. Lastly, food security; there are a lot of families who struggle to put food on the table.</p>
11	Agency/Group/Organization	<b>Meridian Chamber of Commerce</b>
	Agency/Group/Organization Type	Regional organization Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the	The Chamber of Commerce is the association representing the business community in the city. The Chamber also

	<p>anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>provides businesses with resources in advanced operations through programs and workshops.</p> <p>One of the most significant challenges in the community is that businesses are struggling to maintain the labor force. From the service sector to the healthcare industry, companies are experiencing labor shortages because many can no longer afford to live here.</p> <p>The minimum wage was a big issue 3 years ago, but today minimum wage does not cover the cost of living. There needs to either be workforce housing or incentives for developers.</p>
12	Agency/Group/Organization	<b>El Ada CAP</b>
	Agency/Group/Organization Type	<p>Services - Housing</p> <p>Services-Children</p> <p>Services-Elderly Persons</p> <p>Services-Persons with Disabilities</p> <p>Regional organization</p>
	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Non-Homeless Special Needs</p> <p>Market Analysis</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The El Ada Community Action partnership resulted from the anti-poverty act. It was developed to serve those primarily within the low to moderate-income category and help move people from disparity to prosperity. The organization provides community service programs, an extensive commodities food program, weatherization programs, veterans program, energy assistance programs, and supportive services around housing.</p>
13	Agency/Group/Organization	<b>Friends of Children and Families, Inc. (Head Start)</b>
	Agency/Group/Organization Type	<p>Services-Children</p> <p>Child Welfare Agency</p> <p>Regional organization</p>
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Friends of Children and Families, Inc. (FOCAF) provides quality, comprehensive, family-centered, early childhood Head Start and Early Head Start services in Ada and Elmore Counties in Idaho. This is made possible by a yearly grant provided by the Federal Government, state funds through Temporary Assistance for Needy Families (TANF), USDA</p>

		<p>meal reimbursement, and other supplemental grants and funds like the Jan Williams Foundation.</p> <p>In Ada and Elmore Counties, the cities served by FOCAF are Boise, Star, Meridian, Eagle, Kuna, Garden City, Mountain Home, and Glenns Ferry. FOCAF serves low-income families at 130% of the poverty rate, experiencing homelessness, and foster care children. Head Start and Early Head Start services include part-day preschool programming for children 3-5 years old with wrap-around services, including health and family support services.</p> <p>Currently, the biggest need for the community is affordable housing, transportation, and food accessibility.</p>
14	Agency/Group/Organization	<b>GiraffeLaugh Early Learning Centers</b>
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Giraffe Laugh empowers families, provides resources for school readiness, and builds strong futures using school programs tailored for children through age five.</p> <p>There are three full-year sites, one preschool in the Boys and Girls Club, and one summer program for children from K- 5th grade. Approximately half are low to no income.</p> <p>Further services include childcare/preschool, parent education, and an on-site food pantry.</p>
15	Agency/Group/Organization	<b>Good Samaritan Home</b>
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Homelessness Strategy</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Market Analysis</p>
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Based on an inclusive boarding house model, the Good Samaritan Home provides income-based housing for those who qualify. Residents must have income, cannot be registered sex offenders or have felony violent crimes within the last seven years.</p>

		Housing is very scarce in the Treasure Valley. The Home has over 100 people on the waitlist and this single facility can only serve 45 daily. Due to regulations with state and federal funding, the organization is fully donor-funded and is looking to outsource case managers so it can receive other funding in the future.
16	Agency/Group/Organization	<b>The Housing Company</b>
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Housing Company is a property management agency that preserves available, affordable housing for underserved communities within the State of Idaho.</p> <p>The Company is focused on acquiring existing housing and projects to provide decent and affordable housing for low-income earners. The Housing Company provides housing solutions; there is support the whole way. Individuals and families can come anywhere in the housing process and there are resources to guide them.</p> <p>The biggest need is affordable, accessible housing for minimum wage earners. It is becoming increasingly challenging to accommodate the needs of clients due to severely increased rent and housing prices.</p>
17	Agency/Group/Organization	<b>Idaho Department of Corrections</b>
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	IDOC operates nine prisons in the State of Idaho. The organization releases inmates regularly with the Treasure Valley releasing the highest number of inmates in the State. Most are unemployed and without family, this results in many individuals relying on transitional and recovery housing. The Department of Corrections provides funding for a month to give them a chance at finding a job and affordable housing. Housing is critical; if

		<p>individuals have a safe place to live, the chances of being incarcerated again are severely reduced.</p> <p>Throughout the State of Idaho, there are 195 houses of this nature that the organization is responsible for. Provider services vary by entity, some offer a safe place to sleep, and others provide services for jobs, living, social support, AA, NA, and a positive community. Safe housing out of the gate is paramount.</p> <p>Typically transitional housing is meant to be just that, however, in light of the housing market, individuals stay in transitional housing for more extended periods. Many of the facilities have a waitlist causing some inmates to request a delayed-release.</p> <p>Many felons are misunderstood and end up at the back of the line for employment and housing opportunities; if this narrative could be shifted, we could keep people out of the system and get them back on their feet.</p> <p>More public involvement from landlords and property managers would be a great starting point so they can better understand the barriers many inmates face upon release. It is helpful to open up the conversation, ask inmates why they have a felony and hear their story.</p>
18	Agency/Group/Organization	<b>Idaho Department of Health and Welfare</b>
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Health Health Agency Child Welfare Agency Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization provides all health and human service programs for the State of Idaho. The Department covers a lot of social determinants of health, food stamps, childcare, energy assistance, utility assistance, Medicaid, Medicare, welfare, behavioral health, and access to health care.
19	Agency/Group/Organization	<b>Idaho Department of Labor</b>
	Agency/Group/Organization Type	Services-Employment Other government - State

	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Idaho Department of Labor provides services to job seekers for local, statewide, national, and government job listings. Additionally, the organization provides job seekers with job search assistance, registered apprenticeship opportunities, job search workshops and networking opportunities, career guidance and assessments, assistance applying for unemployment insurance benefits, and specialized services for veterans, youth, adults, dislocated, migrant and seasonal farmworkers and senior workers.</p> <p>The Department also provides services to support local businesses through employee recruitment and retention, labor market information, assistance complying with labor laws, business seminars and workshops, employee training, and business expansion.</p> <p>The Department serves a broad spectrum of the population, ranging from low-income populations such as public assistance recipients to migrant and seasonal farmworkers and other low-wage earners to white-collar job seekers looking for a career change. The services are suitable for the entire population of the state.</p> <p>Like most locations around the State of Idaho, housing and transportation are critical issues for residents in the Valley. Improved access to public transportation could ease much of the concern that many low-to-moderate income residents encounter daily. The housing shortage significantly impacts low-to-moderate income households and minimum wage earners.</p>
20	Agency/Group/Organization	<b>Idaho Division of Vocational Rehab</b>
	Agency/Group/Organization Type	Services-Persons with Disabilities Other government - State
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Idaho Division of Vocational Rehab is a state agency that is primarily federally funded and receives a small portion of matching funds. The organization supports individuals with disabilities and trains them to be successful in employment beginning at age 14.



		<p>The Center also encourages businesses to support an inclusive and diverse workforce through training services in disability etiquette.</p> <p>Many individuals and families in the community who qualify for services are not aware of what the organization offers. There is also a great need for more diverse transportation infrastructure because it is a frequent barrier for clients.</p>
21	Agency/Group/Organization	<b>Idaho Foodbank</b>
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Idaho Food Bank carries out food distribution to pantries and organizations across Idaho. Partnering with group homes, senior centers, and nonprofits, the Idaho Food Bank ensures each entity follows food safety standards, maintains compliance, and maintains fully stocked pantries.</p> <p>The organization also provides cooking classes, community education from the nutrition team, and supports school programs</p>
22	Agency/Group/Organization	<b>Idaho Head Start Association</b>
	Agency/Group/Organization Type	Services-Children Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Idaho Head Start Association is the official state association of Head Start and Early Head Start Programs in the State of Idaho. The organization fulfills policy work, advocacy, promotion, and partnerships so young children can have a voice and receive the services they need.</p> <p>The Association faces a few barriers to successfully providing services to the communities. Many programs are underfunded, such as those that support moving kids and families out of poverty.</p> <p>The programs are losing staff and are not able to thrive in the Valley. The State is also experiencing a staff shortage because early childhood educators does not earn high enough wages.</p>

23	Agency/Group/Organization	<b>Idaho Housing and Finance Association</b>
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Service-Fair Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Idaho Housing &amp; Finance Association is a financial institution and administrator of affordable housing resources. The Association provides feasible housing solutions for renters and buyers through financial guidance, tenant support, and financing options.</p> <p>IHFA strives to reduce homelessness for youth, veterans, and people who are experiencing chronic homelessness. Most of the homeless population is 30% AMI and below.</p> <p>In the homeownership area, much of the market is comprised of earners who are 120% AMI and below and renters who are 60% AMI and below. The general public does not have a well-rounded awareness of the many facets of IHFA. Most think IFHA provides 1st time home buyer loans, which is correct, but the number of other areas served is unknown to the average resident.</p> <p>It is worth mentioning that the current wages and lack of available housing are a serious problem in the Treasure Valley; there simply is not enough affordable housing.</p>
24	Agency/Group/Organization	<b>Idaho Nonprofit Center</b>
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Idaho Nonprofit is the Idaho state association of nonprofits, and there are currently 800 members/organizations, with a bulk of these residing in the Treasure Valley. The Idaho Nonprofit provides training support and resources to nonprofits in leadership development, financial literacy, board training, and training webinars to help increase effectiveness.</p> <p>The organization also supports the advocacy side of things through the lobbyist arm of the organization by tracking state legislation that affects nonprofits and ensuring jurisdictions are informed at the state and local levels. The Idaho nonprofit also facilitates educating policy members of the sector by analyzing macro-level indicators.</p> <p>Idaho Nonprofit is a big advocate for educating cities and funders on grant funding best practices. It is vital to ensure these financial resources are turned on within the community and not diverted improperly. Idaho Nonprofit wants to facilitate the admin side of grant funding that assists each nonprofit with capacity and direction for project completion so each nonprofit can purely focus on fulfilling its mission. Idaho Nonprofit is connecting the dots on what nonprofits need to function.</p> <p>It is important to know that the organization has all the resources to be successful in connecting nonprofits with bookkeeping services, reporting, financial management, government best practices, and any other support needed along the way. It would be most beneficial to the parties involved that one day there exists an element of federal and/or state dollars set aside within the contract that provides admin in the grant funding process.</p>
25	Agency/Group/Organization	<b>Idaho State Independent Living Council</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the	<p>The Idaho State Independent Living Council is the statewide entity that works with independent living centers to support individuals and families with disability. The Council works on systemic issues through advocacy, public outreach, and education.</p>

	consultation or areas for improved coordination?	<p>The most significant need for those the agency serves is affordable, accessible housing for those with disabilities AND the care workers who help support them. The housing shortage directly impacts those who provide and receive services due to low wages and those with fixed incomes.</p> <p>The public should know that the organization does not provide direct services but systemic advocacy. The primary focus of the organization is to educate policymakers, nonprofits, and organizations representing landlords.</p>
26	Agency/Group/Organization	<b>Idaho Youth Ranch</b>
	Agency/Group/Organization Type	Services-Children Services-homeless Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Idaho Youth Ranch offers accessible programs and services for youth and families going through trauma and crisis. Services include outpatient services, counseling centers, mental tele-health, e-point assisted psychotherapy, adoption services, and residential shelters in the Treasure Valley.</p> <p>To many, the IYR is a thrift store but is unaware of the menu of services funded by the store. The City needs more resources for families along a whole continuum. There are not a lot of resources for kids struggling with mental health, and it is a lot for families to navigate.</p>
27	Agency/Group/Organization	<b>JUB Engineering</b>
	Agency/Group/Organization Type	Business Leaders Civic Leaders Business and Civic Leaders Major Employer
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>JUB Engineers is a full fleet civil engineering firm that offers grant writing, planning, planning involvement specialist, and general education. The bulk of the clientele is local jurisdictions and municipalities. A vast majority of work that goes into this designation ends up coming from</p>

		<p>planning, environmental and grant writing, and environmental reviews.</p> <p>The area is experiencing an influx of people, and various communities are underserved and underfunded. The community needs assistance to keep up with this growth.</p>
28	Agency/Group/Organization	<b>Life's Kitchen</b>
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Life's Kitchen is a social enterprise 501(c)(3) nonprofit that trains at-risk youth ages 16-24. The agency serves young adults with nowhere to go; many are displaced, come from low-income families, are homeless, recently out of foster care, or aging out of the system.</p> <p>The organization uses kitchen skills to teach kids hard skills for jobs and soft skills for effective communication in and out of the workplace. Education extends into life skills classes, healthy relationships, financial aptitude, renting, insurance, etc. Youth can also receive their GED while attending the 16-week program. The organization is supported as a social enterprise and funding with 50/50 assistance through SNAP.</p>
29	Agency/Group/Organization	<b>Meridian - Mayor's Senior Advisory Board</b>
	Agency/Group/Organization Type	Services-Elderly Persons Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The City of Meridian Mayors Senior Advisory Board (MSAB) is made up of a group of nine Meridian residents who are above the age of 55. MSAB has accomplished several ad hoc projects and has coordinated many events since its establishment.</p> <p>Housing and transportation seem to be the most significant needs in Meridian for low- to moderate-income residents. This is a need that becomes even more critical when considering members of the senior population who inhabit assisted living or low-income senior housing.</p>

30	Agency/Group/Organization	<b>Metro Meals on Wheels</b>
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meals on Wheels Metro Boise delivers and serves more than 1,500 meals each weekday (up to 300 meals a day over this time last year) to homebound seniors throughout Ada County, Emmett, Middleton, and a portion of Caldwell. They also serve congregate meals in senior centers in Boise, Meridian, Eagle, Kuna, Star, and Marsing, as well as Northgate Senior Village and Samaritan Village in Boise. Additionally, more than 950 meals are delivered every weekend. Nutritional food is the most significant need at the moment.  The organization receives a lot of support and donations, but it can be challenging to get produce as it needs to be used quickly.
31	Agency/Group/Organization	<b>Meridian Development Corporation</b>
	Agency/Group/Organization Type	Services-Employment Other government - Local Planning organization Business Leaders Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Meridian Development Corporation is a product of the City Council and oversees the historic downtown restoration and urban development. The organization aims to make downtown Meridian accessible to all, bring in local businesses and help them be successful, build a strong workforce with affordable workforce housing, and bring the community together.
32	Agency/Group/Organization	<b>Meridian Library District</b>
	Agency/Group/Organization Type	Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs



	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Meridian Library provides the community access to classes, books, material, mentorship, and collaboration. Services are offered for people of all ages and abilities, including youth, seniors, and those with disabilities. Services include book clubs, after-school programs, support with jobs &amp; careers, tutoring, and story time.</p> <p>The public is unaware of the breadth of services the library offers.</p>
33	Agency/Group/Organization	<b>Meridian Police Department</b>
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Meridian Police Department provides law enforcement and assistance with the rights service of victims within the criminal justice umbrella. The Department supervises 27 investigators and professional staff, and the caseload is split between Persons Crimes, Property Crimes, and Narcotics investigations.</p> <p>Safe and affordable housing is the most crucial need at the moment. Specifically, with victims of crimes and intimate partner violence, there is a need for a safe, secure, and stable home environment.</p> <p>It is essential that the economic element that victims must overcome to break free from their abuser. Often, the money and ability to find affordable housing and assistance are unavailable, so the victim cannot afford to leave and provide for themselves. This traps them in an abusive or unsafe environment.</p>
34	Agency/Group/Organization	<b>CATCH, Inc.</b>
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>CATCH operates Our Path Home. Our Path Home is the local public-private partnership working to end homelessness in Ada County. This partnership embraces service models and philosophies that embody that permanent housing is the solution to homelessness and that housing is healthcare. The organization is working to end homelessness for children and families in Ada County by providing pathways toward permanent housing. This is done through collaboration with local partners to offer warming shelters, supportive housing plans, resolution assistance, and prevention efforts.</p> <p>The public knows that the organization helps with homelessness but is unaware of the breadth of offered services. Assistance from homelessness through to securing housing with help throughout the process. Available and affordable housing is easily the missing piece in Meridian.</p> <p>With rent increasing, more and more people need housing solutions or have difficulty maintaining secure housing. This results in a backup with temporary housing and the warming shelters because people must stay in them longer to avoid sleeping on the streets.</p>
35	Agency/Group/Organization	<b>PEER Wellness Center</b>
	Agency/Group/Organization Type	Services-Health Recovery Center
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The Peer Wellness Center assists people with mental health and substance abuse disorders. The Center has recovery coaches unique to each client who works to remove barriers such as transportation, services, housing, etc.</p> <p>They also provide 12-step meetings, support groups, trauma groups, monthly sober events, assistance with the opioid crisis, a food pantry, hydrating services, and the day one program to support those getting out of prison with food, clothing, food stamps, and halfway houses.</p> <p>The public needs to know more about the gravity of the situation and what it looks like to provide extensive services for those in recovery. Their clientele needs a safe place to go and support along the way to stability. The community can better provide resources to those in need</p>

		by bringing awareness to what is happening on the streets.
36	Agency/Group/Organization	<b>Project ECHO</b>
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Project ECHO offers continued education and resources for healthcare professionals through mentorship to meet the needs of their patients. The organization specializes in subject matter experts who lead virtual training for nurses, counselors, and anyone helping meet the needs of patients.</p> <p>Services are composed of three main branches: behavioral health infectious disease, and high-risk pregnancy.</p> <p>Idaho is one of the lowest-performing states in terms of healthcare; patient outcomes are 5th in the country for suicide completion, and there is a 30% increase in drug overdoses. Overall the State struggles with diseases of despair (substance abuse and mental instability).</p>
37	Agency/Group/Organization	<b>Recovery United</b>
	Agency/Group/Organization Type	Services-Health Substance and Addiction/Recovery
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Recovery United is a recovery community center that provides intervention and long-term support for adults with behavioral health issues. Services include recovery coaching, support groups, social events, connections to treatment, advocacy, and community education events.</p> <p>The biggest issue the agency is currently facing is that there are not enough providers to support the care of Recovery United clients. This has resulted in long waitlists to receive treatment. There is also a lack of housing which is paramount for those in recovery.</p> <p>The public is not always aware that Recovery United has supported access to treatment. It can be challenging to navigate the system and support throughout with funding, appointments, and referrals to proper providers to help those along their path to recovery.</p>

38	Agency/Group/Organization	<b>Supportive Housing and Innovative Partnerships</b>
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Health Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	SHIP provides transitional housing for individuals and veterans with substance abuse, mental health issues, and who are experiencing homelessness. To provide well-rounded support, clients receive help with employment opportunities, transportation, enhanced safety, sober programs, and more.  SHIP facilities include 13 houses, four vans, and many retail stores, all run by a team of 60 employees. Traditional safe and sober housing should be a revolving door, but people are staying in transitional housing with rent becoming unaffordable within the Treasure Valley. A daily waitlist of 30-40 people a day is now standard. If people do not get the help they need, they fall back into old habits. Rent in transitional housing with SHIP is \$425/month.  Addiction can be seen as a disease of choice that acts as a barrier for donors. It would be great if the public could see SHIP as an organization providing a much-needed service and continue giving people a chance no matter how many times they relapse. SHIP also allows for all medications for pain and recovery and Medicaid-assisted treatment.
39	Agency/Group/Organization	<b>Terry Reilly Health Services</b>
	Agency/Group/Organization Type	Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization	Terry Reilly provides primary care, dental care, and behavioral health care in the Treasure Valley. The

	consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>organization conducts outreach to those with barriers to care, including farmworkers, the homeless, and very-low and low- and moderate-income individuals and families. All these services are available to low-to-moderate residents in Meridian.</p> <p>In FY2021, 1,577 unduplicated Meridian residents were served. Affordable housing is the greatest need for the clientele the organization serves. The second biggest need is additional behavioral health services.</p> <p>At Terry Reilly everyone can be served, not just those who do not have insurance. Care is based on a sliding scale so all can afford access to the care they need.</p>
40	Agency/Group/Organization	<b>NeighborWorks</b>
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>NeighborWorks Boise is a 501(c)(3) nonprofit community development organization that has, for 40 years, helped to revitalize neighborhoods and improve lives throughout the region by addressing the housing needs in our community.</p> <p>They provide affordable housing solutions, through our continuum of programs and services, that educate, empower and offer the necessary resources so low- to moderate-income Idahoans can obtain, retain, and maintain their home.</p>
41	Agency/Group/Organization	<b>Treasure Valley Family YMCA</b>
	Agency/Group/Organization Type	Services-Children Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>Treasure Valley YMCA provides youth services before and after school, infant toddler to preschool childcare, gym facilities, sports camps, and resident camp. The YMCA serves children of early childhood infants (0-5) and school-age (5-12) and offers financial assistance and scholarships to target low-income ALICE families. The mission of YMCA is to strengthen communities through youth development and give back to the community.</p>

		The most significant need in the community is financial support for childcare, including transportation to and from childcare facilities.
42	Agency/Group/Organization	<b>Trivium Life Services</b>
	Agency/Group/Organization Type	Criminal Justice Program
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Idaho branch of Trivium provides services for the domestic violence offender program that is 52 weeks long. Trivium clients are court-ordered, probation ordered, or parole ordered.  Access to affordable housing is the most significant need for the community. Many clients have a felony or are coming out of prison and require employment quickly to get back on their feet. In addition, transportation and systems of support are also vital for those transitioning from prison.
43	Agency/Group/Organization	<b>United Way of Treasure Valley</b>
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	United Way fosters a health and human service space, working to create opportunities for very low to middle-low individuals and families to reach a place of independence. The efforts of the United Way cover physical, mental, and financial stability.  The most significant need is affordable short-term (1-5 years) rental housing proximal to employment centers for those under 50% rent burden. The United Way is not a direct service provider but a data provider and collaboration for systems of change organization. Efforts are focused on bringing resources close to housing, food, child care, education, and community.  The current challenge is that people are flocking to this area, which pushes our clients further West and further from the support they need.

44	Agency/Group/Organization	<b>Valley Regional Transit</b>
	Agency/Group/Organization Type	Other government - Local Public Transit
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>This is the regional public transit for Ada and Canyon County that is responsible for managing resources, coordinating services, travel demand management, informational programs, and overseeing the full spectrum of mobility.</p> <p>The public must understand transit as the fabric of the community. It works for everyone, whether you are vulnerable or otherwise.</p>
45	Agency/Group/Organization	<b>Women's and Children's Alliance, Inc.</b>
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	<p>WCA provides services to individuals who have suffered the trauma of domestic abuse, domestic violence, and/or sexual assault. The organization serves anyone who needs support, no matter where they live or how they come to the center. The services provided are free and available regardless of the ability to pay; women, children, men, and individuals who are gender non-conforming.</p> <p>The menu of services includes the shelter, hotline support, court advocacy at the Ada County Courthouse, counseling, case management, and financial empowerment classes. Affordable housing is the most critical need for the clients the agency serves. This directly impacts the ability to leave an abusive or violent household.</p> <p>The public needs to understand that domestic abuse is not always violent - in fact, most abuse is not visible. Instead, it consists of the systematic erosion of a feeling of self-worth through nonphysical means - like belittling, gaslighting, financial control, and threats to beloved people or pets.</p>

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Our Path Home	Our Path Home and the City of Meridian are both committed to ensuring greater access to fair and affordable housing, the reduction/prevention of homelessness, and access to credit for homeownership. The City participates in many joint efforts and organizations with Our Path Home to help support increasing housing options for residents.

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

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

Meridian coordinated and sought feedback on community needs from local and State level partners. The City consulted with Central Health District, Idaho Department of Corrections, Idaho Department of Health and Welfare, Idaho Department of Labor, Idaho Division of Vocational Rehabilitation, Idaho Housing and Finance (IHFA), and Idaho Commerce about their rural broadband initiatives.

The City consistently consults with the neighboring HUD entitlement communities of Boise, Nampa, and Caldwell.

### Narrative (optional):

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



## PR-15 CITIZEN PARTICIPATION – 91.105, 91.115, 91.200(C) AND 91.300(C)

---

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation

#### Summarize citizen participation process and how it impacted goal-setting

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

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

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

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

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Other	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>COMMUNITY SURVEY. The City had a CDBG Community Survey was open from January 2 - April 15, 2022, that asked respondents to help determine the most important needs of the community. A total of 281 people responded to the survey. City staff tabled at the Meridian Senior Center on January 31, 2022, and at the Boys and Girls Club on February 1, 2022. Community surveys were collected at both events.</p>	<p>Survey respondents stated that the highest need in Meridian was mental health services, childcare services, and neglected/abused children centers/services. Survey respondents stated that the highest community facilities and infrastructure needs were youth centers, recreational facilities, and community centers. The survey results are provided in the appendix.</p>	<p>All comments were accepted and noted from the survey.</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
2	Other	Housing and Public Facilities	STAKEHOLDER LISTENING SESSION. The City held a stakeholder listening session targeted at area non-profits, stakeholders, and city staff involved with housing and/or public facilities on March 7, 2022.	Participants emphasized the challenges that are faced by low- and moderate-income residents in Meridian who have a substantial housing cost burden. The area needs improved transportation connectivity, sidewalks, and sewer/water infrastructure to keep up with the continued population growth.	All comments were accepted and recorded.
3	Public Hearing	Non-targeted/broad community	A public hearing and presentation to the City Council was held on April 5, 2022 at City Hall for the Five-Year Consolidated Plan, 2022 Annual Action Plan, Analysis of Impediments to Fair Housing Choice, and Citizen Participation Plan.	City Councilors asked questions about the Consolidated Plan process and options for affordable housing. There was a gentleman who spoke at the April 5th and July 26th public hearings that said the City should not take the funding because we were creating debt for our children and grandchildren.	All comments were accepted and recorded.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
4	Other	Potential Subrecipients	PUBLIC SERVICE APPLICATION WORKSHOP. The City held a Public Service Application Workshop on April 13, 2022 to help potential subrecipients understand the application process and answer questions.	Participants asked questions about eligibility of projects and subrecipient requirements.	All comments were accepted and recorded.
5	Public Meeting	Non-targeted/broad community	A public presentation was held on June 28, 2022. City Council had a presentation on the 2022-2026 Consolidated Plan, 2022 Annual Action Plan, Analysis of Impediments to Fair Housing Choice, and Citizen Participation Plan.	City Councilors asked questions about the Consolidated Plan process, results, and funding priorities.	All comments were accepted and recorded.

6	Public Hearing	Non-targeted/broad community	A public meeting was held on July 26, 2022, during a Meridian City Council meeting. A public meeting was held on July 26, 2022, during a Meridian City Council meeting. City Council adopted the Consolidated Plan, Citizen Participation Plan, and Analysis of Impediments to Fair Housing Choice on August 9, 2022.	Three residents offered their public comments. The first resident who spoke said the City should not take the funding because we were creating debt for our children and grandchildren. The second resident described the CDBG funded home rehabilitation of her house had substantially improved her health. And, the final resident asked questions about the CDBG program and how the money was allocated. City Council decided to extend the public comment period until August 9th in order to allow the maximum level of public engagement. On August 9th, 2022, the Meridian Senior Center board members gave a joint public comment in support of the Consolidated Plan. Board members were appreciative that the Plan would help support transportation for seniors. The City Council	All comments were accepted and recorded.
---	----------------	------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
				passed a resolution accepting the 2022-2026 Consolidated Plan and Analysis of Impediments to Fair Housing Choice.	
7	Other	Persons with disabilities  Seniors	CONSOLIDATED PLAN FEEDBACK. The City requested feedback and tabled at the Meridian Senior Center on June 28, 2022, and at a free lunch program on July 15, 2022. Meridian residents were asked to provide feedback on the City's Con Plan and 2022 Annual Action Plan. Residents were supportive of the plan. The survey results are provided in the appendix.	The public provided mostly favorable feedback regarding the 5-year goals and projects identified in the 2022 Action Plan.	All comments were accepted and recorded.
8	Newspaper Ad	Non-targeted/broad community	Legal notices were published in the Idaho Statesman and Meridian Press Tribune newspapers that described the public presentations, comment period, and hearing regarding this plan.	n/a	n/a

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
9	Internet Outreach	Non-targeted/broad community	Notices of the public comment period and public hearing were sent out using the City's social media accounts (Facebook, Twitter, Instagram, LinkedIn, Nextdoor).	All comments were accepted and recorded.	All comments were accepted and recorded.
10	Other	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	EMAIL OUTREACH. Notices of the public comment period and public hearing were sent out using multiple distribution lists including that of the Meridian CDBG Program, Mayor's Office, Behavioral Health Board, and church groups.	The City received several comments supporting the program and goals identified.	All comments were accepted and recorded.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
11	Other	Non-targeted/broad community	PUBLIC COMMENT PERIOD. A public comment period was held for the 2022-2026 Consolidated Plan, 2022 Annual Action Plan and Analysis of Impediments to Fair Housing Choice from June 24, 2022 - August 9, 2022. The comment period was noticed in the local newspaper.	The Idaho Nonprofit Center submitted a public comment in support of the Consolidated Plan.	n/a
12	Public Hearing	Non-targeted/broad community	A public comment period for changes to the Citizen Participation Plan were held from July 15, 2022 - August 15, 2022. The comment period was noticed in the local newspaper.	All comments were accepted and recorded.	All comments were accepted and recorded.
13	Other	Non-targeted/broad community	NEWS ARTICLE. A news article was published in Boise Dev on July 7, 2022 covering the Consolidated Plan process and the usage of HUD CDBG funds by the City of Meridian.	n/a	n/a



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
14	Other	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Information on the Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and Citizen Participation plan was widely distributed in Meridian. Information was provided in the Meridian City newsletter and advertised on the City website. Additionally, Meridian CDBG subrecipients sent out/posted onsite information about the Consolidated Plan process and funding priorities.</p>	n/a	n/a

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

# NEEDS ASSESSMENT

---

## NA-05 OVERVIEW

---

### Needs Assessment Overview

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

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

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

### Poverty

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

### Income

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

### Earnings

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

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

## Meridian

### Hispanic origin and Race

For people reporting one race alone,

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

An estimated 5.5% reported Two or more races.

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

### Nativity and Foreign Born

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

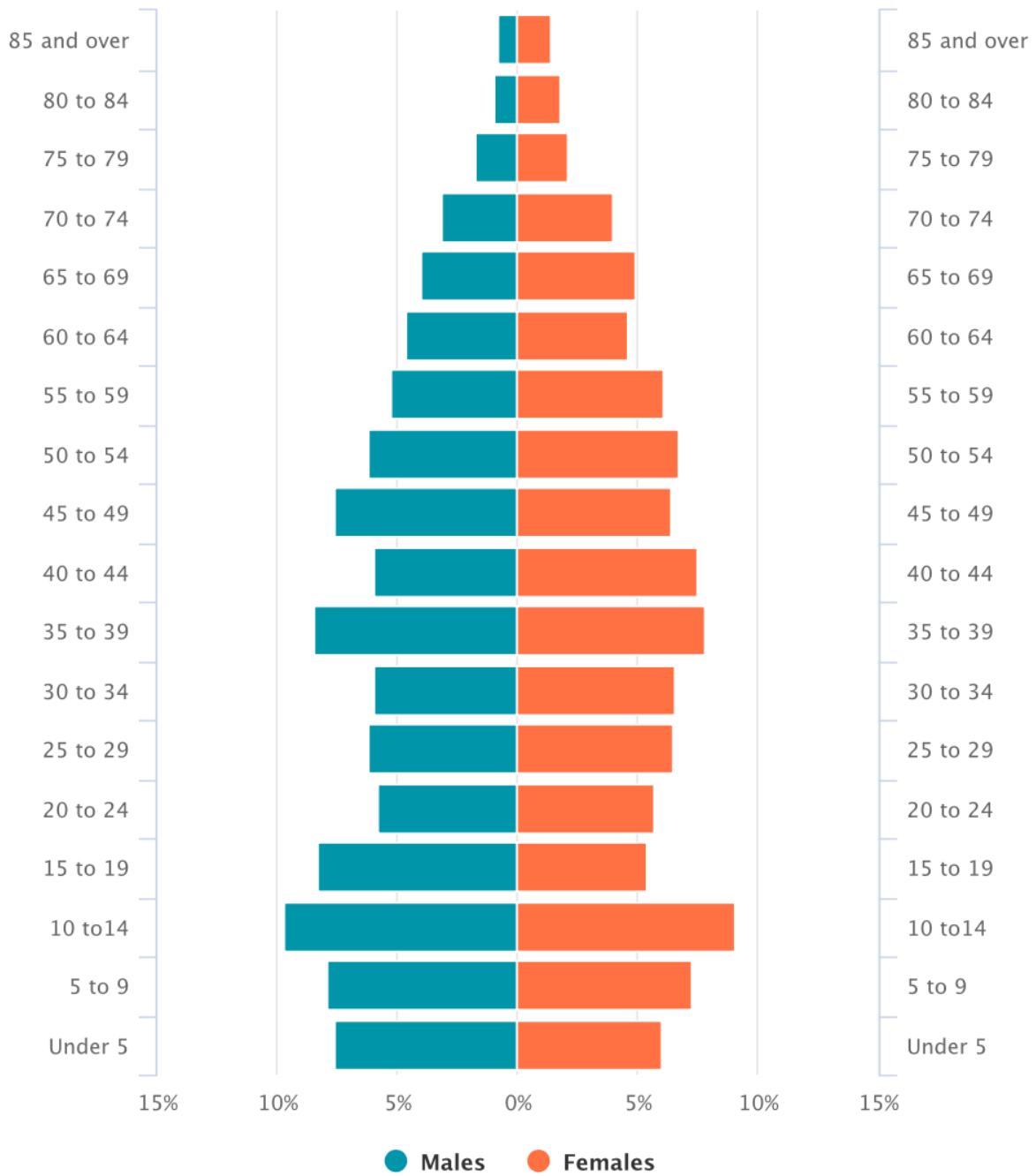
### Language

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

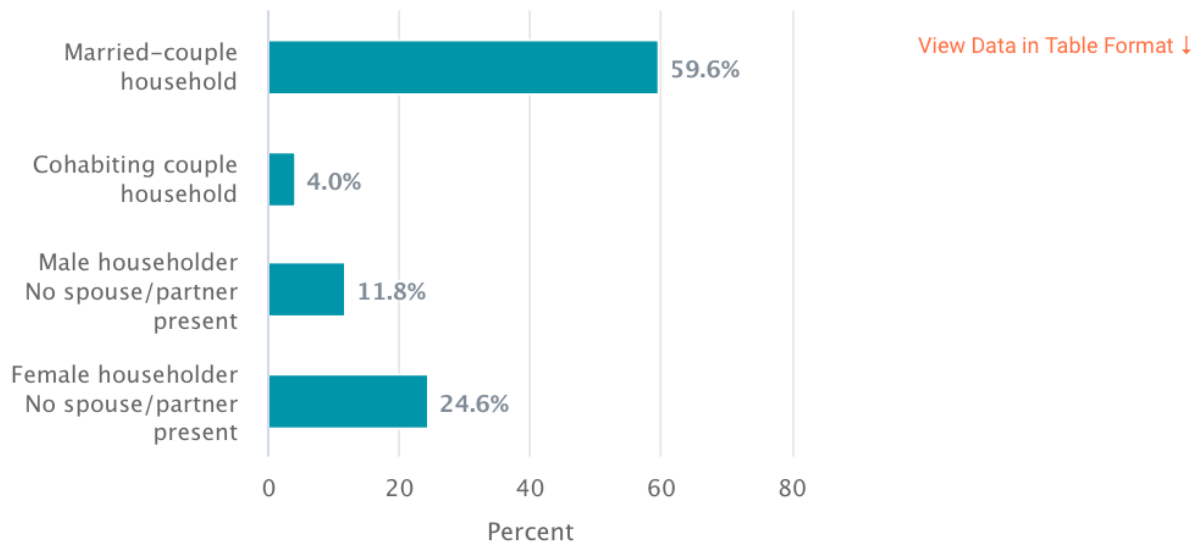
### Disability

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

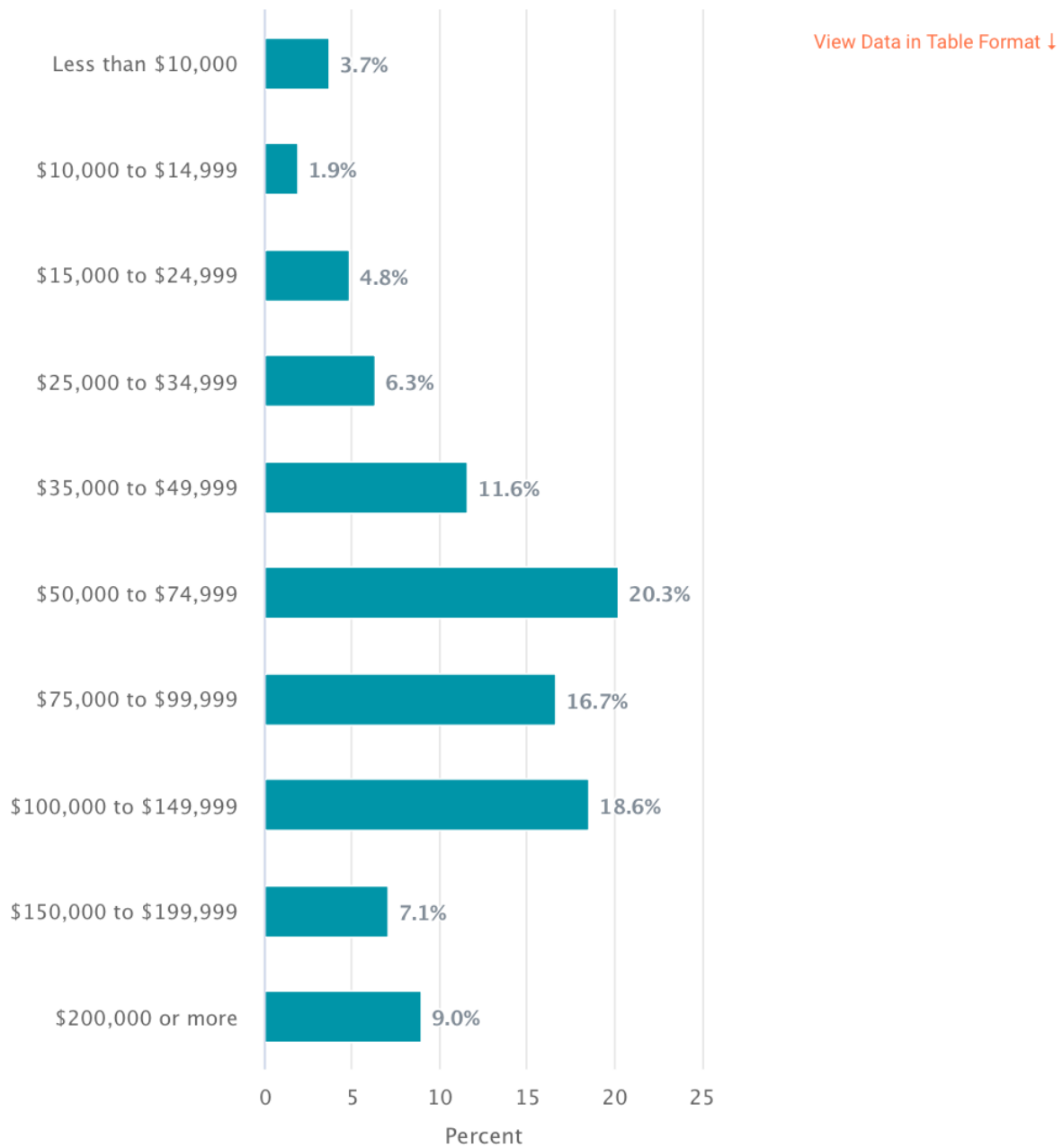
## Population by Age and Sex for Meridian city, Idaho in 2016-2020



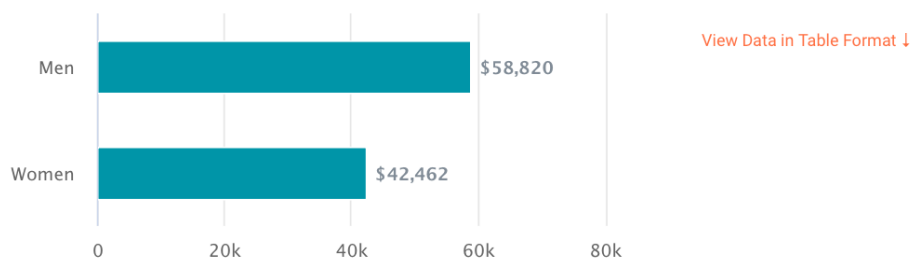
## Types of Households in Meridian city, Idaho in 2016-2020



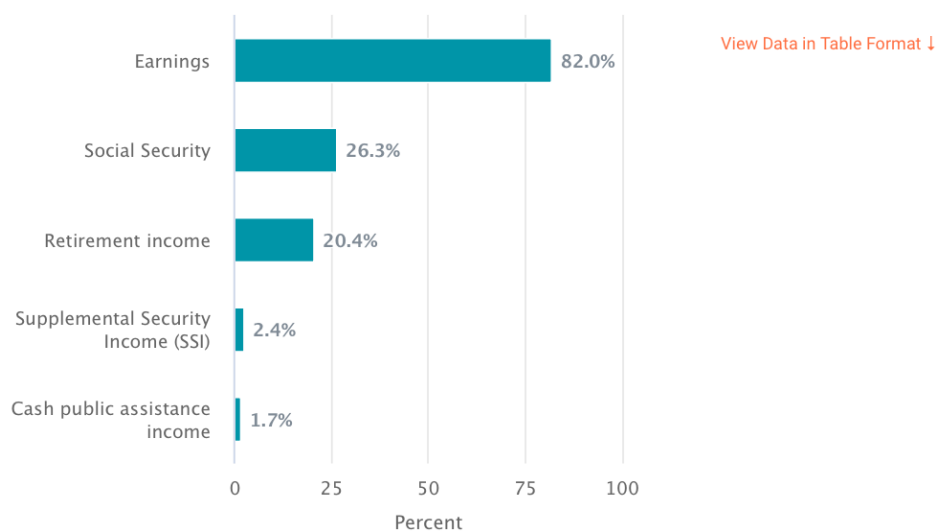
## Household Income in Meridian city, Idaho in 2016-2020



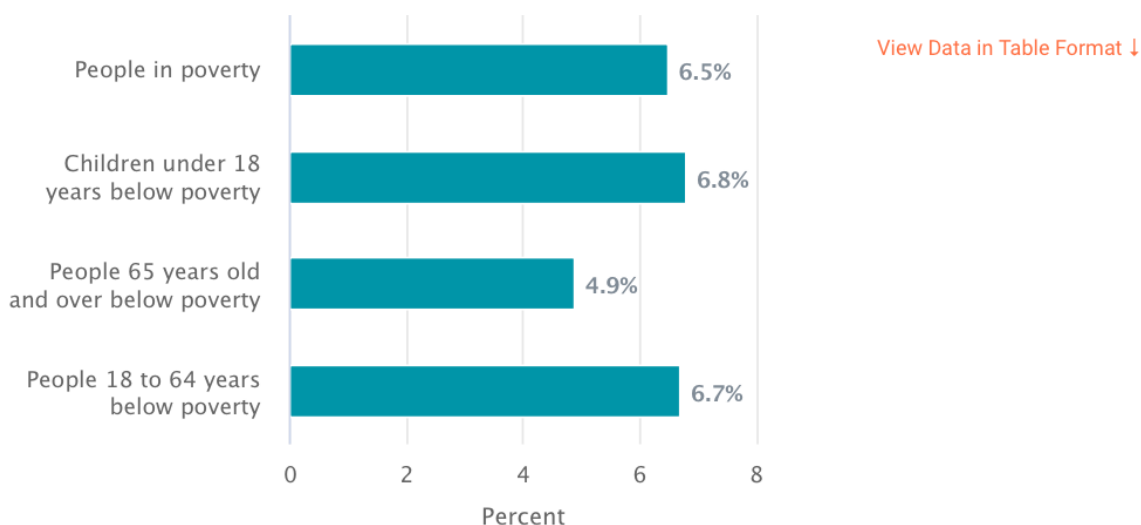
### Median Earnings for Full-Time Year-Round Workers by Sex in Meridian city, Idaho in 2016-2020



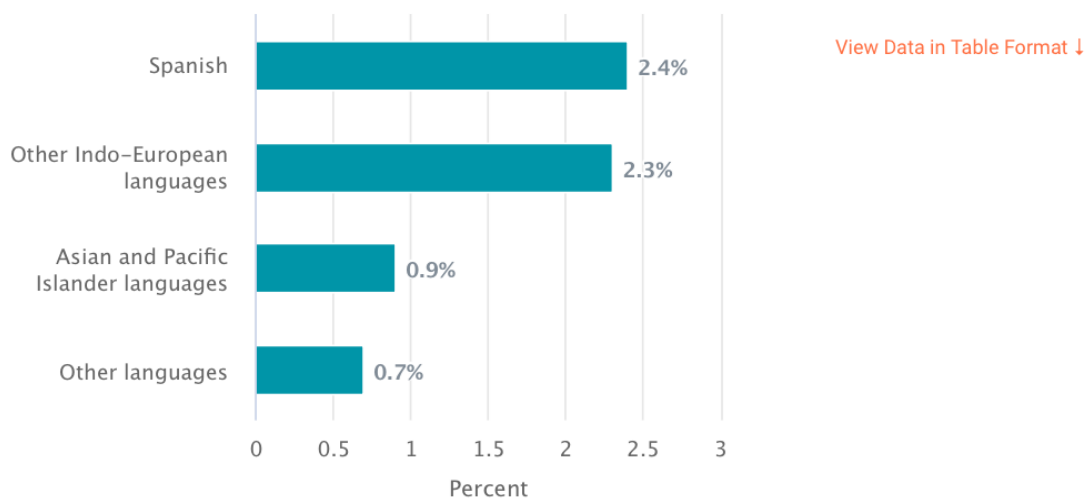
### Proportion of Households with Various Income Sources in Meridian city, Idaho in 2016-2020



## Poverty Rates in Meridian city, Idaho in 2016-2020

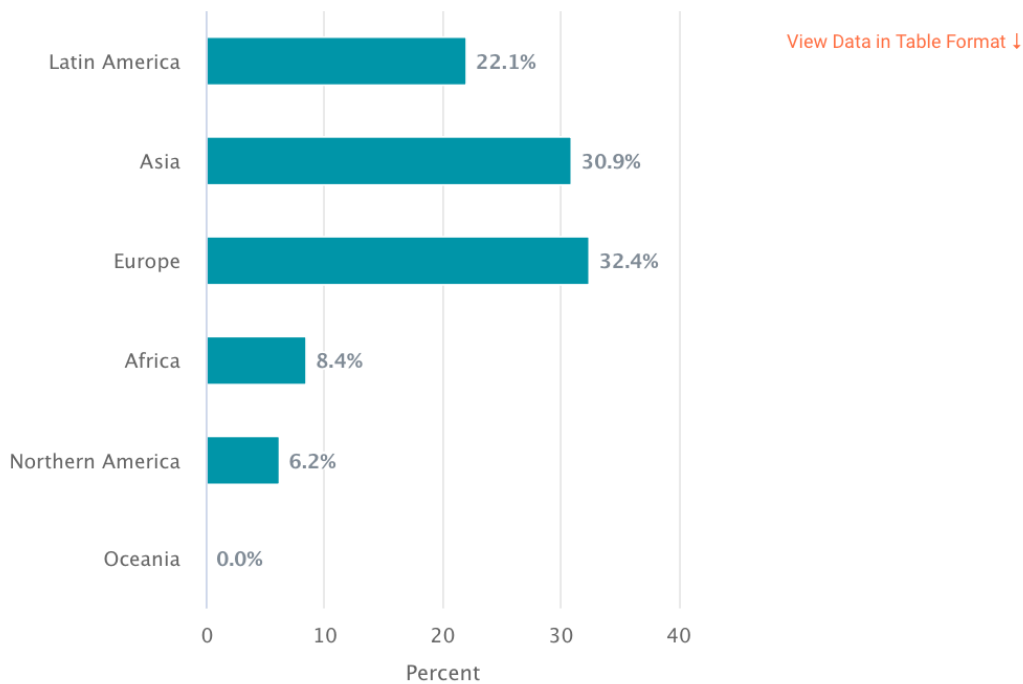


## Percent of the Population 5 years and over who Speak a Language other than English in Meridian city, Idaho in 2016-2020





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



## NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.205 (A,B,C)

### Summary of Housing Needs

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

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

### HUD-Adjusted Median Family Incomes (HAMFI)

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

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

### Income Category

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

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

It is critical to understand how the US Department of Housing and Urban Development (HUD) evaluates income within a community. HUD sets income limits that determine eligibility for assisted housing programs including the Public Housing, Section 8 project-based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs.

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

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

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

TABLE 5 - HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

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

## Number of Households Table

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

TABLE 6 - TOTAL HOUSEHOLDS TABLE

Data Source: 2013-2017 CHAS

## FY 2022 Income Limits Summary

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

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

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

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

## Key Definitions

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

**Large Family Households** (5 or more persons)

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

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

## Housing Needs Summary Tables

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

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

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

TABLE 7 – HOUSING PROBLEMS TABLE

Data 2013-2017 CHAS  
Source:

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

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

TABLE 8 – HOUSING PROBLEMS 2

Data 2013-2017 CHAS  
Source:

## 3. Cost Burden > 30%

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

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

TABLE 9 – COST BURDEN > 30%

Data 2013-2017 CHAS  
Source:

#### 4. Cost Burden > 50%

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

TABLE 10 – COST BURDEN > 50%

Data 2013-2017 CHAS  
Source:

#### 5. Crowding (More than one person per room)

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

TABLE 11 – CROWDING INFORMATION – 1/2

Data 2013-2017 CHAS  
Source:

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

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

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

## **Households and Families**

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

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

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

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

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

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

### **Disability**

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

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

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



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

## **Domestic Violence**

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

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

WCA in 2020

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

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

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

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

## **What are the most common housing problems?**

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

Most common housing problems for renters:

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

Most common housing problems for homeowners:

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

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

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

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

### **Priority problems trigger worst-case needs.**

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

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

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

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

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

1. The nation's persistently high rates of poverty for families;

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

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

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

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

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

*"National Alliance to End Homelessness"*

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

### **McKinney-Vento Definition of Homelessness**

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

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

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

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

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

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

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

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

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

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

### **Discussion**

The greatest struggle for Meridian residents who are low- to moderate-income is finding and maintaining stable and affordable housing.

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

---

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

### Introduction

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

### Income Category

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

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

### Housing Problems

There are four housing problems in the CHAS data:

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

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

#### HUD defines overcrowding as:

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

#### HUD defines cost burden as:

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

### 0%-30% of Area Median Income

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

TABLE 12 - DISPROPORTIONALLY GREATER NEED 0 - 30% AMI

Data Source: 2013-2017 CHAS

\*The four housing problems are:

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

### 30%-50% of Area Median Income

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

TABLE 13 - DISPROPORTIONALLY GREATER NEED 30 - 50% AMI

Data Source: 2013-2017 CHAS

\*The four housing problems are:

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

## 50%-80% of Area Median Income

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

TABLE 14 - DISPROPORTIONALLY GREATER NEED 50 - 80% AMI

Data Source: 2013-2017 CHAS

\*The four housing problems are:

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

## 80%-100% of Area Median Income

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

TABLE 15 - DISPROPORTIONALLY GREATER NEED 80 - 100% AMI

Data Source: 2013-2017 CHAS

\*The four housing problems are:

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

## Housing Cost Burden

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

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

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

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

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

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

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

## Discussion

Based upon the 2013-2017 CHAS data tables, housing problems for all categories of low- to moderate-income residents in Meridian fall within the racial and ethnic percentages of the overall population.

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

---

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

**Severe housing problems** include:



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

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

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

#### 0%-30% of Area Median Income

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

TABLE 16 – SEVERE HOUSING PROBLEMS 0 - 30% AMI

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

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

#### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	860	1,610	0

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

TABLE 17 – SEVERE HOUSING PROBLEMS 30 - 50% AMI

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

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

#### 50%-80% of Area Median Income

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

TABLE 18 – SEVERE HOUSING PROBLEMS 50 - 80% AMI

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

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

## 80%-100% of Area Median Income

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

TABLE 19 – SEVERE HOUSING PROBLEMS 80 - 100% AMI

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

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

## Discussion

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

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

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

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

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

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

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

**Cost Burden is described in the tables as:**

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

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

**Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	23,620	5,550	2,840	1,185
White	21,640	5,125	2,590	980
Black / African American	110	0	0	0
Asian	380	185	50	205
American Indian, Alaska Native	25	0	0	0
Pacific Islander	0	0	30	0
Hispanic	1,095	200	145	0

TABLE 20 – GREATER NEED: HOUSING COST BURDENS AMI

**Data Source:** 2013-2017 CHAS

**Discussion:**

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

## NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION – 91.205(B)(2)

---

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

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

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

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

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

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

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

## NA-35 PUBLIC HOUSING – 91.205(B)

---

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

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

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

### **Housing Choice Vouchers**

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

### **Low Rent Public Housing**

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

### **Market-Rate Housing**

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

### **Project-Based Vouchers**

BCACHA provides 40 Project-Based Vouchers for residents of a new permanent supportive housing project, New Path Community Housing. These vouchers help sustain the area's first "Housing First" project, providing housing and supportive services to the most vulnerable in our community. The Housing Authority will cover most of the rent and utilities for the community once it becomes occupied.

### Home Ownership and Family Self-Sufficiency Programs

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

### Supportive Housing Programs

BCACHA also provides assistance through these innovative programs:

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

### Totals in Use

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

TABLE 21 - PUBLIC HOUSING BY PROGRAM TYPE

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

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

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

TABLE 22 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Data Source: PIC (PIH Information Center)



## Race of Residents

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

TABLE 23 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

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

TABLE 24 – ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Data Source: PIC (PIH Information Center)

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

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

According to BCACHA, as of April 2022,

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

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

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

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

According to BCACHA, as of April 2022,

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

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

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

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

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

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

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

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

## Discussion

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

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

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

Actions to address the needs of public housing include:

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

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

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

## NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)

---

### Introduction:

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

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

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

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

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

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

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

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

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

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

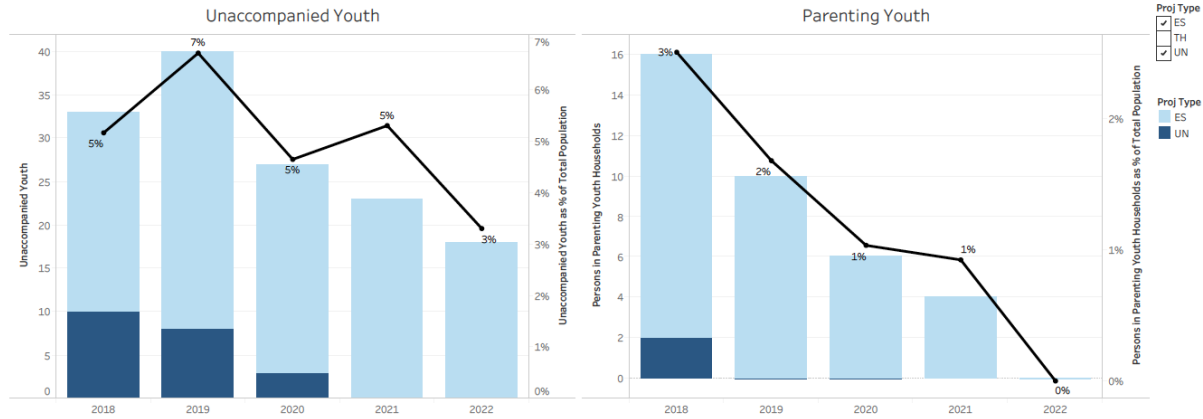
### Homeless Needs Assessment

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

TABLE 25 - HOMELESS NEEDS ASSESSMENT

Data Source Comments:

## Youth Homelessness



**Goal:** Reduce **Unaccompanied Youth Homelessness** from 2021 to 2022

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

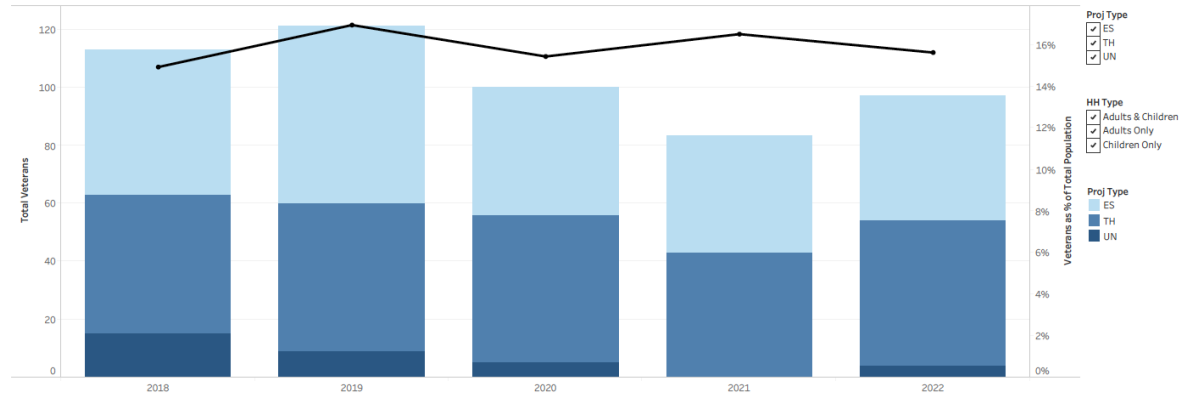
BCAC has **Met** this goal for ES & UN projects: **Unaccompanied Youth** has **decreased** by **22%**.

**Goal:** Reduce **Parenting Youth Homelessness** from 2020 to 2021

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

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

## Veteran Homelessness



**Goal:** Decrease **Total Veteran Homelessness** by at least 5% from 2021 to 2022

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

BCAC has **Not Met** this goal for ES, TH, UN projects: **Total Veterans** has **increased** by **17%**.

**Goal:** Decrease **Unsheltered Veteran Homelessness** by at least 5% from 2021 to 2022

*\*Comparing 2022 to 2020 because CoC did not conduct full unsheltered 2021 count*

BCAC has **Met** this goal: **Unsheltered Veterans** has **decreased** by **20%**.

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

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

**Key findings from the 2022 Homeless Count include:**

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

### **Chronically Homeless**

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

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

### **Families with Children**

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

### **Veterans**

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



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

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

### Unaccompanied Youth

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

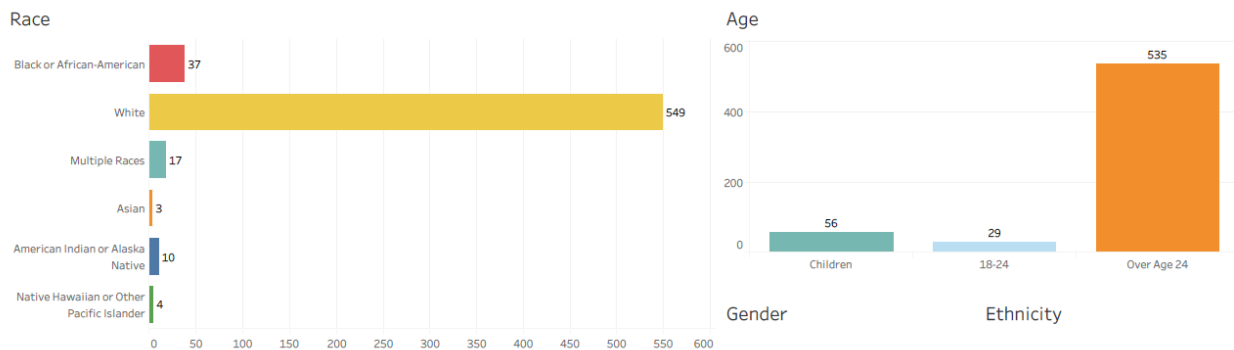
## Nature and Extent of Homelessness: (Optional)

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

Data Source

Comments:

2022 PIT Demographics



**Goal:** Decrease **Racial Disparity** from 2021 to 2022

According to the most recent (2020) American Community Survey data, Black or African Americans comprised 1.2% of the Boise City Ada County population (data.census.gov).

This goal checks whether Black or African American individuals make up more or less of the homeless population than they do the general population. The goal is met if the percentage for Black or African America..

BCAC has **Not Met** this goal for all projects: Black or African American individuals comprised **5.97%** of the homeless population in 2022, **up 0.39%** from **5.58%** in 2021.

### Interpreting Special Populations Graph

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

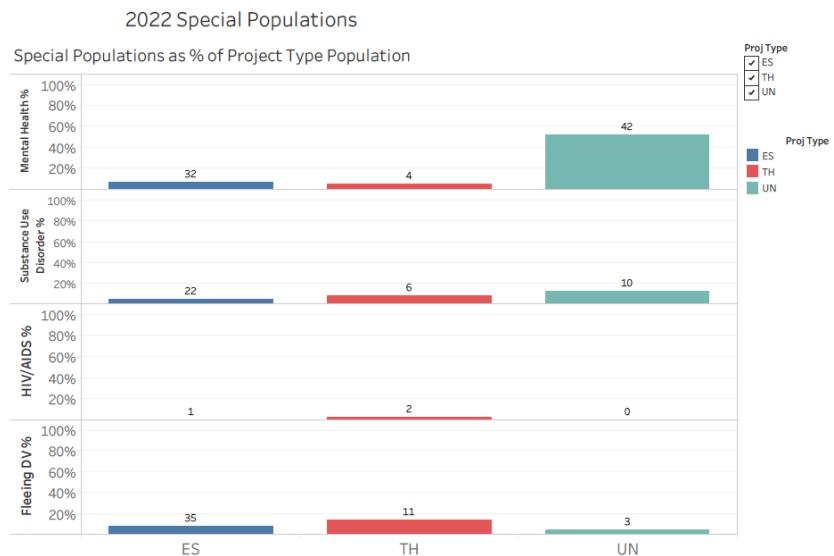
Hover over the bars to see the percentage of the total project type population for each condition. The number above the bars is the count of clients with that type of condition in that project type.

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

## Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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

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

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

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

- There were 517 people counted in an emergency shelter in 2018 and 464 in 2022 - a 10% decrease.

- There were 121 people counted in as unsheltered in 2018 and 80 in 2022 - a 50% decrease.

## Discussion:

**PRIMARY REASONS FOR HOMELESSNESS** The top causes of homelessness are experiencing domestic violence or sexual abuse, an unexpected change or loss in income/job, being evicted or having a landlord dispute, and having a housing affordability issue. Such information assists in identifying and implementing appropriate and effective homelessness prevention initiatives based on local needs.

Primary reasons for homelessness;

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

*2020 State of Homelessness in Idaho*

---

## NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.205 (B,D)

---

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

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

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

## Supportive Housing

Supportive housing is an innovative and proven solution to some of communities' toughest problems. It combines affordable housing with services that help people who face the most complex challenges to live with stability, autonomy, and dignity. People in supportive housing live more stable and productive lives.

Residents of supportive housing are linked to intensive case management and voluntary, life-improving services like health care, workforce development, and child welfare.

Supportive housing improves:

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

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

**There are no supportive housing programs in Meridian.**

**Describe the characteristics of special needs populations in your community:**

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

### **Disability**

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

### **Youth**

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

### **Poverty**

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

*US Census QuickFacts, July 1, 2021 (V2021)*

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

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

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

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

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

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

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

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

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

*Idaho Reported Sexually Transmitted Diseases 2019*

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

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

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

#### **Housing Opportunities for Persons with AIDS/HIV (HOPWA)**

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

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

#### **Discussion:**

Meridian and the surrounding community have a variety of services available for individuals with special needs.

#### **Meridian Senior Center**

The Senior Center offers active, healthy, and creative activities, along with opportunities for life enhancement programs to their members.

- Activities and events for seniors
- Free Attorney visit
- Weekly lunches
- Blood sugar testing
- Foot clinic



## **El-Ada Community Action**

El-Ada Community Action Partnership (El-Ada) is a 501(c)(3) non-profit corporation and was established in 1967 as a part of the Economic Opportunity Act. El-Ada works to reduce poverty, revitalize low-income communities, and to empower low-income families and individuals to become fully self-sufficient.

## **Idaho Division of Vocational Rehab**

The Idaho Division of Vocational Rehab is a state agency that is primarily federally funded and receives a small portion of matching funds. The organization supports individuals with disabilities and trains them to be successful in employment beginning at age 14.

## **Substance Use Disorder Programs**

There are a variety of drug and alcohol recovery programs in Meridian. Local providers include Zelus Recovery, Cottonwood Creek, Center for Behavioral Health, Ascent Behavioral Health, and Harmony House. St. Luke's Hospital has an addiction and substance abuse program for teens in the Pediatric Behavioral Health Department.

## **Idaho State Independent Living Council**

The Idaho State Independent Living Council is the statewide entity that works with independent living centers to support individuals and families with disability. The Council works on systemic issues through advocacy, public outreach, and education.

## **Metro Meals on Wheels**

Meals on Wheels Metro Boise delivers and serves more than 1,500 meals each weekday (up 300 meals a day over this time last year) to homebound seniors throughout Ada County, Emmett, Middleton, and a portion of Caldwell.

## **PEER Wellness**

PEER Wellness is a recovery community center that provides intervention and long-term support for adults with behavioral health issues. Services include recovery coaching, support groups, social events, connections to treatment, advocacy, and community education events.

## **Supportive Housing and Innovative Partnerships (SHIP)**

SHIP provides transitional housing for individuals and veterans with substance abuse, mental health issues, and who are experiencing homelessness. To provide well-rounded support, clients receive help with employment opportunities, transportation, enhanced safety, sober programs, and more. SHIP facilities include 13 houses, four vans, and many retail stores, all run by a team of 60 employees.

## NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215 (F)

---

### Describe the jurisdiction's need for Public Facilities:

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

#### The City of Meridian lacks homeless facilities.

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

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

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

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

### Improved Open Spaces

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

### Streetlights

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

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

#### *Meridian 2021 Annual Report*

### **How were these needs determined?**

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

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

### **Describe the jurisdiction's need for Public Improvements:**

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

The study recommended:

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

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

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

### **How were these needs determined?**

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

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

### **Describe the jurisdiction's need for Public Services:**

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

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

### **How were these needs determined?**

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

- A public survey was distributed throughout the community to help determine the priority of potential projects.
- The City commissioned a study on the built environment of Meridian to determine where to prioritize resources.
- Several community partner and stakeholder meetings were held over the past year to listen to the needs of the community.

- A meeting was held for internal City employees and local housing providers to provide input on the growth of the City.
- Individual interviews were conducted with key partners and internal city staff.
- City and regional planning documents, HUD PD&R research, and other data points were reviewed.
- Information on the Consolidated Plan process, survey responses, and community feedback was presented to Meridian City Council.

# HOUSING MARKET ANALYSIS

---

## MA-05 OVERVIEW

---

### Housing Market Analysis Overview:

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

The Housing Market Analysis provides information on:

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

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

---

### Introduction

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

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

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

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

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

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

#### All residential properties by number of units

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

TABLE 26 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

Data Source: 2013-2017 ACS

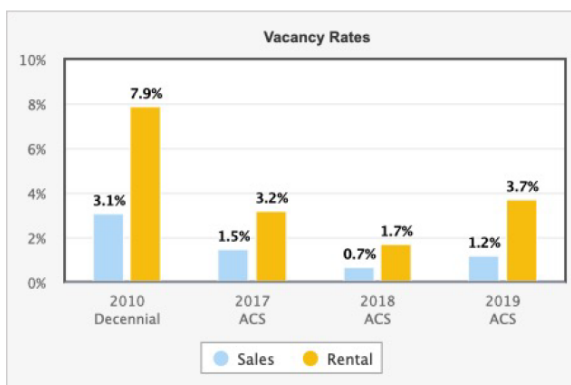
#### Unit Size by Tenure

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

TABLE 27 – UNIT SIZE BY TENURE

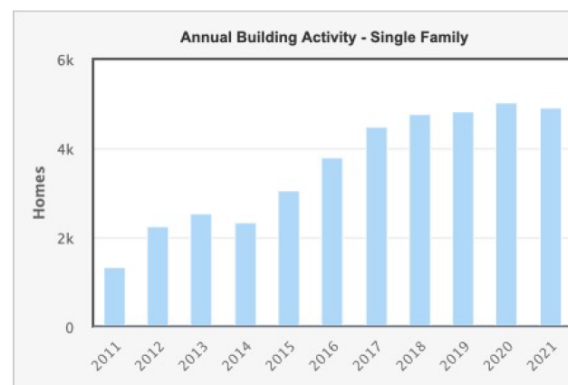
Data Source: 2013-2017 ACS

## HOUSING MARKET CONDITIONS



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

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



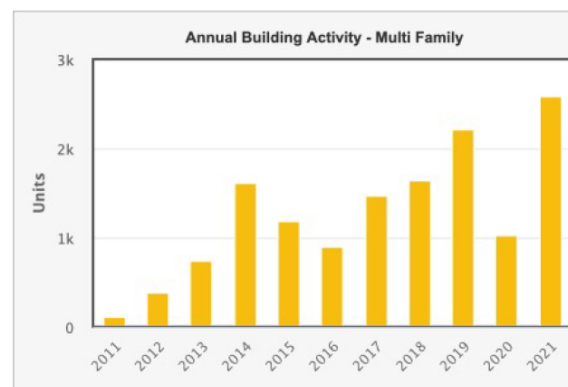
Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2021 is preliminary, through December 2021

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

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

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



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

Note: Data for 2021 is preliminary, through December 2021

## Ada County - Housing Conditions

### Idaho Housing and Finance Association (IHFA)

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

### IHFA Statewide Priorities

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



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

### **Homebuyer Tax Credit (MCC)**

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

### **Down Payment / Closing Cost Assistance**

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

### **Second Mortgage**

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

### **Forgivable Loan**

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

### **Refinancing**

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

Table 8: New Residential Units by Type by Area of Impact, Ada County, 2010 - 2021<sup>3</sup>

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

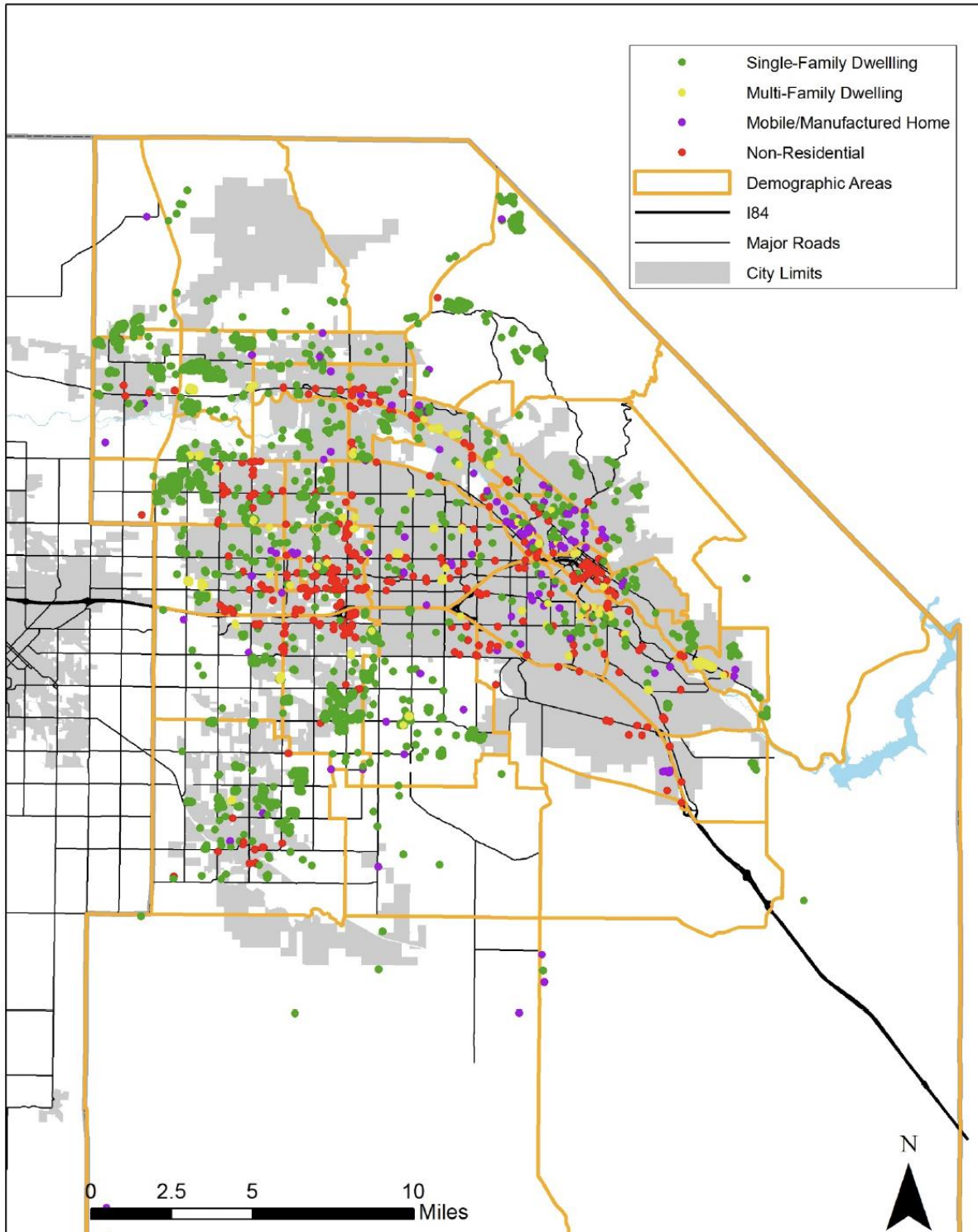


Figure 4: New Building Permits by Demographic Area, Ada County, 2021

## New Building Permits

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

#### **HUD Programs**

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

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

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

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

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

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

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

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

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

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

- In 2021, there were 10,833 new residential units in Ada and Canyon County. Meridian had 2,544 new residential permits accounting for 24% of all residential permits in the Treasure Valley.

**Describe the need for specific types of housing:**

**Meridian needs affordable housing units that ensures that low- to moderate-income residents are spending no more than 30% of their monthly income on housing expenses.** While there is a monumental amount of

new housing units in the community, it does not meet the financial needs of the community's residents that are most vulnerable to housing instability.

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

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

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

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

## Discussion

### Worst Case Housing Needs

Households with worst case housing needs are:

1. **Very low-income renters;**
2. Households with **incomes at or below 50 percent of area median income;**
3. **Do not receive government housing assistance;** and
4. Pay more than one-half of their income toward rent, live in severely inadequate conditions, or both.

The key to ending worst case housing needs is **increasing affordable housing**. In 2019, nationwide only 62 affordable units were available for every 100 very low-income renter households. Only 40 affordable units were available for every 100 extremely low-income renter households.

For most households, **worst case needs are caused by severe rent burdens** that is, paying more than one-half of income for rent. Inadequate market supply, competition for affordable units, and a shortage of rental assistance pose a substantial challenge for very low-income renter households.

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

There isn't enough housing stock available that is affordable to the people who are most at risk of homelessness and housing instability.

## MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.210(A)

---

### Housing Affordability in Meridian

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

### Housing is Out of Reach

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

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

**The annual income needed to afford a two-bedroom in Boise HMFA is \$40,080. The two-bedroom housing wage is \$17.36.** Many occupations do not earn enough annually to afford housing.

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

### One-bedroom Housing Wage - \$13.77

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

## Two-bedroom Housing Wage - \$17.36

- Maintenance and repair workers - \$18.50 median hourly wage
- Carpenters - \$19.08 median hourly wage
- Elementary school teachers - \$24.52 median hourly wage
- Secondary school teachers - \$24.91 median hourly wage
- Registered nurses - \$35.15 median hourly wage

"Out of Reach 2021" National Low Income Housing Coalition

## Cost of Housing

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

TABLE 28 – COST OF HOUSING

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

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

TABLE 29 - RENT PAID

Data Source: 2013-2017 ACS

## Housing Affordability

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

TABLE 30 – HOUSING AFFORDABILITY

Data Source: 2013-2017 CHAS

## Monthly Rent

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

TABLE 31 – MONTHLY RENT

Data Source Comments:

IDAHO
#35\*

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

\$17.36

PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT IDAHO:

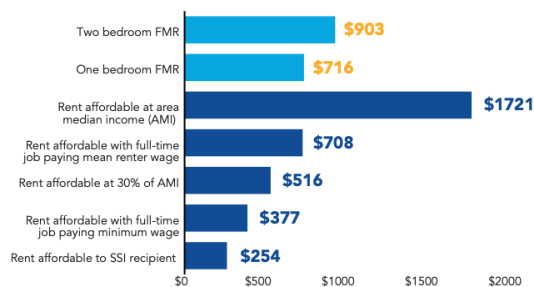
STATE FACTS	
Minimum Wage	<b>\$7.25</b>
Average Renter Wage	<b>\$13.62</b>
2-Bedroom Housing Wage	<b>\$17.36</b>
Number of Renter Households	<b>189,292</b>
Percent Renters	<b>30%</b>

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

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

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

**OUT OF REACH 2021** | NATIONAL LOW INCOME HOUSING COALITION



ID-74



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

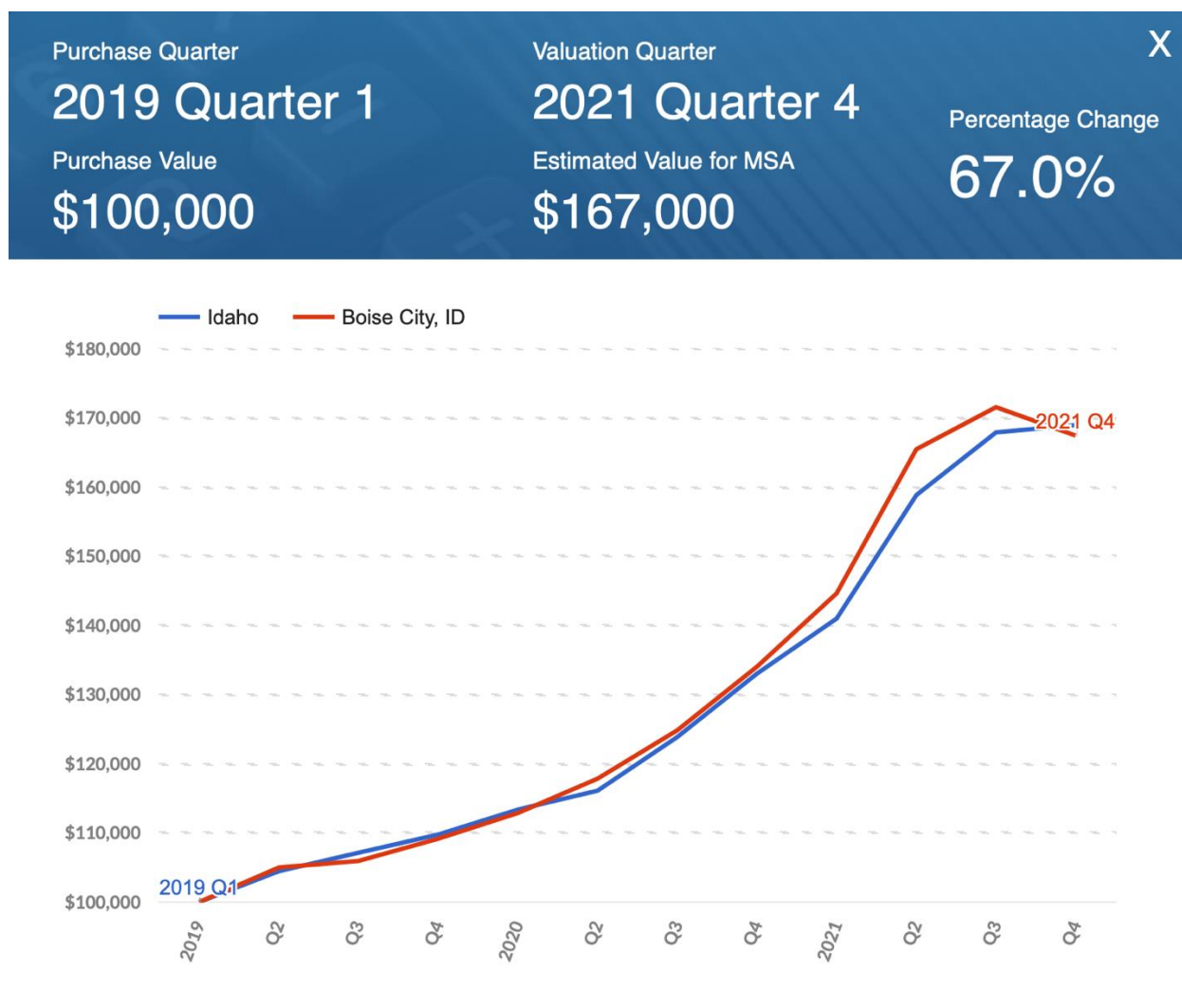
1: BR = Bedroom

2: FMR = Fiscal Year 2021 Fair Market Rent.

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

4: AMI = Fiscal Year 2021 Area Median Income

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



FHFA House Price Index - Boise MSA

### Is there sufficient housing for households at all income levels?

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

#### Affordable, but not Available

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

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

### **Extremely Low-income Renters**

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

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

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

#### **Rental Housing Stability**

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

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

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

#### **Homeowner Housing Stability**

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

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

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

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

#### **Fair Market Rent**

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

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

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

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

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

## Discussion

### Quality Affordable Homes Critical to Good Health

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

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

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

*Housing Affordability in Idaho, November 2018*

## MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING – 91.210(A)

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

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

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

*"The Problem,"* National Low Income Housing Alliance

## Housing Rehabilitation

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

## Definitions

The City of Meridian uses a Habitability Checklist developed in coordination by City of Meridian CDBG and Building staff for all Homeowner Repair projects. This checklist addresses basic living requirements identified in Meridian's Code of Ordinances.

The table below displays the number of housing units, by tenure, based on the number of "conditions" the unit has.

Selected conditions are similar to housing problems in the Needs Assessment: (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%.

## Condition of Units

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

TABLE 32 - CONDITION OF UNITS

Data Source: 2013-2017 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	14,860	59%	3,495	44%
1980-1999	8,495	34%	3,335	42%
1950-1979	1,480	6%	1,000	13%
Before 1950	465	2%	65	1%
<b>Total</b>	<b>25,300</b>	<b>101%</b>	<b>7,895</b>	<b>100%</b>

TABLE 33 – YEAR UNIT BUILT

Data Source: 2013-2017 CHAS

## Risk of Lead-Based Paint Hazard

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

TABLE 34 – RISK OF LEAD-BASED PAINT

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

## Vacant Units

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

TABLE 35 - VACANT UNITS

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

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

As these homes continue to age, repair and maintenance costs also increase. Cost burden does not include the repair and maintenance cost of the home. Consequently, if families struggle financially, they

will defer maintenance of their homes, causing a future need for standard and emergency residential rehabilitation.

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

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

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

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

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

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

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



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

## Discussion

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

---

## MA-25 PUBLIC AND ASSISTED HOUSING – 91.210(B)

---

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

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

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

Actions to address the needs of public housing include:

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

BCACHA launched a **Landlord Incentive Program** aimed at increasing affordable housing options for voucher holders. The program resulted in housing an additional 56 households within 6 months. Staff also

conducted outreach to local landlords to develop and enhance relationships in order to increase the number of participating landlords.

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

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			10	763			0	56	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

TABLE 36 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE

Data Source: PIC (PIH Information Center)

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

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

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

Upgrades to the two high-rise apartments includes:

- Elevator modernization
- Upgraded windows and sliding glass doors on all floors
- Upgraded shower stalls in most units

- Upgraded security system with additional lighting and cameras
- Upgraded key fob system

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

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

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

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

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

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

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

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

- Quarterly workshops for all participants that included topics such as debt reduction, job search and training, budgeting, and homeownership;

- Graduation of 2 families from the program after working with them to increase their earned income.
- The average amount of escrow that was disbursed to graduates was \$5,932.
- Out of the 95 families that were served, 51% have escrow balances that were accrued by increasing their earned income.

### Discussion:

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

## MA-30 HOMELESS FACILITIES AND SERVICES – 91.210(C)

---

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

### Our Path Home

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

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

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

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

### **The Scope of the Problem in Ada County**

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

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

### Households Entering the System

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

### People Active in Emergency Shelter

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

### Point in Time Count

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

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

### Facilities and Housing Targeted to Homeless Households

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

TABLE 37 - FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

**Data Source**  
**Comments:**

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

## 2020 State of Homelessness in Idaho

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

Homelessness stems from a variety of factors;

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

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

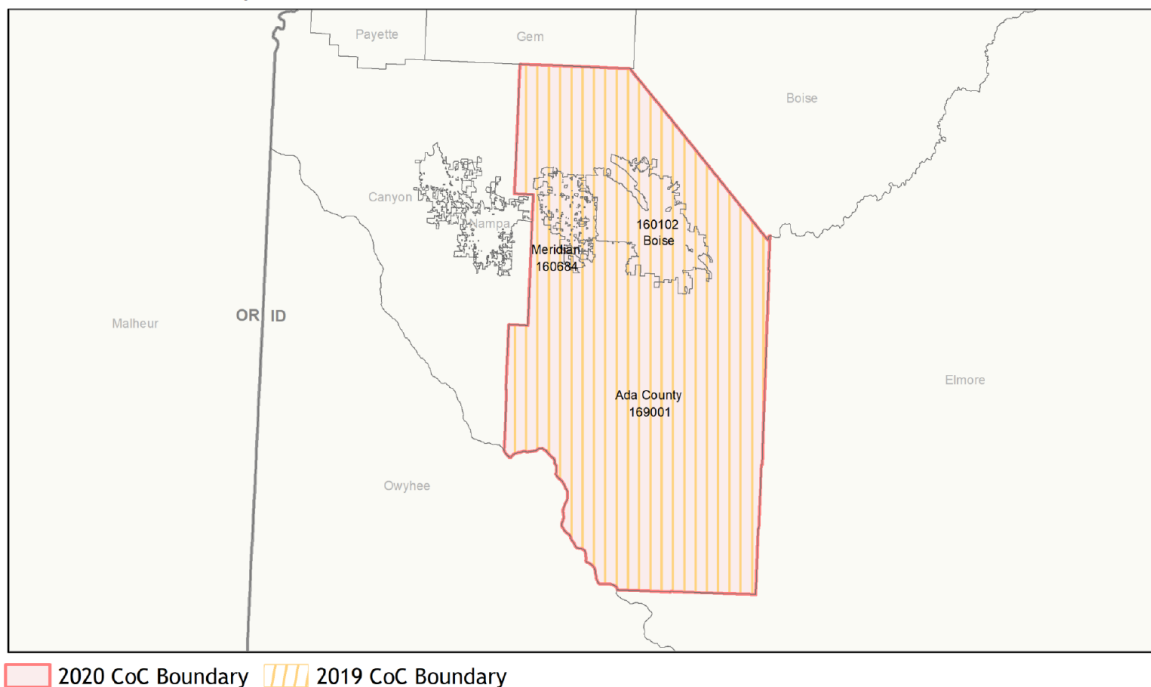
*2020 State of Homelessness in Idaho, IHFA, 2020*



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

**CoC Number:** ID-500

**CoC Name:** Boise/Ada County CoC



Monday, July 19, 2021

## Boise Ada County CoC

### Jessie Tree

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

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

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

### Terry Reilly Health Services

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

pharmacists to work together under one roof to provide the best care in a Patient Centered Medical Home.

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

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

### **TRHS Allumbaugh House**

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

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

### **TRHS Patient Navigator**

Patient Navigators are trained to assist with:

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





## 2020 BY THE NUMBERS

**\$4,498,216**

In sliding fee discounts granted

**5,328**

Uninsured patients served

**1,967**

Patients served for chronic disease management

**730**

Women received prenatal care

**2,761**

Agricultural workers received care

**2,690**

Homeless adults and children served

**60,949**

Prescriptions filled at TRHS Pharmacy

**731**

Admissions for mental health & detoxification services provided at Allumbaugh House

**20,123**

Treatment visits provided to 1,277 patients through SANE Solutions

**34,506**

Patients received care at TRHS

**29,466**

Medical patients

**9,509**

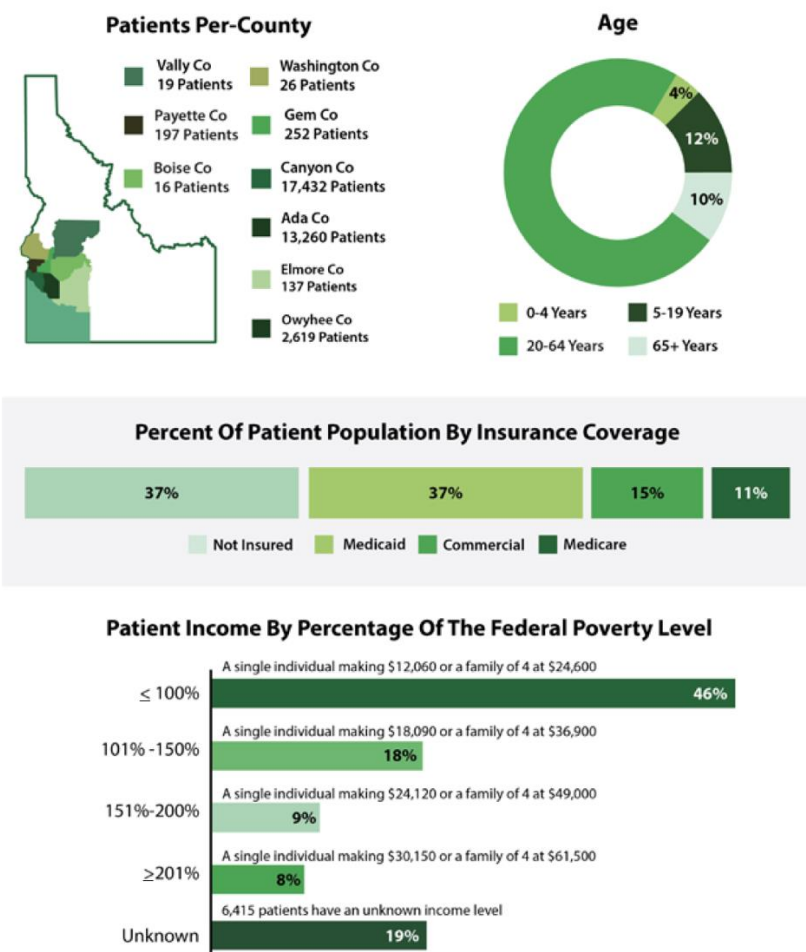
Dental Patients

**5,915**

Behavioral health patients

## 2020 BY THE NUMBERS

### Patient Demographics



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

#### WCA in 2020

- WCA experienced a **57% increase in the total number of calls to our 24-hour hotlines** and **84% increase in the number of calls related to domestic abuse.**
- Client Advocates attended 1,374 full hearings—a **7% increase over 2019** and the majority of those were done virtually from the WCA.

- 19 emergency intakes into shelter—**more than four times the number of that in 2019** and of similar years prior. This illustrates clearly that home is not safe for all.

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

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

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

*(Ada County Sheriff's Office, 2021)*

### **In the Last fiscal Year:**

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

### **Safe Shelter and Transitional Housing**

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

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

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

### **2020 Shelter Client Profile**

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

## Idaho Youth Ranch - Hays House

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

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

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

Hays House offers:

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

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

Support services include:

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

## Safe Place

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

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

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

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

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

### **Interfaith Sanctuary Shelter**

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

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

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

Daytime programming includes:

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

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

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

**Coordinated Entry**

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

Our Path Home Connect reported the following for Ada County? In 2020:

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

**The Linda Fund**

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

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

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

**Rapid Rehousing**

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

In 2021, CATCH offered services under the Rapid Rehousing program to 150 families in Ada County.

Of those 150 families:

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

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

### **El-Ada Community Action Partnership**

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

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

In 2021, El-Ada assisted:

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

### **Supportive Housing and Innovative Partnerships (SHIP)**

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

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

### **Veterans Affairs Supportive Housing**

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

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

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

### **Coordinated Housing and Individualized Services (CHOIS)**

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

### **Violence Against Women Transitional Housing Program**

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

---

## **MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(D)**

---

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

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

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

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



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

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

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

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

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

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

### **Prisoner Reentry**

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

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

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

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

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

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

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

*Reentry Services, Idaho Department of Correction*

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

### **Supportive Housing Helps People with Disabilities Live Stably in the Community**

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

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

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

Most studies recruit people from homeless shelters or off the streets, but a few small studies use supportive housing to help people move out of nursing homes or other institutions. One such study found

that a group in supportive housing recruited from psychiatric hospitals moved quickly out of the institutions and avoided subsequent homelessness, while a group without supportive housing exited institutions much more slowly and experienced more homelessness two years later.

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

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

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

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

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

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

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

Our Path Home, the local continuum of care provider for Ada County, works with a variety of community partners to help ensure that persons who are returning from mental and physical health institutions receive appropriate supportive housing. **St. Luke's Health System and St. Alphonsus Health System are both partners with Our Path Home.** They work with the other partners within the Continuum of Care to help ensure that resources are available to patients when they discharge from their services.

Our Path Home partners include;

211 Idaho Care Line

A Body Mind and Wellness

Access Behavioral Health  
 Ada County Indigent Services  
 Ada County Paramedics  
 Ada County Sheriff's Office  
 CATCH  
 Catholic Charities  
 Corpus Christi  
 Division of Behavioral Health, Idaho  
 Department of Health and Welfare  
 Ed-Ada Community Action Partnership  
 Head Start  
 Human Supports of Idaho  
 Idaho Youth Ranch  
 Interfaith Sanctuary

Intermountain Fair Housing Council  
 Jesse Tree of Idaho  
 Life's Kitchen  
 Pathways Community Crisis Center of Idaho  
 Recovery 4 Life  
 ReStore Missions  
 Terry Reilly Health Services  
 Next Steps Idaho, Idaho State Board of Education  
 Veterans Affairs - Boise Healthcare System  
 West Ada School District  
 Women's and Children's Alliance

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

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

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

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

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

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

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

The City of Meridian focuses Community Development Block Grant funding on helping low- to moderate-income residents gain and maintain access to affordable housing options. The City's support housing through its Homeowner Repair Program and Homebuyer Assistance Program.

Supportive services are provided through Boys and Girls Club, Meridian Senior Center, and Emergency Rental Assistance.

## MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(E)

---

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

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

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

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

### Residential Land Use

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

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

## Housing

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

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

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

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

*Meridian Comprehensive Plan, City of Meridian Idaho*

## Policy Priorities

The City of Meridian is consistently working to reverse any negative effects of public policies on affordable housing and residential investment. The Comprehensive Plan outlines specific policy priorities to be addressed and improved upon to help the City of Meridian best serve its residents.

The Meridian Comprehensive Plan, Policy Priorities include;

- Consider developing **new subarea plans as appropriate for areas with unique characteristics**, public/private partnerships in place, and that are compatible with Comprehensive Plan policies in order to provide additional guidance on future land uses, design, infrastructure, and amenities.
- **Develop incentives for appropriate investment** in strategic growth areas; discourage development outside of established growth areas.
- Improve the neighborhood **meeting and public notice process**.
- **Evaluate comprehensive impacts of growth** and consider City Master Plans and Strategic Plans in all land use decisions (e.g., traffic impacts, school enrollment, and parks).

- Coordinate with the City of Nampa, Canyon County, Star, Eagle, Kuna, Boise, and Ada County on land use, transportation, and emergency services.
- **Utilize preferred methods of communication with citizens and** engage their input on public facilities planning, construction, and funding.
- **Maintain an efficient and fair system of fees and development requirements** that assesses the costs and benefits of financing public facilities and services, the need for which is generated by new development.
- Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.
- **Encourage infill development.**
- Ensure a **variety and balance of land uses** within the Area of City Impact.

By working through each of these initiatives, the City will improve residential investment and access to affordable housing.

## MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215 (F)

### Economic Trends and Population and Household Trends

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

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

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

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

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	333	44	1	0	-1
Arts, Entertainment, Accommodations	4,251	6,365	13	16	3
Construction	2,668	4,101	8	10	2
Education and Health Care Services	6,730	7,285	20	19	-1
Finance, Insurance, and Real Estate	2,573	4,118	8	11	3
Information	636	755	2	2	0



Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	3,348	1,200	10	3	-7
Other Services	1,135	888	3	2	-1
Professional, Scientific, Management Services	3,501	4,028	10	10	0
Public Administration	0	0	0	0	0
Retail Trade	5,152	7,553	15	19	4
Transportation and Warehousing	1,343	1,078	4	3	-1
Wholesale Trade	2,012	1,790	6	5	-1
Total	33,682	39,205	--	--	--

TABLE 38 - BUSINESS ACTIVITY

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

## Labor Force

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

TABLE 39 - LABOR FORCE

Data Source: 2013-2017 ACS

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

TABLE 40 – OCCUPATIONS BY SECTOR

Data Source: 2013-2017 ACS

## Travel Time

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

TABLE 41 - TRAVEL TIME

Data Source: 2013-2017 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

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

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

TABLE 42 - EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS

Data Source: 2013-2017 ACS

### Educational Attainment by Age

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

TABLE 43 - EDUCATIONAL ATTAINMENT BY AGE

Data Source: 2013-2017 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

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

TABLE 44 – MEDIAN EARNINGS IN THE PAST 12 MONTHS

Data Source: 2013-2017 ACS

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

The major employment sectors in Meridian are;

- Advanced manufacturing,
- Health care and ancillary industries,
- Technology, and
- Professional services.

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

### **A Strong Medical Core**

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

### **Professional Offices and Retail**

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

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

### **Boise Valley Economic Partnership (BVEP)**

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

#### **St. Luke's**

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

#### **Micron Semiconductor**

Manufacturing and technology  
5,000-5,999 Employees

#### **St. Alphonsus**

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

#### **Citi**

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

banking, securities brokerage, transaction services, and wealth management.  
500-900 Employees

### **Describe the workforce and infrastructure needs of the business community:**

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

#### **Occupations in Demand**

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

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

*Idaho Department of Labor, Occupations in Demand Tool*

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

#### **Meridian Opportunity Zone**

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

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

This corridor is marketed to attract health science and technology companies. With St. Luke's Meridian Medical Center, Idaho Urologic Institute, Idaho State University and the Idaho College of Osteopathic Medicine, this area is slated for future health science and technology clustering. The corridor creates a clear need and opportunity for a specialized and highly-skilled workforce.

## **Tax Credit Incentives**

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

### **Tax Reimbursement Incentive (TRI)**

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

### **Idaho Business Advantage**

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

### **Workforce Development Training Fund**

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

### **Idaho Opportunity Fund**

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

### **3% Investment Tax Credit**

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

### **Idaho Power New Construction and Major Renovations Program**

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

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

The City of Meridian has an economic development strategy that evaluated whether the skills and education of the workforce met the needs for employers. While the *“A Five-Year Economic Development Strategy for Meridian”* was commissioned in 2014, most of the analysis remains true today; there is a great need for a more skilled and educated workforce to help support the growth of Meridian over the next decade.

## **Workforce Limitations**

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

### **Growth within State Impacts Talent Pool**

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

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

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

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

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

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

Services provided may include:

- Receive financial assistance for short-term training.
- Receive supportive assistance (for example, required work clothing, textbooks, etc.).
- Attend training on job readiness, resume preparation and mock interview support.
- Match with employers who are hiring skilled workers.

- Find potential on-the-job training opportunities.

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

Targeted hiring groups in Idaho:

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

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

No

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

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

## Discussion

### Migration Trends

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

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

The continued outward migration of people from California, Oregon, and Washington will have pronounced impact in Meridian over the coming decades. It is difficult to anticipate how greatly this will



affect the lives of low- to moderate-income Meridian residents as the cost-of-living increases, housing prices continue to climb, and rapid growth impacts established families and communities

### **Idaho State University - Meridian Campus**

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

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

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

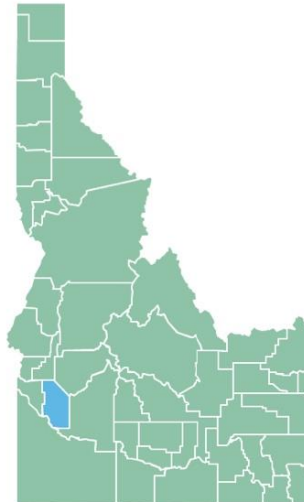
ISU-Meridian serves as the higher education anchor of THE CORE, an 1,800-acre business enterprise corridor with public and private partners committed to building the economy through innovations in health, research and technology.



Last Updated: January 2022

## Ada County Economic Overview

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



Idaho Department of Labor

[labor.idaho.gov](https://labor.idaho.gov)



A proud partner of the  
americanjobcenter  
network

The Idaho Department of Labor is an equal opportunity employer and service provider. Reasonable accommodations are available upon request. Dial 711 for Idaho Relay Service.

## 1. County Demographic Characteristics, 2019

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

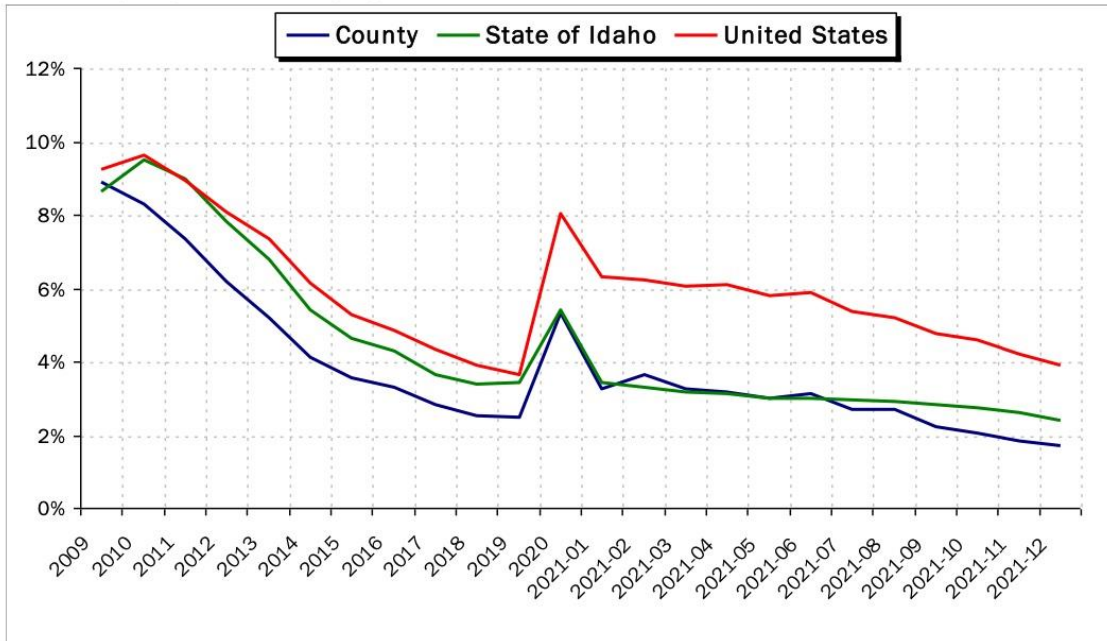
Source: US Census Bureau, American Community Survey 2019 5-Year Estimates

## 2. Labor Force

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

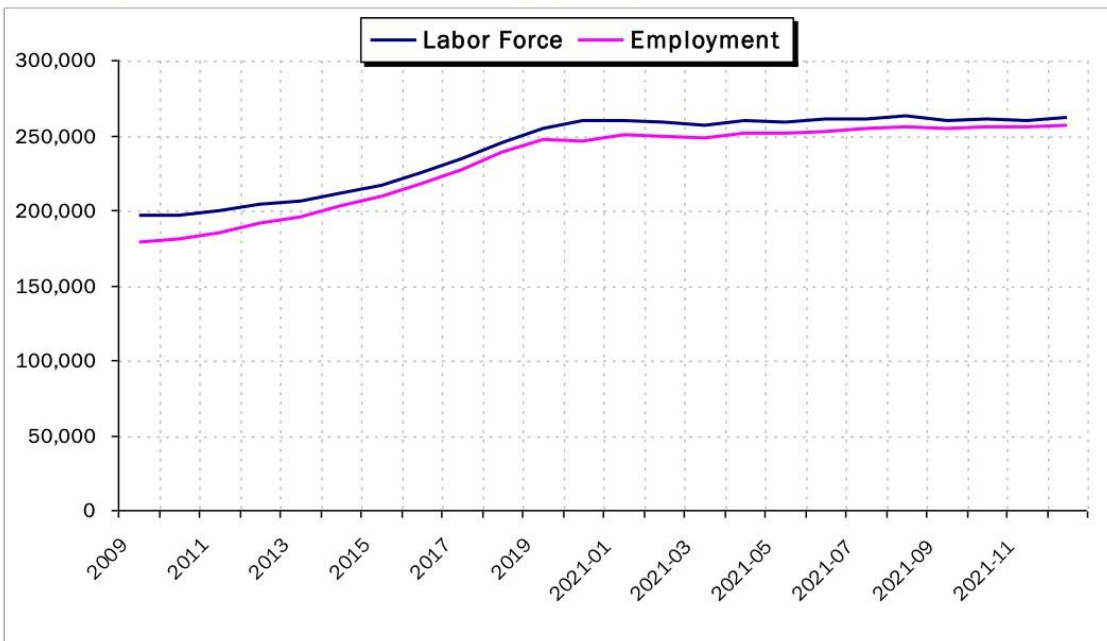
Source: Idaho Department of Labor

### 3. Seasonally-Adjusted Unemployment Rate, 2009 - Current



Source: Idaho Department of Labor

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



Source: Idaho Department of Labor

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

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

Source: Idaho Department of Labor

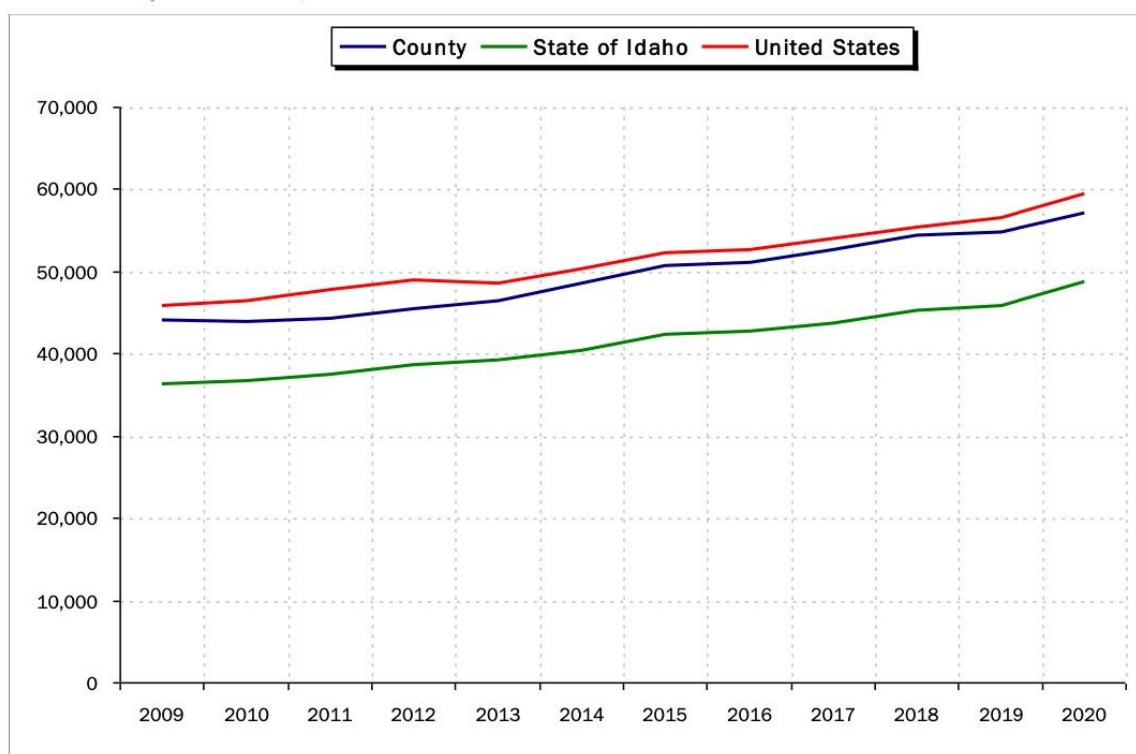


## 6. Top Employers, 2020

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

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

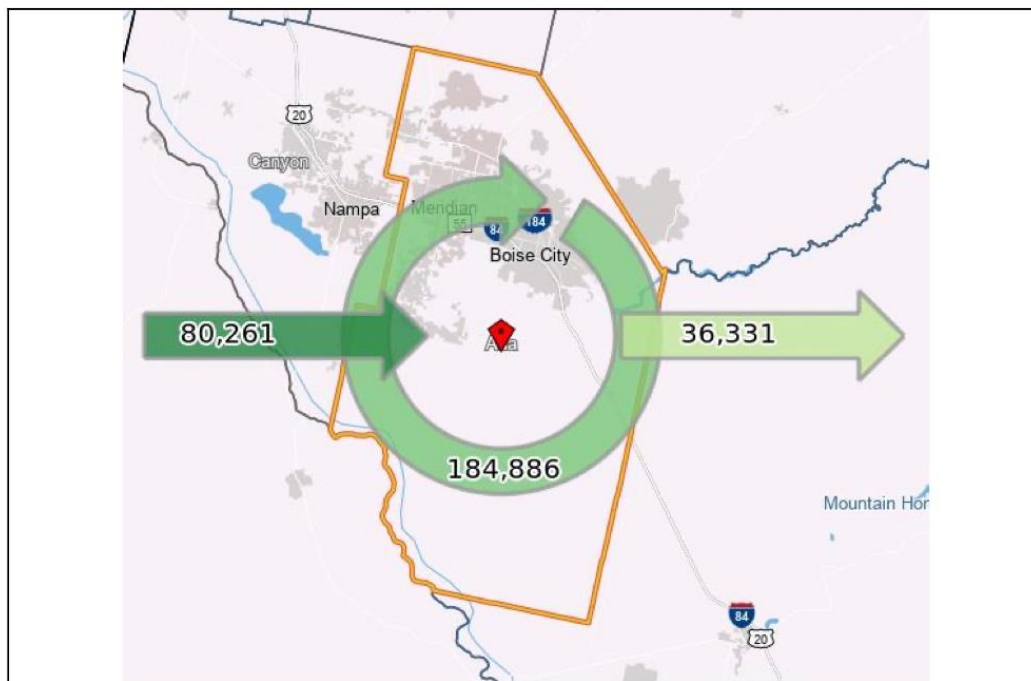
## 7. Real Per Capita Income, 2009 - 2020



Source: U.S. Bureau of Economic Analysis

## 8. Labor Force Commuting Patterns, 2019

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



Source: US Census Bureau

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

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

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

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

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

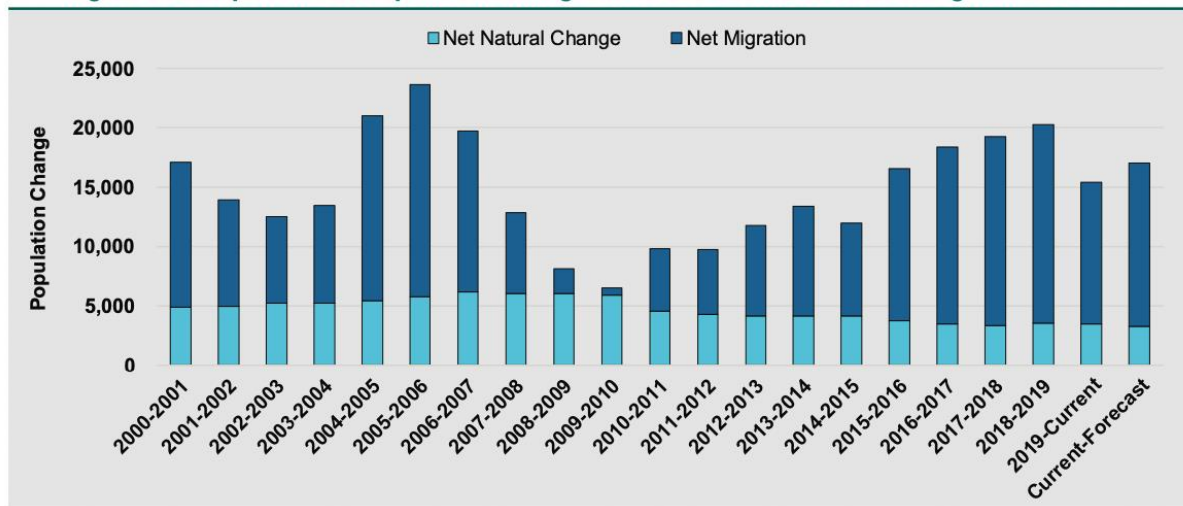
Note: "All Jobs" includes private and public sector jobs. It also includes a count of workers with multiple jobs. Source: US Census Bureau

**For more Information, Contact:**

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



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



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

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

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

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

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

## Comprehensive Housing Market Analysis Boise City, Idaho

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

## MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

---

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

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

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

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

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

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

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

### R/ECAP

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

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

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

## Theil Index

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

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

## **HUD CDBG Low-Moderate Income Areas**

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

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

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

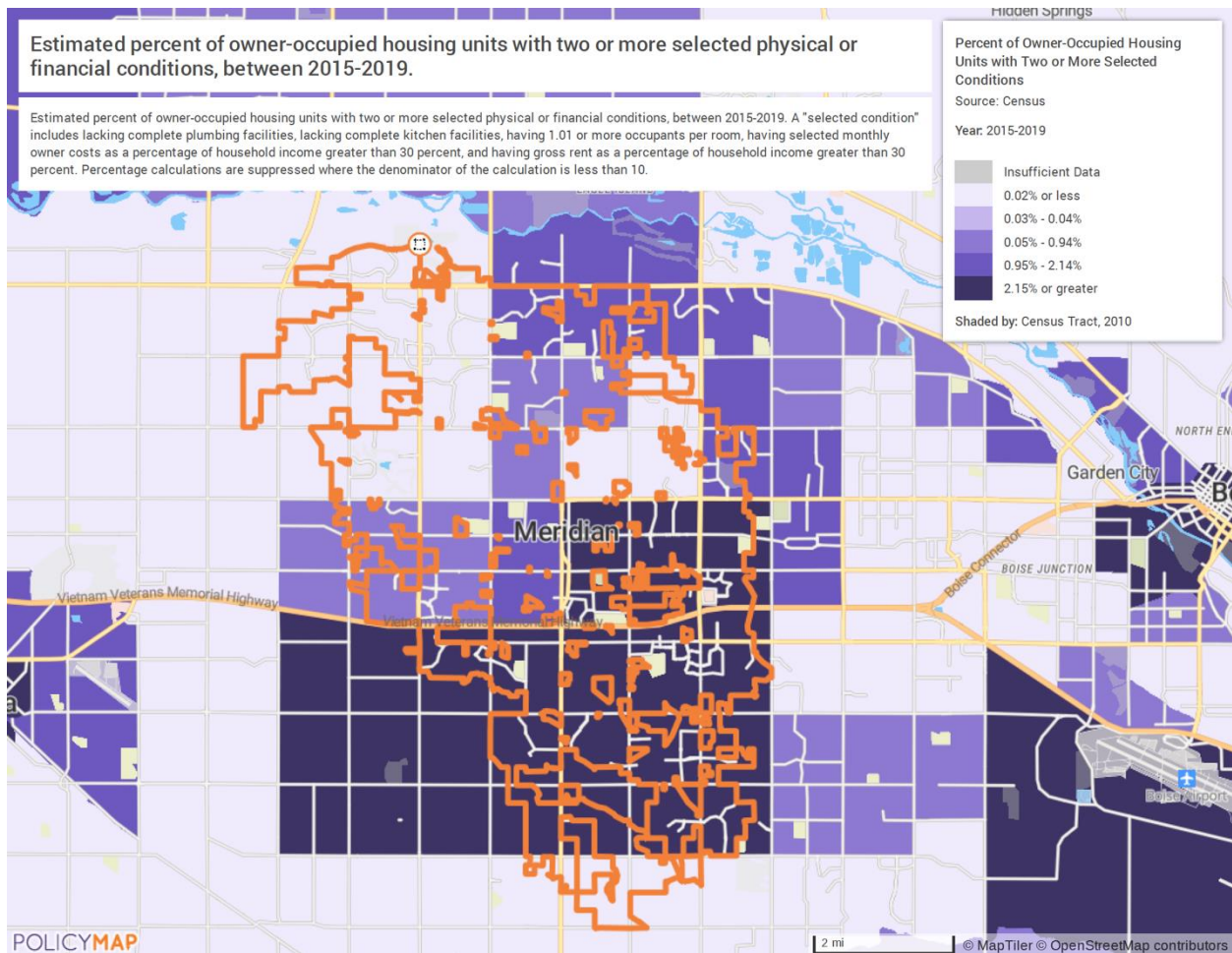
## **Are there any community assets in these areas/neighborhoods?**

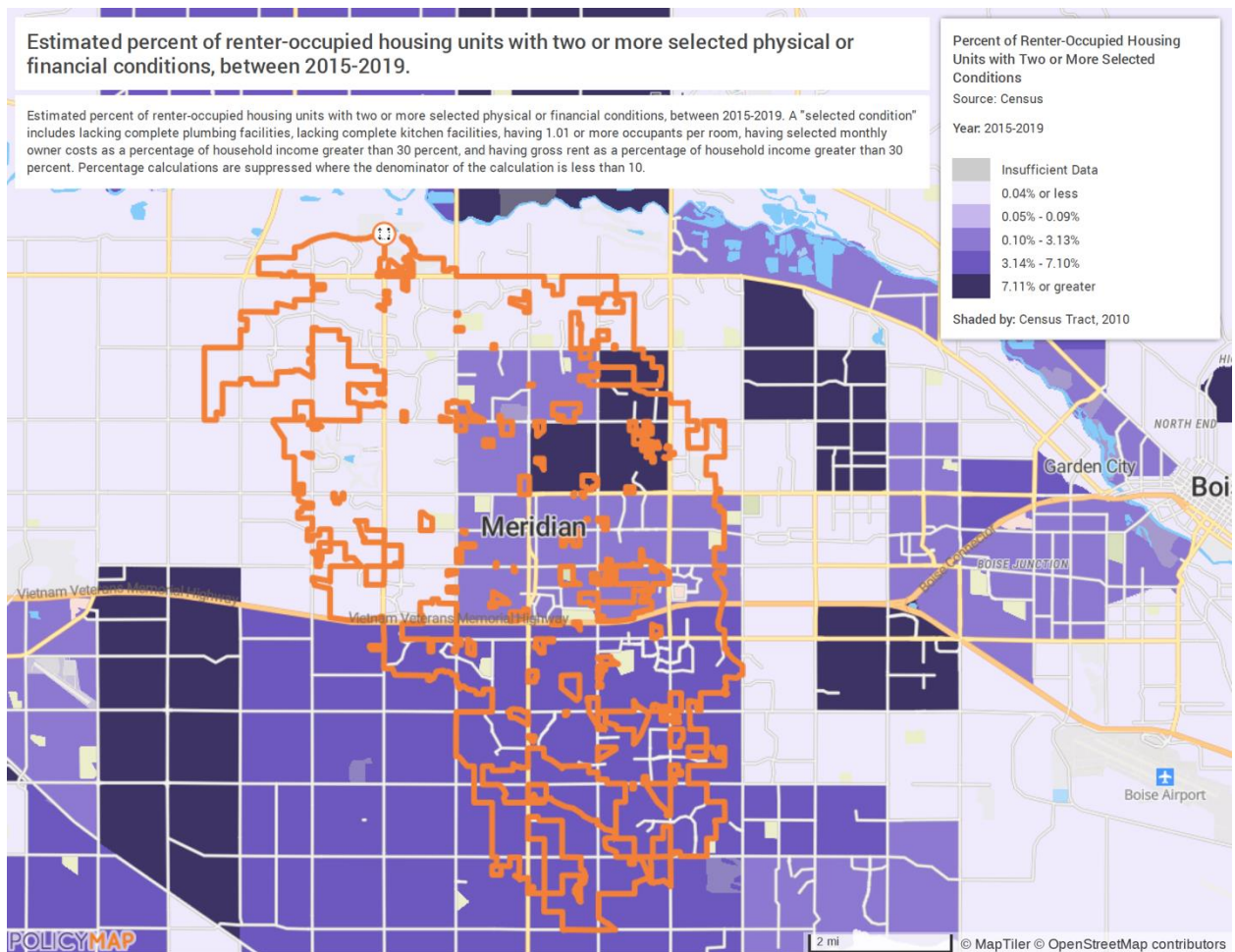
Meridian does not have any neighborhoods that meet the definition of a R/ECAP. The City continues to work to improve low- to moderate-income neighborhoods with street lighting and park upgrades. There are parks, community activities, and schools scattered throughout the City that are close to the low-moderate-income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

## **Are there other strategic opportunities in any of these areas?**

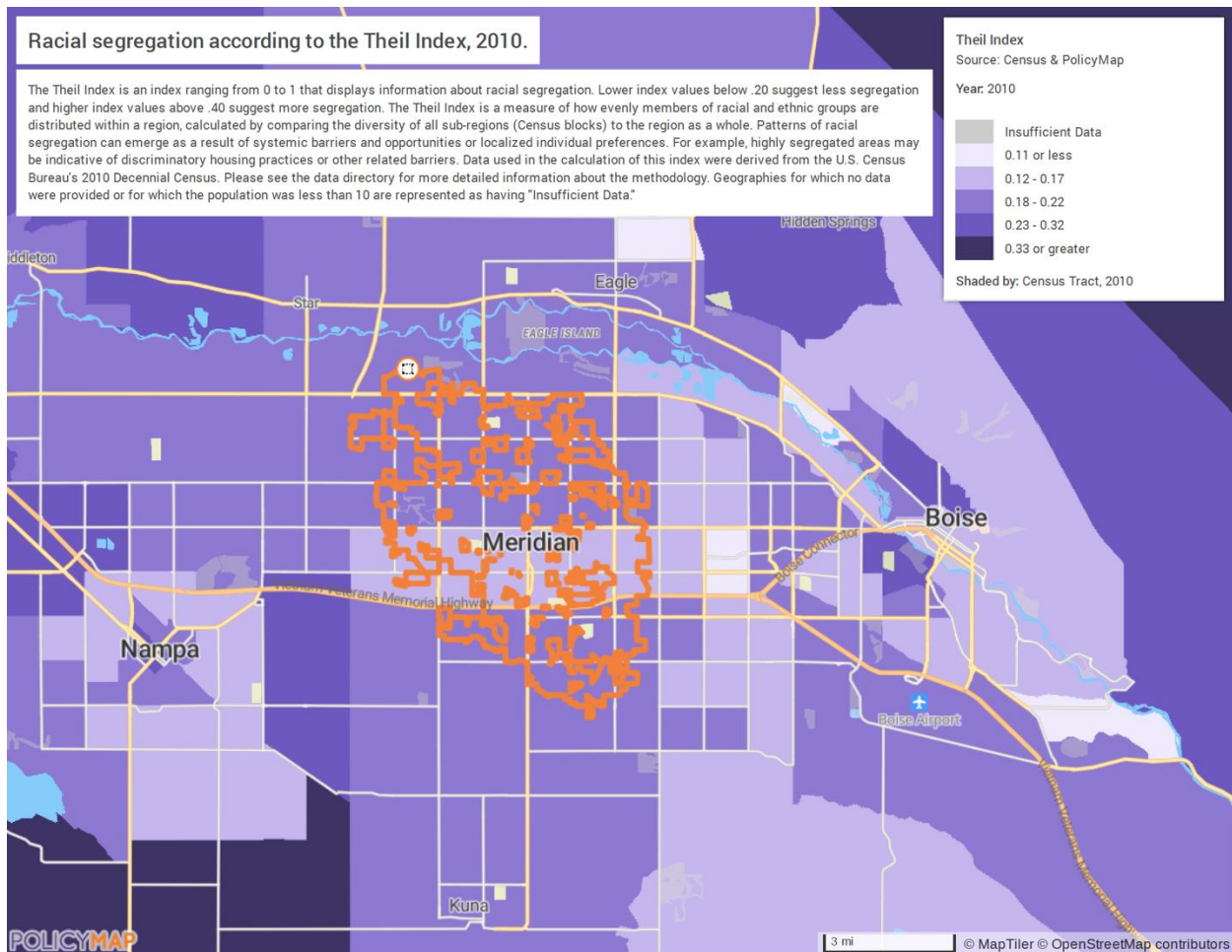
The City of Meridian works diligently to ensure that all neighborhoods have access to services, parks, and schools. The City continually evaluates where to place resources and how to manage the rapid population growth in the City. There are regional initiatives to improve transportation access, develop

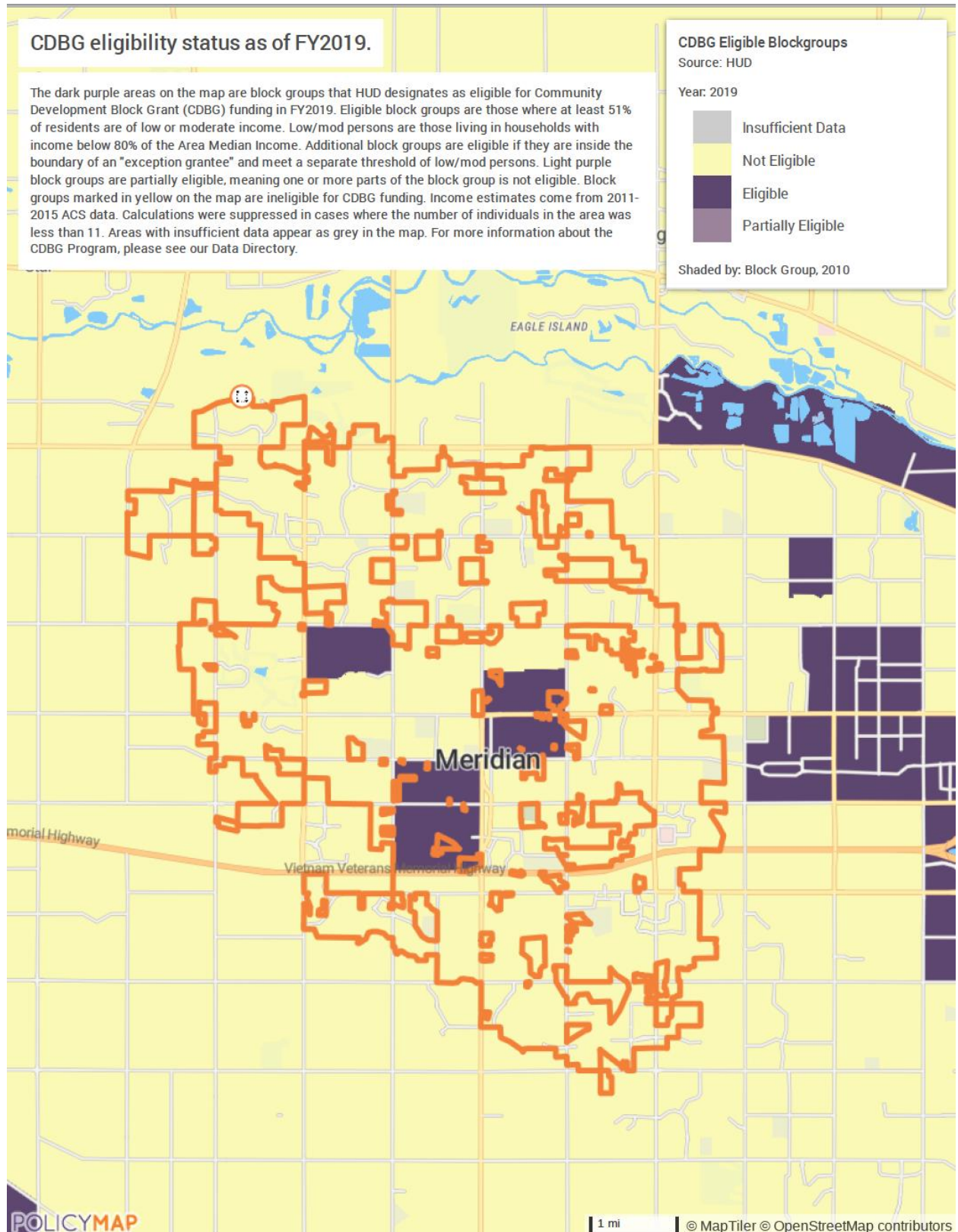
new economic development opportunities, and increase the supply of affordable housing. These discussions involve ensuring the low- and moderate-income neighborhoods are considered and evaluated on how development will impact these areas.











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

---

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

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

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

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

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

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

### **2019 ACS Data on Broadband**

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



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

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

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

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

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

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

**Internet Access in Meridian, Idaho**

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

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

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

*BroadbandNow*

**Indicators of Broadband Need**

The Indicators of Broadband Need map was created by the United States Department of Commerce, National Telecommunications and Information Administration (NTIA). The map uses several different data sources to show information on broadband availability within the United States. Layers in this map

were created using data sourced from the American Community Survey collected by the U.S. Census, Measurement Lab (M-Lab), Ookla, Microsoft and the Federal Communications Commission (FCC).

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

### **BroadbandUSA Community Report**

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

# NBAM Broadband Availability Report - County 2021 09

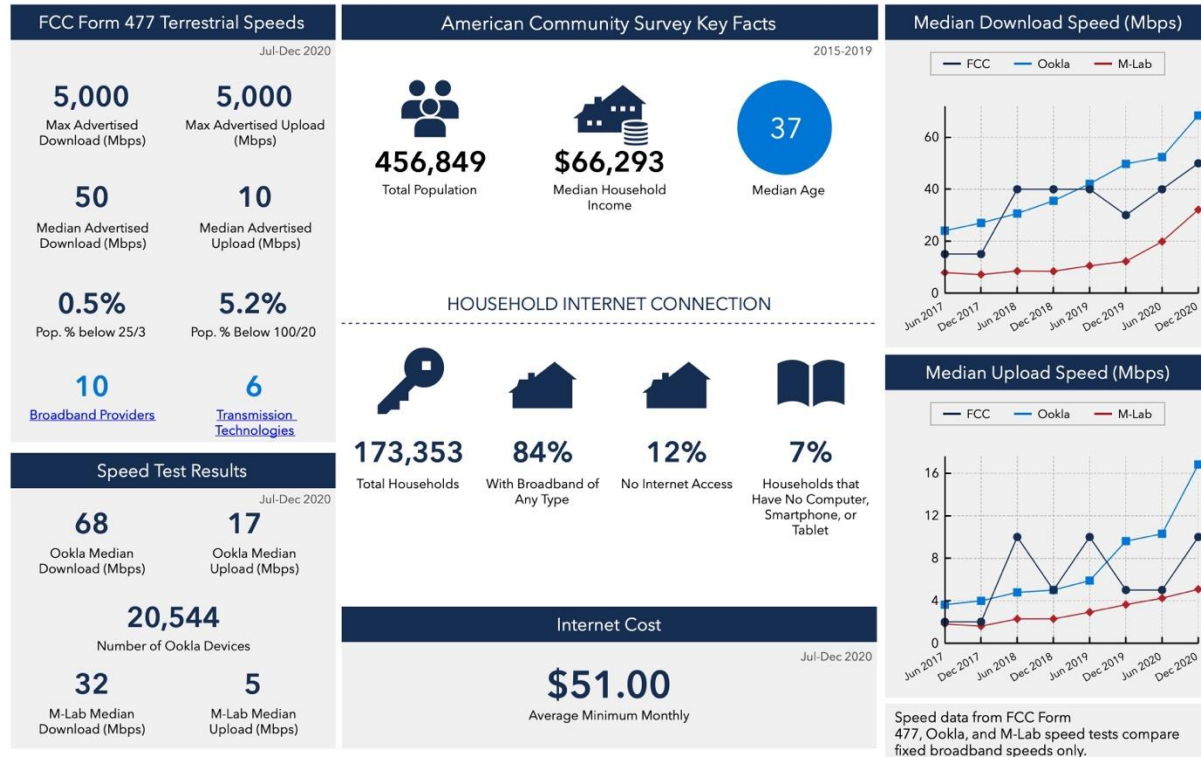
16001  
Ada County

Prepared by Esri



## BroadbandUSA Community Report

Ada County, Idaho (FIPS 16001)



Speed data from FCC Form 477, Ookla, and M-Lab speed tests compare fixed broadband speeds only.



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

# NBAM Broadband Availability Report - County 2021 09

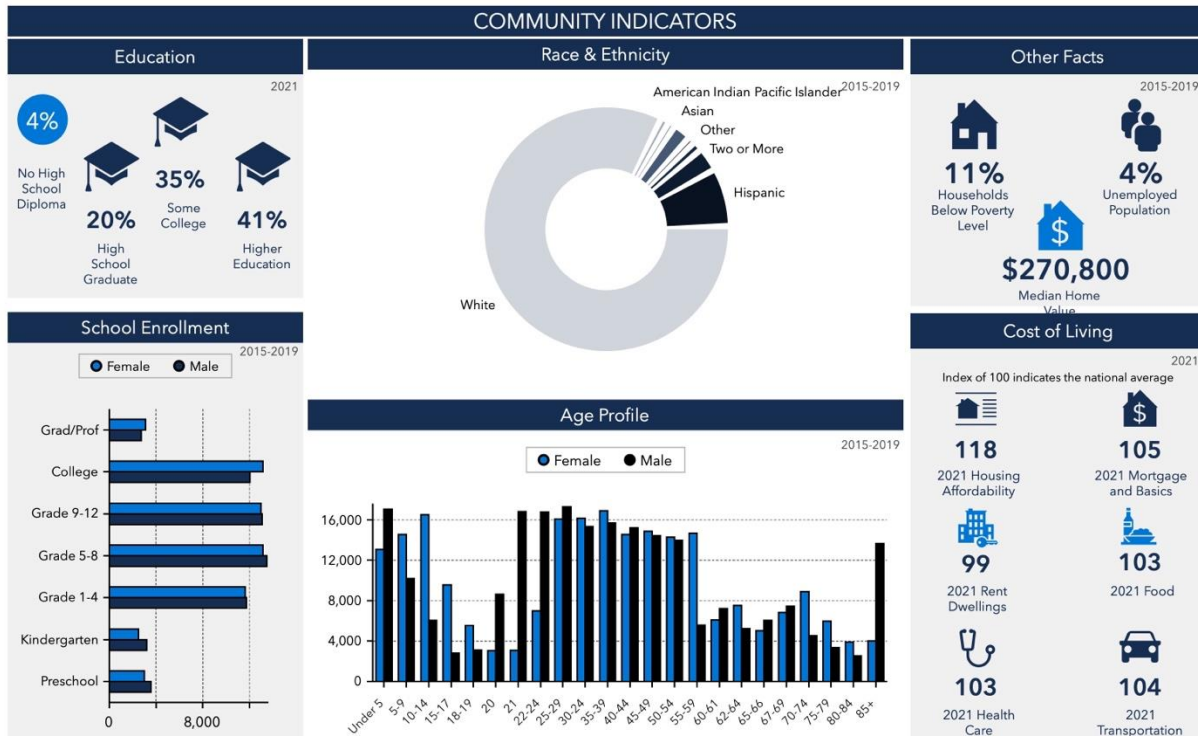
16001  
Ada County

Prepared by Esri



## BroadbandUSA Community Report

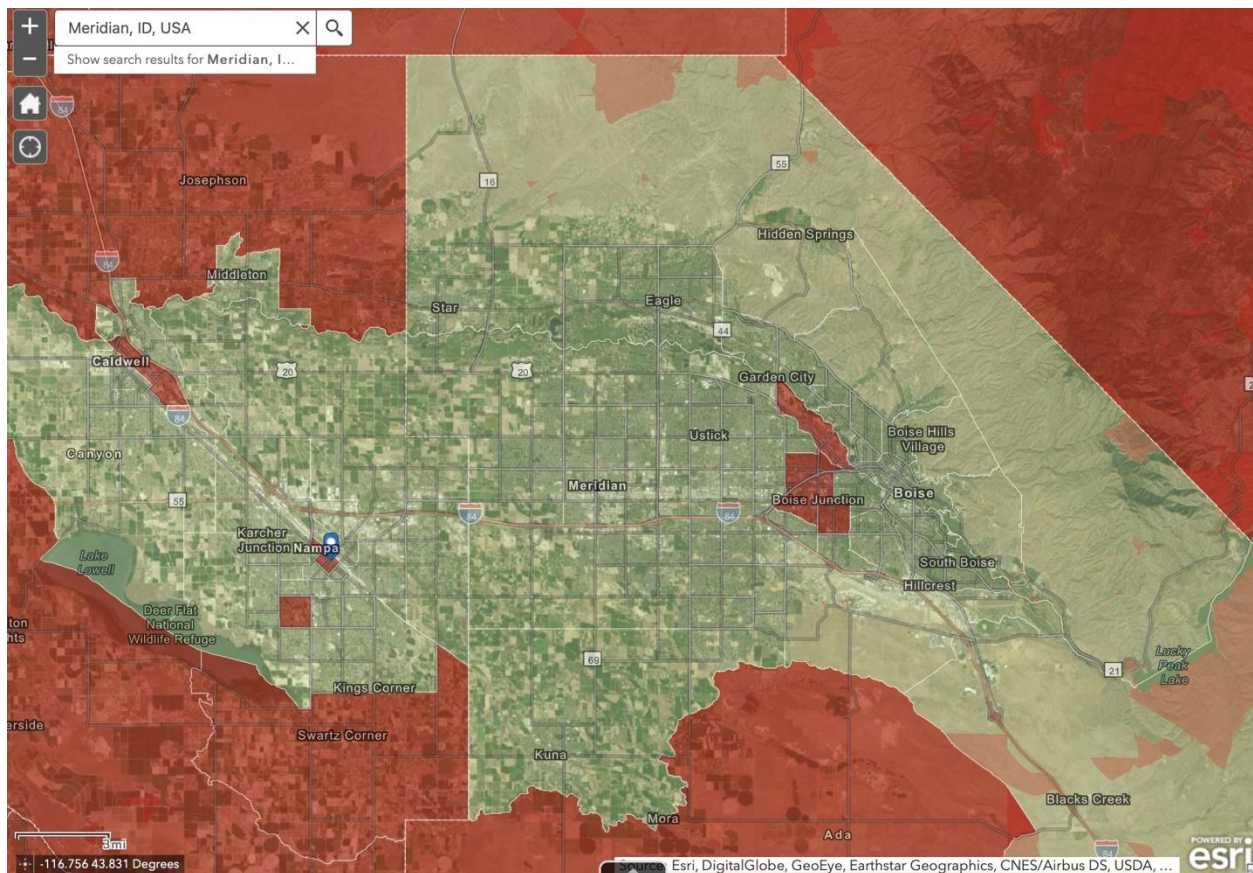
Ada County, Idaho (FIPS 16001)



©2022 Esri

Page 2 of 2

April 11, 2022



Indicators of Broadband Need Map

## MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)

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

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

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

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

### **Drought and Wildfires**

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

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

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

### **Agriculture**

Climate change may also pose challenges for livestock and crops. Hot weather causes cows to eat less, grow more slowly, and produce less milk; and in extreme cases it may threaten their health. Higher temperatures might also decrease potato yields and potato quality in the Northwest. Some farms may be harmed if more hot days reduce crop yields, or if the decline in summer streamflow reduces the water available for irrigation. Other farms may benefit from a longer growing season and the fertilizing effect of carbon dioxide.

### **Health and Vulnerable People**

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

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

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

### **Community Resilience Estimates (CRE) - US Census**

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

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

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

**Risk factors from the 2019 ACS include:**

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

**Ada County - Population 472,400**

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

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

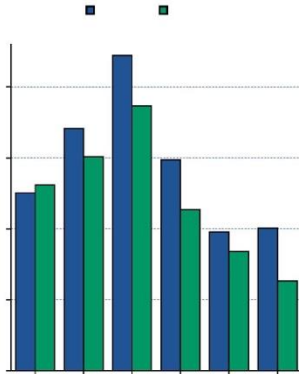




## COUNTY COVID-19 IMPACT PLANNING REPORT

United States™  
**Census**  
Bureau

POPULATION 65 AND OLDER



Census Programs

### KEY FACTS

456,849      173,353      2.58      37.0      84.8%

### BUSINESSES



14,788



214,169



\$11,026,789



\$1,132,346



41,464



\$2,010,986

### POVERTY



19,240



11,919

### AT-RISK POPULATION



35,181

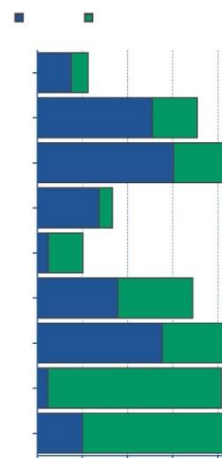


17,373



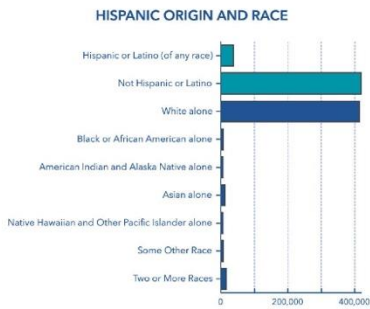
6,444

### OCCUPATION BY SEX





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



## COUNTY COVID-19 IMPACT PLANNING REPORT

Ada, Idaho (FIPS 16001)

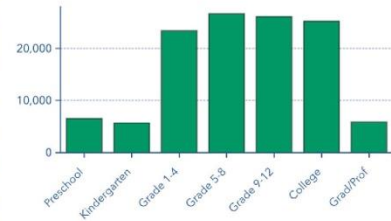
KEY FACTS			
<b>456,849</b> Total Population	<b>173,353</b> Total Households	<b>2.58</b> Average Household Size	<b>37.0</b> Median Age
			<b>84.8%</b> Internet At Home

POPULATION AND POVERTY STATUS	Total
Population for whom Poverty Status is Determined	447,269
Income to Poverty Ratio <0.50	21,980
Income to Poverty Ratio 0.50-0.99	26,533
Income to Poverty Ratio 1.00-1.24	12,046
Income to Poverty Ratio 1.25-1.49	14,987
Income to Poverty Ratio 1.50-1.84	24,286
Income to Poverty Ratio 1.85-1.99	12,802
Income to Poverty Ratio 2.00+	334,635

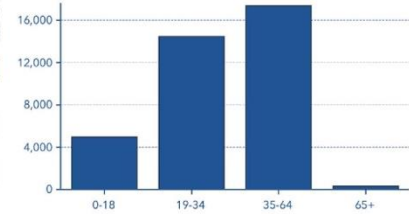
POVERTY LEVELS	Below	At or Above	Total
All Households	19,240	154,113	173,353
Married-Couple Family Households	3,260	85,096	88,356
Other Families HHlds w/Male Householder	818	6,323	31,078
Other Families HHlds w/Female Householder	3,202	11,366	44,318
Nonfamily HHlds w/Male Householder	4,778	24,048	28,826
Nonfamily HHlds w/Female Householder	7,182	27,280	34,462

OTHER POPULATION FACTS	Total
Population Density (per square km)	167.7
Population in Dependent Age (under 18 and 65+)	173,531
Population 65+ Living in Group Quarters	1,095
Average Household Size of Owner-Occupied Unit	2.68
Average Household Size of Renter-Occupied Unit	2.38

SCHOOL ENROLLMENT (AGE 3 AND OVER)



POPULATION WITH NO HEALTH INSURANCE BY AGE  
(Civilian Noninstitutionalized Population)



## HAZARD VULNERABILITY & RISK ASSESSMENT TOOL

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

\*Threat increases with percentage.

RISK = PROBABILITY * SEVERITY		
0.41	0.63	0.66

### Ada County Emergency Management and Community Resilience (EMCR)

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

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

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

The update included information on:

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

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

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

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

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

# STRATEGIC PLAN

## SP-05 OVERVIEW

### Strategic Plan Overview

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

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

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

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

### Geographic Area

TABLE 45 - GEOGRAPHIC PRIORITY AREAS

1	Area Name:	Meridian Citywide
	Area Type:	City of Meridian
	Other Target Area Description:	City of Meridian
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	

Include specific housing and commercial characteristics of this target area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

### General Allocation Priorities

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

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

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

### Priority Needs

TABLE 46 – PRIORITY NEEDS SUMMARY

1	Priority Need Name	<b>Provide Decent Housing</b>
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly

		Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Meridian
	Associated Goals	Housing Program Administration
	Description	<b>Provide Decent Housing</b>  A decent place to live removes the barriers to opportunity, success, and health that have been part of a family's life for years, if not generations. Creating safe and decent places to live can have incredibly positive effects on a family's health, on the study habits of students, and a neighborhood's overall attractiveness and stability. Decent housing includes a spectrum of solutions: new construction, repair, and renovation, housing finance, infrastructure development, secure land tenure, among others.
	Basis for Relative Priority	Providing people with a range of housing choices has many positive aspects – both for the community in general and for individual families. As individuals and families move from one stage of life to the next, various housing types enable them to live in a place that suits their needs while allowing them to reside in the same community, keeping those ties and staying close to family members if they desire.
2	Priority Need Name	<b>Create a Suitable Living Environment</b>
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS

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

	Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	City of Meridian
Associated Goals	Public Services Program Administration
Description	<b>Expanding opportunities</b> to low- and moderate-income persons helps to foster local economic development, neighborhood improvement, and individual self-sufficiency.
Basis for Relative Priority	Expanding opportunities for low- and moderate-income residents helps residents become financially stable and remain in safe and stable housing.

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

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Meridian acknowledges the high need for decent, affordable housing within the city. The City does not receive a HOME allocation and does not have a TBRA program.
TBRA for Non-Homeless Special Needs	The City of Meridian acknowledges the high need for decent, affordable housing within the city. The City does not receive a HOME allocation and does not have a TBRA program.



Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	<p>The City continues to help support the production of new homeowner housing and rental housing in Meridian. The City's population continues to grow and the demand for affordable housing is nearly insatiable.</p> <p>The City helps to support the production of new residential housing and multifamily construction.</p>
Rehabilitation	The City is committed to ensuring that the existing housing stock is safe and livable for low- to moderate-income residents. The City has a small percentage of housing stock that is over 30 years old and in need of repairs to maintain health and safety.
Acquisition, including preservation	The City utilizes strategic acquisitions to help support LIHTC affordable housing projects in the City.

TABLE 47 – INFLUENCE OF MARKET CONDITIONS

## SP-35 ANTICIPATED RESOURCES - 91.215(A)(4), 91.220(C)(1,2)

### Introduction

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

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

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	517,466	0	0	517,466	2,069,864	The City anticipates receiving \$517,466 in annual entitlement from FY2022 - FY2026 for a total of \$2,069,864.

TABLE 48 - ANTICIPATED RESOURCES

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

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

The projects outlined in the Strategic Plan, which are implemented by outside agencies, are anticipated to use CDBG funding to leverage their initial financial resources.

- Affordable housing supply projects are expected to leverage other local, state, federal, and/or private funds.
- Subrecipients must report on match support for projects.

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

Meridian will continue to improve the livability of low- and moderate-income neighborhoods and buildings. Projects centered around ADA upgrades and improvements will help residents with mobility challenges better access the neighborhoods, public transportation, and outdoor recreation. The buildout of the public infrastructure improves low- and moderate-income neighborhoods. The City will support multi-modal paths, park upgrades, and public infrastructure improvements in low- to moderate-income areas.

**Discussion**

The City expects partners to leverage CDBG funding to the fullest extent possible to implement robust programs that will help further the needs of area residents.

## SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MERIDIAN	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction

TABLE 49 - INSTITUTIONAL DELIVERY STRUCTURE

### Assess of Strengths and Gaps in the Institutional Delivery System

Meridian has various service providers who provide targeted assistance and mainstream services, such as health, mental health, and employment services to homeless persons and persons with HIV.

Area non-profits help provide public service activities that improve the lives of low- and moderate-income residents. The City is administering HUD CDBG programs both internally and working with external partners. The City has a strong working relationship with the Continuum of Care and Idaho Housing and Finance Association (IHFA).

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X		

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

TABLE 50 - HOMELESS PREVENTION SERVICES SUMMARY

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

There are health services available to persons living with HIV through several health providers.

#### Allies Linked for the Prevention of HIV and AIDS (ALPHA) - located in Boise

ALPHA provides HUD vouchers for Housing Opportunities for Persons with AIDS (HOPWA) program. HOPWA is the only Federal program dedicated to the housing needs of people living with HIV/AIDS. ALPHA also has a food pantry, needle/syringe exchange, and sexual health testing.

#### Planned Parenthood - Meridian Health Center

Planned Parenthood in Meridian provides HIV services in the community. HIV counseling referral services are available. Counseling and confidential (private) testing for HIV are provided by trained staff.

- HIV testing
- HIV education
- HIV referrals
- HIV prevention with PrEP

#### Idaho State University/Meridian - HIV Education Program

Through a partnership with the University of Washington/Northwest AIDS Education and Training Center (NW-AETC), Idaho State University provides statewide HIV and AIDS medical training. Physicians, nurses, physician assistants, nurse practitioners, pharmacists, and other providers are offered state-of-the-art, high-quality education in the areas of acute diagnosis and treatment of HIV and AIDS.

Grant funding provides education to advance the HIV and AIDS knowledge base of rural practitioners in the areas of: risk assessment, diagnosis of primary infection, rapid testing, medication management, and appropriate referral to specialty clinics. Preceptorship opportunities in high-volume, northwest HIV clinics are also available. Community-based needs assessments are conducted to customize training and build capacity in every district of Idaho. Additionally, an online “HIV and AIDS 101” course is now available to health science students, providers new to HIV care, or anyone generally interested in increasing their knowledge base.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Meridian has an excellent variety of services available to all community members; these are especially beneficial to the populations targeted in the CDBG program, special needs residents, and persons experiencing homelessness. The largest gap is in emergency homeless shelter beds, domestic violence shelter beds, and permanent supportive housing. Meridian residents experiencing homelessness connect to shelter beds in neighboring communities.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

To overcome gaps in the system, the City will continue to provide opportunities for public, private, and governmental organizations to come together to share information, advocate for issues of concern, leverage resources to make projects happen, and address barriers associated with implementing activities, and coordinate efforts.

Funding gaps will exist. The City will continue to search for additional funding, leverage resources, and efficiently administer programs. Likewise, increased coordination between and among providers can also lead to more efficient program management.

### SP-45 GOALS SUMMARY – 91.215(A)(4)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>1</b>	Public Facilities and Infrastructure Improvements	2022	2026	Non-Housing Community Development	Meridian Citywide	Create a Suitable Living Environment	CDBG: \$987,115	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
<b>2</b>	Public Services	2022	2026	Homeless Non-Homeless Special Needs Non-Housing Community Development	Meridian Citywide	Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$388,100	Public service activities other than Low/Moderate Income Housing Benefit: 165 Persons Assisted  Homelessness Prevention: 90 Persons Assisted
<b>3</b>	Housing	2022	2026	Affordable Housing	Meridian Citywide	Provide Decent Housing Create a Suitable Living Environment	CDBG: \$987,115	Rental units constructed: 4 Household Housing Unit  Homeowner Housing Rehabilitated: 20 Household Housing Unit  Direct Financial Assistance to Homebuyers: 2 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Program Administration	2022	2026	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Meridian Citywide	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$225,000	Other: 1 Other

TABLE 51 – GOALS SUMMARY

### Goal Descriptions

1	Goal Name	<b>Public Facilities and Infrastructure Improvements</b>
	Goal Description	<p><b>Public Facilities and Improvements</b> are publicly-owned facilities and infrastructure such as streets, playgrounds, underground utilities, and buildings owned by non-profits open to the general public. Safe and accessible infrastructure is essential to the quality of life and building communities that support community diversity and stability. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned or owned by a nonprofit and open to the general public. Acquisition, construction, reconstruction, rehabilitation, and installation of public facilities and improvements are eligible activities.</p> <p>Meridian's goal to improve and expand public facilities may include, but is not limited to:</p> <ul style="list-style-type: none"> <li>• ADA Improvements</li> <li>• Senior Centers</li> <li>• Homeless and Domestic Violence Facilities</li> <li>• Neighborhood Facilities</li> <li>• Health Facilities</li> <li>• Sidewalks</li> </ul>



2	Goal Name	<b>Public Services</b>
	Goal Description	<p><b>Public services</b> are an integral part of a comprehensive community development strategy. Public Service activities provide for a wide range of activities that address needs in the community provided for the target population. Public services can strengthen communities by addressing the needs of specific populations. They can address a range of individual needs and increase CDBG dollars' impact by complementing other activities.</p> <p>The City of Meridian may allocate up to 15% of CDBG funds to public services programs that provide supportive services to low- to moderate-income persons or prevent homelessness. In general, these services are provided by local non-profit partners. This funding is capped at 15% of the CDBG entitlement plus program income.</p> <p>Meridian's goal to improve and provide public services may include, but is not limited to:</p> <ul style="list-style-type: none"> <li>• Employment services</li> <li>• Crime prevention and public safety</li> <li>• Child care</li> <li>• Health services</li> <li>• Substance use services</li> <li>• Fair housing counseling</li> <li>• Education programs</li> <li>• Energy conservation</li> <li>• Services for homeless persons</li> <li>• Services for seniors</li> <li>• Welfare services (excluding income payments)</li> <li>• Down payment assistance</li> <li>• Recreational services</li> </ul>
3	Goal Name	<b>Housing</b>
	Goal Description	<p>The City prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing access to decent housing and creating a suitable living environment while expanding economic opportunities for LMI persons. Meridian is committed to improving and expanding access to safe and affordable housing for low- and moderate-income (LMI) residents. <b>Affordable and safe housing</b> helps to provide financial stability, reduces the chances of a person becoming homeless, and promotes housing sustainability.</p> <p>Meridian's projects to improve housing sustainability may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Homeownership Assistance</li> </ul>

		<ul style="list-style-type: none"> <li>• Rehabilitation (single-unit residential and/or multi-family residential)</li> <li>• Energy efficiency improvements</li> <li>• Acquisition</li> <li>• The administrative cost for rehabilitation activities</li> <li>• Lead-based paint testing/abatement</li> <li>• Housing counseling</li> </ul>
<b>4</b>	<b>Goal Name</b>	<b>Program Administration</b>
	<b>Goal Description</b>	<p>General Administrative funds will pay reasonable program administrative costs and carrying charges related to the planning and execution of community development activities. Administering federal funds and ensuring compliance is critical for utilizing Federal resources. Meridian is committed to using CDBG entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful.</p> <p>Meridian may have administration projects that include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• General management, oversight, and coordination</li> <li>• Providing local officials and citizens with information about the CDBG program</li> <li>• Preparing budgets and schedules</li> <li>• Preparing reports and other HUD-required documents</li> <li>• Program planning</li> <li>• Public Information</li> <li>• Monitoring program activities</li> <li>• Fair Housing activities</li> <li>• Indirect costs</li> <li>• Submission of applications for Federal programs</li> </ul>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

During the 2022-2026 Consolidated Plan period, the City of Meridian will have projects that help to support affordable housing for low- to moderate-income residents.

- Direct Financial Assistance to Homebuyers - 2
- Homeowner housing rehabilitated - 20
- Rental Units Constructed - 4 housing household units

Other programs will help support low- and moderate-income residents.

- Public Facilities and Infrastructure projects - 2,000 persons assisted
- Public Services - 165 persons assisted
- Homelessness Prevention - 90 persons assisted

## SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT – 91.215(C)

---

### Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Ada County Housing Authority (ACHA) does not have any public housing units in Meridian. Information is provided to give a greater context into the services that the public housing agency may be able to provide to Meridian's Housing Choice Vouchers holders who decide to move into a public housing unit in Boise.

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any housing that receives federal assistance, including public housing. PHAs are required to assess the needs of current tenants and applicants on its waiting list for accessible units and the extent to which the needs have not been met. According to ACHA, as of April 2022, 30% of applicants on the Public Housing waiting list reported being elderly, and 82.5% reported having a disability. In the event a tenant or applicant does require an accessibility modification or accommodation, the housing authorities provides the assistance necessary to ensure that the tenant or applicant maintains a safe and healthy living environment.

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

### Activities to Increase Resident Involvements

ACHA works closely with its residents and resident boards to provide high quality living such as:

- Work with local service providers and link participants to supportive services
- Coordinate and oversee the delivery of services, ensuring services are provided on a regular, ongoing, and satisfactory basis.
- Coordinate and sponsor educational events, which may include topics relating to health care, health care benefits, wellness programs for seniors, life skills training, computer skills, pet care, community safety, debt reduction, etc.

### Is the public housing agency designated as troubled under 24 CFR part 902?

No

### Plan to remove the 'troubled' designation

ACHA is not designated as troubled.

## SP-55 BARRIERS TO AFFORDABLE HOUSING – 91.215(H)

---

### Barriers to Affordable Housing

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

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

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

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

### Residential Land Use

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

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

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has committed to creating more diverse housing types through its redevelopment plan for downtown. The Destination Downtown plan states that creating diverse housing opportunities for different housing needs and life cycles in downtown Meridian is essential to support new businesses and activities. A healthy housing mix will also help draw people downtown and ensure 24-7 activity. Housing

created or redeveloped as part of the downtown plan is expected to include apartments, townhomes, condominiums, duplexes, and single-family homes.

The City helped facilitate multiple RFPs over the past several years for a large portion of the publicly-owned properties in downtown Meridian, prioritizing proposals that focused on developing mixed-use and high-density housing. One project that was awarded, Downtown Lofts, will bring several affordable units to downtown Meridian, including six (6) that will be dedicated to CATCH participants.

---

## SP-60 HOMELESSNESS STRATEGY – 91.215(D)

---

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

The City does not currently receive other HUD funds, including HOME, ESG, or HOPWA.

The City will continue to work with the local Continuum of Care and local partners in reaching the local homeless population and assessing their needs. The City is a member of the local homelessness coordinating committee and participates in the annual Point In Time Count.

**Continuum of Care Member** - The City of Meridian is a member of the Continuum of Care (CoC). The City has committed to better understanding the needs that Meridian residents who are currently or at risk of experiencing homelessness face and how to serve them better.

**Community Collaboration** - City representatives are also frequently involved in public discussions, presentations, and meetings with citizens, other government officials, and local service providers, including West Ada School District, Jesse Tree, and CATCH. This collaboration helps the community provide support, understanding, and outreach to those experiencing homelessness in Meridian.

**Homeless Management Information System** - In previous years, the City worked with the CoC to add data points to the CoC's Homeless Management Information System (HMIS) to enable the City to determine how many Meridian residents are experiencing homelessness and the reasons for their housing crisis. The City is committed to serving the individual needs of Meridian's homeless population, as identified by the CoC and local organizations.

**Point-in-Time County** - The City has also worked with the CoC to conduct the annual Point-in-Time Count, which helps determine the number of people experiencing homelessness on a given day. This information allows the City to understand the level of homelessness in Meridian and develop a program that better serves those in need. The City will continue to assist with this process in upcoming years.

**Emergency Rental Assistance** - Meridian's 2022 Annual Action Plan includes funding for Emergency Rental Assistance. This program provides financial support to help residents at risk of homelessness remain in their stable housing.

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

The City is not eligible as a recipient of other HUD funds, including HOME, ESG, or HOPWA. Idaho Housing and Finance (IHFA) is the agency designated by the State to administer these funds to communities in Idaho that are not eligible to receive direct funding.

The City provides resources for homelessness prevention through **Emergency Rental Assistance** to help families maintain their stable housing. The reduction and prevention of homelessness is a part of the Public Service goal of the Consolidated Plan.

The City is a member of the local **Continuum of Care - Our Path Home**.

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

The local access points to the coordinated entry system provide the assessment, information and referrals, and other resources to the person seeking housing.

Our Path Home plans to expand **three proven interventions** to help end homelessness for families with children:

### **Prevention**

Prevention stabilizes families and keeps them housed, thereby ensuring children don't endure the trauma that comes from living without a home. In turn, we will be better positioned to prioritize assistance for those families that need it most.

Preventing homelessness and keeping one family in their housing costs an average of \$1,305 – and oftentimes, far less.

### **Rapid Resolution Assistance**

Quick and short-term assistance for families experiencing brief economic hardships helps provide stability. This type of assistance offers families light support to gain stable housing, curbing the need for more costly interventions.

Providing rapid resolution assistance to one family to regain housing costs an average of \$1,720.

### **Supportive Housing**

Supportive housing provides the rental assistance and case management needed to house and stabilize families. Rental assistance helps make housing affordable and individualized support services help keep families in housing long-term.

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

The City will provide funding to NeighborWorks Boise to assist with homeowner repairs to Meridian residents with low- and moderate-income to keep them in housing they can afford. In addition, Meridian's work with Jesse Tree has helped provide rental and case management services aimed at preventing and resolving needs for those currently experiencing homelessness or at risk of homelessness in Meridian.

The partnerships that the City has with local committees, organizations, and networks in evaluating, understanding, and addressing the many needs of Meridian residents experiencing homelessness include; the Meridian Police Department, Ada County Sheriff's Office, City of Boise, City of Nampa, City of Caldwell, Women's and Children's Alliance, Jesse Tree, Boys & Girls Clubs of Ada County, West Ada School District, CATCH, Ada County Housing Authority, Local HUD office, CoC, Meridian Food Bank, United Way, NeighborWorks Boise, IHFA, Terry Riley, El-Ada Community Action, Our Path Home Connect, and many others. These partnerships are extensive and ongoing in order to help address and prevent homelessness in Meridian.

These efforts, particularly coordination and participation with CATCH and the CoC, are designed to assist local service providers in helping persons experiencing homelessness make the transition to permanent housing and independent living.

In addition, the City's relationships with ACHA, CATCH, and Jesse Tree are aimed to develop activities through the Program that facilitate access for individuals and families experiencing homelessness to affordable housing units while also preventing individuals and families from becoming homeless.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City is involved in the CoC, which is comprised of representation from ACHA, Health and Welfare, mental health service providers, and other service agencies, including law enforcement and correctional agencies. The CoC coordinates, collects data, reviews data, and prioritizes strategies based on data and input from providers. The coordinated entry serves all communities within Ada County, and case conferencing is conducted weekly.



The City is also involved in the Behavioral Health Board (BHB), which focuses on mental health and substance use disorders. The BHB is a government entity established by the Idaho legislature in 2014 to advise Idaho's behavioral health authority, identify gaps, and promote improvements to the delivery of integrated services for behavioral health in Idaho. The Board promotes and supports prevention, intervention, recovery, and resiliency for individuals and families in need. It is composed of 23 stakeholders, advocates, and professionals across the continuum of care. Involvement with this group allows the City to understand the community's broader needs related to behavioral health in general and specifically for those discharged from institutional settings such as mental health facilities and corrections programs.

Much of the work funded through the Community Development Block Grant (CDBG) program is directed at housing stability for Meridian's LMI residents. In addition to the services previously mentioned, the City is focusing on public transportation for seniors, youth scholarships for daycare, and streetlight improvements in low- to moderate-income neighborhoods to meet the needs of those in the community who may or may not be experiencing homelessness.

---

## SP-65 LEAD BASED PAINT HAZARDS – 91.215(I)

---

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

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

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

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

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

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

For this plan's purposes, the number of units built before 1980 occupied by households serves as the baseline of units that contain lead-based paint hazards.

Meridian has a small amount of housing built before 1980 that has the potential to be hazardous to children. **The 2013-2017 ACS estimates that 3,000 units were constructed before 1980.**

CDC's Childhood Lead Poisoning Prevention Program compiles blood lead surveillance data for children 16 years of age or under who were tested at least once since January 1, 1997. The national surveillance system comprises de-identified data from state and local health departments. The State of Idaho does not have any data listed in the CDC database for any years in the National Childhood Blood Lead Surveillance Data or the Childhood Lead State Surveillance Data.

Children who receive Medicaid assistance are required to obtain a blood lead test at 12 and 24 months of age (or between 36 and 72 months if earlier tests are missed) as part of early periodic screening requirements; however, not all Medicaid-enrolled children receive the required blood lead test.

### **How are the actions listed above integrated into housing policies and procedures?**

The City of Meridian's CDBG projects, which require lead-based paint actions, are generally limited to housing rehabilitation. The process involves the following areas: notification, lead hazard evaluation, lead hazard reduction, and clearance. CDBG housing rehabilitation projects do not require ongoing lead-based paint maintenance. Lead-based paint activities apply to all homes built before 1978.

The City has written policies and procedures for all programs required to comply with the HUD lead-safe housing rule (LSHR). Additionally, the City requires lead-based paint policies and procedures with any partners who may administer these programs on the City's behalf. Contractors in the housing rehabilitation program have lead-based paint requirements integrated into their contract for services with the homeowner.

---

## **SP-70 ANTI-POVERTY STRATEGY – 91.215(J)**

---

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The needs, goals, and projects outlined in the Consolidated Plan work together to help reduce poverty. While poverty is a function of factors (many of which are) beyond the control of City policies, providing citizens of Meridian with affordable, quality housing in economically diverse neighborhoods can foster economic mobility and soften the impact of poverty.

Meridian's anti-poverty strategy involves supporting local nonprofit organizations that offer assistance to those residents living in poverty.

## **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The 2022-2026 Consolidated Plan has goals designed to help address and reduce poverty in Meridian. The goals outlined in Consolidated Plan are focused solely on helping improve the lives of low- and moderate-income residents.

### **Goal 1: Housing**

The City will help to ensure that low- to moderate-income residents will have safe and livable housing. **Housing rehabilitation** projects and emergency home repair ensure that residents most at risk of having deferred home maintenance and unsafe living environments can remain in their homes. Additionally, **homeownership assistance** programs help low- to moderate-income residents transition into more stable homeownership. Improvement and preservation of the existing house stock is key to increasing the number of affordable housing units in Meridian.

The City prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing access to decent housing and creating a suitable living environment while expanding economic opportunities for LMI persons. Meridian is committed to improving and increasing access to safe and affordable housing for low- and moderate-income (LMI) residents. Affordable and safe housing helps to provide financial stability, reduces the chances of a person becoming homeless, and promotes housing sustainability.

### **Goal 2: Public Services**

The City will work to utilize CDBG funds for public service. Projects will help low- to moderate-income residents with the impacts of domestic violence, homelessness, and other key community services. These projects may vary over the course of the consolidated plan. Still, the focus will remain on ensuring that low- and moderate-income residents have the support they need to ensure their safety, access to affordable housing, and increased access to economic improvements.

Public services are an integral part of a comprehensive community development strategy. Public Service activities provide a wide range of activities that address needs in the community provided for the target population. Public services can strengthen communities by addressing the needs of specific populations. They can address a range of individual needs and increase CDBG dollars' impact by complementing other activities.

The City of Meridian may allocate up to 15% of CDBG funds to public services programs that provide supportive services to low- to moderate-income persons or prevent homelessness. In general, these services are provided by local non-profit partners. This funding is capped at 15% of the CDBG entitlement plus program income.

### Goal 3: Public Facilities and Infrastructure

Public Infrastructure Improvements will focus on safe and accessible infrastructure essential to the quality of life and building communities that support community diversity and stability. In general, public infrastructure improvements will include acquisition, construction, reconstruction, and installation of public infrastructure and facilities.

## SP-80 MONITORING – 91.230

---

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

The City of Meridian works closely with HUD to ensure that all statutory requirements are met, and that information reported in the City's CAPER is accurate and complete. Additionally, the City will participate in online and onsite HUD training regularly.

The goal of monitoring is to encourage the completion of projects within the contract period while ensuring that project objectives are achieved. Monitoring is an ongoing, two-way communication process between the City and recipients. Successful monitoring involves frequent telephone contacts, written communications, analysis of reports and audits, and periodic meetings.

Monitoring is the principal means by which the City:

- Ensures that HUD-funded programs and technical areas are carried out efficiently, effectively, and in compliance with applicable laws and regulations
- Assists subrecipients in improving their performance, developing or increasing capacity, and augmenting their management and technical skills
- Stays abreast of the efficacy and technical areas of HUD CDBG and CDBG-CV programs
- Documents the effectiveness of programs administered by the subrecipients

The City performs a risk assessment of subrecipients to identify which subrecipients require comprehensive monitoring.

High-risk subrecipients include those that are:

- New to the CDBG program
- Experience turnover in key staff positions or change in goals or directions
- Encountering complaints and/or bad press
- Previous compliance or performance problems including failure to meet schedules, submit timely reports, or clear monitoring or audit findings
- Carrying out high-risk activities (economic development, job creation, etc.)
- Undertaking multiple CDBG-funded activities for the first time

The City and CDBG subrecipients are held accountable to program goals through a range of monitoring and timeliness activities.

**Monitoring Visits:** The City conducts an annual visit or desk monitoring of all subrecipients. On-site visits may include an on-site interview, inspection of financial and client records relating to the CDBG funding provided, evaluation of the subrecipients performance, analysis of the strengths and weaknesses of the program, assurance that activities comply with the Action Plan, and a report by the subrecipients of any needs, such as technical assistance or areas for program enhancement.

**Evaluating Performance:** Performance is measured against the goals identified in the initial CDBG subrecipient agreement. During the annual monitoring visit, the subrecipient has an opportunity to explain how goals and objectives for the year were achieved or why their goals were not reached. A follow-up letter to each subrecipient concludes the annual monitoring visit process. The letter summarizes the findings of the visit, and a copy is kept on file for reference.

**Financial Management:** Monitoring activities are also conducted whenever a subrecipient makes a reimbursement request. City staff verifies that the subrecipient has started their program and is making progress toward their goals before approving a reimbursement request. Subrecipients also must submit the appropriate documentation to be reimbursed.

**Data Management:** The City updates the program and financial information in the Integrated Disbursement and Information System (IDIS) every month to meet HUD's Timeliness requirements. The City obtains program information from the quarterly reports received from the CDBG subrecipients.

## 2022 ANNUAL ACTION PLAN

### AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

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

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

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	517,466	0	0	517,466	2,069,864	The City anticipates receiving \$517,466 in annual entitlement from FY2022 - FY2026 for a total of \$2,069,864.

TABLE 52 - EXPECTED RESOURCES – PRIORITY TABLE

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

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

The projects outlined in the Strategic Plan, which are implemented by outside agencies, are anticipated to use CDBG funding to leverage their initial financial resources.

- Affordable housing supply projects are expected to leverage other local, state, federal, and/or private funds.
- Subrecipients must report on match support for projects.

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

Meridian will continue to improve the livability of low- and moderate-income neighborhoods and buildings. Projects centered around ADA upgrades and improvements will help residents with mobility challenges better access the neighborhoods, public transportation, and outdoor recreation. The buildout of the public infrastructure improves low- and moderate-income neighborhoods. The City will support multi-modal paths, park upgrades, and public infrastructure improvements in low- to moderate-income areas.

## **Discussion**

The City expects partners to leverage CDBG funding to the fullest extent possible to implement robust programs that will help further the needs of area residents.

## AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<b>1</b>	Public Facilities and Infrastructure Improvements	2022	2026	Non-Housing Community Development	Meridian Citywide	Create a Suitable Living Environment	CDBG: \$197,423	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
<b>2</b>	Public Services	2022	2026	Homeless Non-Homeless Special Needs Non-Housing Community Development	Meridian Citywide	Expand Opportunities for LMI Persons	CDBG: \$77,620	Public service activities other than Low/Moderate Income Housing Benefit: 120 Persons Assisted Homelessness Prevention: 45 Persons Assisted
<b>3</b>	Housing	2022	2026	Affordable Housing	Meridian Citywide	Provide Decent Housing	CDBG: \$197,423	Homeowner Housing Rehabilitated: 7 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
<b>4</b>	Program Administration	2022	2026	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Meridian Citywide	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$45,000	Other: 1 Other

TABLE 53 – GOALS SUMMARY



## Goal Descriptions

1	Goal Name	<b>Public Facilities and Infrastructure Improvements</b>
	Goal Description	<p><b>Public Facilities and Improvements</b> are publicly-owned facilities and infrastructure such as streets, playgrounds, underground utilities, and buildings owned by non-profits open to the general public. Safe and accessible infrastructure is essential to the quality of life and building communities that support community diversity and stability. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned or owned by a nonprofit and open to the general public. Acquisition, construction, reconstruction, rehabilitation, and installation of public facilities and improvements are eligible activities.</p> <p>Meridian's goal to improve and expand public facilities may include, but is not limited to:</p> <ul style="list-style-type: none"> <li>• ADA Improvements</li> <li>• Senior Centers</li> <li>• Homeless and Domestic Violence Facilities</li> <li>• Neighborhood Facilities</li> <li>• Health Facilities</li> <li>• Sidewalks</li> </ul>
2	Goal Name	<b>Public Services</b>
	Goal Description	<p><b>Public services</b> are an integral part of a comprehensive community development strategy. Public Service activities provide for a wide range of activities that address needs in the community provided for the target population. Public services can strengthen communities by addressing the needs of specific populations. They can address a range of individual needs and increase CDBG dollars' impact by complementing other activities.</p> <p>The City of Meridian may allocate up to 15% of CDBG funds to public services programs that provide supportive services for low- to moderate-income persons or prevent homelessness. In general, these services are provided by local non-profit partners. This funding is capped at 15% of the CDBG entitlement plus program income.</p> <p>Meridian's goal to improve and provide public services may include, but is not limited to:</p> <ul style="list-style-type: none"> <li>• Employment services</li> <li>• Crime prevention and public safety</li> <li>• Child care</li> <li>• Health services</li> </ul>

		<ul style="list-style-type: none"> <li>• Substance use services</li> <li>• Fair housing counseling</li> <li>• Education programs</li> <li>• Energy conservation</li> <li>• Services for homeless persons</li> <li>• Services for seniors</li> <li>• Welfare services (excluding income payments)</li> <li>• Recreational services</li> </ul>
3	Goal Name	<b>Housing</b>
	Goal Description	<p>The City prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing access to decent housing and creating a suitable living environment while expanding economic opportunities for LMI persons. Meridian is committed to improving and expanding access to safe and affordable housing for low- and moderate-income (LMI) residents. <b>Affordable and safe housing</b> helps to provide financial stability, reduces the chances of a person becoming homeless, and promotes housing sustainability.</p> <p>Meridian's projects to improve housing sustainability may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Homeownership Assistance</li> <li>• Rehabilitation (single-unit residential and/or multi-family residential)</li> <li>• Energy efficiency improvements</li> <li>• Acquisition</li> <li>• The administrative cost for rehabilitation activities</li> <li>• Lead-based paint testing/abatement</li> <li>• Housing counseling</li> </ul>
4	Goal Name	<b>Program Administration</b>
	Goal Description	<p><b>Program Administrative</b> funds will pay reasonable program administrative costs and carrying charges related to the planning and execution of community development activities. Administering federal funds and ensuring compliance is critical for utilizing Federal resources. Meridian is committed to using CDBG entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful.</p> <p>Meridian may have administration projects that include, but are not limited to:</p>

		<ul style="list-style-type: none"> <li>• General management, oversight, and coordination</li> <li>• Providing local officials and citizens with information about the CDBG program</li> <li>• Preparing budgets and schedules</li> <li>• Preparing reports and other HUD-required documents</li> <li>• Program planning</li> <li>• Public Information</li> <li>• Monitoring program activities</li> <li>• Fair Housing activities</li> <li>• Indirect costs</li> <li>• Submission of applications for Federal programs</li> </ul>
--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## AP-35 PROJECTS – 91.220(D)

### Introduction

Meridian will receive \$517,477.00 in Community Development Block Grant (CDBG) funds for October 1, 2022, to September 30, 2023 funding cycle. Over the next year CDBG funds will be utilized as follows: The following projects will be funded in 2022 using CDBG dollars:

- **Homeowner Repair Program** - \$157,423 Funds will be used towards a housing rehabilitation program for Meridian's low- to moderate-income residents.
- **Homebuyer Assistance** - \$40,000 Funds to help low- and moderate-income persons purchase a home.
- **Franklin and 7th Streetlights** - \$100,000 The project will improve street lighting in a low- to moderate-income neighborhood.
- **Landing Subdivision Streetlights** - \$97,423 The project will improve street lighting in a low- to moderate-income neighborhood.
- **Emergency Rental Assistance** - \$42,761 The project will help residents at risk of homelessness to maintain their stable housing.
- **Youth Scholarship Program** - \$20,000 Funding will provide childcare services for families in need of assistance.
- **Senior Transportation** - \$14,859 The project will provide transportation services to seniors to access medical appointments and activities.

### Projects

#	Project Name
1	2022 - Homeowner Repair Program
2	2022 - Homebuyer Assistance
3	2022 - Franklin and 7th Streetlights
4	2022 - Landing Subdivision Streetlights
5	2022 - Emergency Rental Assistance
6	2022 - Youth Scholarship Program
7	2022 - Senior Transportation
8	2022 - Program Administration
9	2022 - Fair Housing

TABLE 54 – PROJECT INFORMATION

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

The Federal CDBG funds are intended to provide low- and moderate-income households with viable communities, including decent housing, a suitable living environment, and extended economic opportunities. Eligible activities include housing rehabilitation and preservation, homeownership

opportunities, public services, community infrastructure improvements, planning, and administration.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of low- and moderate-income residents
- Coordination and leveraging of resources
- Response to expressed community needs
- Sustainability and/or long-term impact, and
- The ability to demonstrate measurable progress and success.

The primary obstacles to meeting underserved needs are the limited resources available to address identified priorities. The City of Meridian will partner with other public agencies and nonprofit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development. In the end, however, the need far exceeds the funding available from all sources combined.

## AP-38 PROJECT SUMMARY

1	Project Name	<b>2022 - Homeowner Repair Program</b>
	Target Area	Meridian Citywide
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing
	Funding	CDBG: \$157,423
	Description	The Homeowner Repair Program will improve the weatherization, accessibility and visitability of existing homes of LMI Meridian residents, making them safer and more economically sustainable.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	7 LMI households - housing rehabilitation
	Location Description	Meridian Citywide
	Planned Activities	(14A) Rehabilitation: Single-Unit Residential
2	Project Name	<b>2022 - Homebuyer Assistance</b>
	Target Area	Meridian Citywide
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing
	Funding	CDBG: \$40,000
	Description	Provide assistance for eligible LMI persons to purchase homes in Meridian, with preference being given to public housing residents. Assistance will include down payment assistance, closing costs, and other eligible activities.
	Target Date	9/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 LMI households purchasing a home in Meridian.
	<b>Location Description</b>	Meridian Citywide
	<b>Planned Activities</b>	(13B) Homeownership Assistance
3	<b>Project Name</b>	<b>2022 - Franklin and 7th Streetlights</b>
	<b>Target Area</b>	Meridian Citywide
	<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
	<b>Needs Addressed</b>	Create a Suitable Living Environment
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	This project will assist with the installation of lights where the existing lighting is insufficient to meet current standards. May include the replacement of old inefficient lights with new LED fixtures.
	<b>Target Date</b>	9/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 persons in the low- to moderate-income neighborhood will benefit from this project.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	(03K) Street Improvements
4	<b>Project Name</b>	<b>2022 - Landing Subdivision Streetlights</b>
	<b>Target Area</b>	Meridian Citywide
	<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
	<b>Needs Addressed</b>	Create a Suitable Living Environment
	<b>Funding</b>	CDBG: \$97,423
	<b>Description</b>	This project will assist with the installation of lights where the existing lighting is insufficient to meet current standards. May include the replacement of old inefficient lights with new LED fixtures.

	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	200 person in a low- to moderate-income neighborhood will benefit from this project.
	Location Description	Landing Subdivision
	Planned Activities	(03K) Street Improvements
5	Project Name	<b>2022 - Emergency Rental Assistance</b>
	Target Area	Meridian Citywide
	Goals Supported	Public Services
	Needs Addressed	Provide Decent Housing Expand Opportunities for LMI Persons
	Funding	CDBG: \$42,761
	Description	Services will be offered in the community and at provider offices and will benefit households throughout Meridian. Services may also be provided virtually.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 45 people will be assisted.
	Location Description	Meridian Citywide
	Planned Activities	(05Q) Subsistence Payments
6	Project Name	<b>2022 - Youth Scholarship Program</b>
	Target Area	Meridian Citywide
	Goals Supported	Public Services
	Needs Addressed	Expand Opportunities for LMI Persons
	Funding	CDBG: \$20,000



	Description	Provide funding for LMI eligible youth to participate in before and after school programs as well as summer programs at a free or reduced cost.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	45 low- to moderate-income children under age 13.
	Location Description	Meridian Citywide
	Planned Activities	(05L) Child Care Services
7	Project Name	<b>2022 - Senior Transportation</b>
	Target Area	Meridian Citywide
	Goals Supported	Public Services
	Needs Addressed	Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$14,859
	Description	The Meridian Senior Center will provide transport for seniors living in Meridian. This will allow seniors to access Senior Center lunches and activities, go to doctor appointments, and go shopping.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The Senior Center estimates that 75 persons will be assisted.
	Location Description	Meridian Citywide
	Planned Activities	05A Senior Services
8	Project Name	<b>2022 - Program Administration</b>
	Target Area	Meridian Citywide
	Goals Supported	Program Administration

	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$42,000
	Description	This project will conduct activities that relate to the administrative, planning, and technical assistance for the CDBG program during PY22.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Meridian Citywide
	Planned Activities	Administration and Planning
9	Project Name	<b>2022 - Fair Housing</b>
	Target Area	Meridian Citywide
	Goals Supported	Program Administration
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$3,000
	Description	This project will carry out activities that relate to fair housing. At a minimum, CDBG funds will be used to implement a Fair Housing Campaign in April. Other opportunities to promote fair housing activities will be evaluated as they arise.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	n/a

## AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

---

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

The projects in FY 2022 do not emphasize any one geographic area of Meridian. Funds are generally dispersed out geographically to have the most significant impact. The City does not have a singular concentration of low- to moderate-income residents.

While some projects focus on a low- to moderate-income area (LMA), they are not part of a greater neighborhood reinvestment or a designated neighborhood Revitalization Strategy Area (NRSA).

### Geographic Distribution

Target Area	Percentage of Funds
Meridian Citywide	100

TABLE 55 - GEOGRAPHIC DISTRIBUTION

### Rationale for the priorities for allocating investments geographically

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

### Discussion

All projects supported with CDBG funds are within the Meridian city limits. The projects listed in the 2022 Action Plan will benefit low- and moderate-income residents throughout the City of Meridian.

## AP-55 AFFORDABLE HOUSING – 91.220(G)

---

Massive job losses in the wake of the pandemic left many households struggling to pay their monthly housing costs. According to the Census Bureau’s Household Pulse Surveys, nearly 40 percent of owner households lost employment income between the onset of the pandemic and the end of 2020. Lower-income households were the most likely to face losses. Between March and December 2020, close to half (48 percent) of owners earning less than \$25,000 had lost employment income, compared with under 34 percent of owners with incomes of \$100,000 or more. As a result of these losses, **22 percent of lower-income households were behind on their mortgage payments by the end of the year**— more than four times the share of highest-income households.

Although the majority of owners with lower incomes do not undertake any improvements in a given year, those that do typically **devote a considerable share of their incomes to these projects**. In 2019, **homeowners in the bottom income quintile spent 14 percent of their incomes on remodeling projects**, almost three times the share of owners in the top income quintile and about twice the average share for

all owners. As such, lowest income homeowners have contributed about 10 percent of all home improvement spending nationally in recent years.

Since these owners are **more likely to live in older homes** than owners with higher incomes, they spent significantly more of their improvement dollars on **replacement projects (51 percent)** in 2019 than owners in the top income quintile (40 percent). Conversely, lowest-income owners spent a much smaller share of their budgets for kitchen and bath remodels and additions (22 percent) than owners in the top quintile (36 percent).

Given that national spending on replacement projects is more stable than spending on discretionary projects, it is not surprising that outlays by lowest-income owners are also more stable over the remodeling cycle. If lower-income households as a group do not recover from the pandemic's setbacks, their remodeling spending will undoubtedly fall. This decline, in turn, would not only change the mix of home improvement activities and increase industry volatility, but also widen the already large gap between the housing conditions of highest- and lowest income households.

*"Improving America's Housing 2021"* Harvard Joint Center on Housing Studies

**During the 2022 Annual Action Plan period, the City of Meridian will support helping to maintain affordable housing for low- to moderate-income residents.**

The City of Meridian focuses on homebuyer assistance and homeowner rehabilitation as ways to help affordable housing for low- to moderate-income residents. These programs help eligible residents move into homeownership and maintain their stable housing.

- Homeowner housing rehabilitated - 7
- Acquisition of Existing Units – 1

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8
Special-Needs	0
Total	8

TABLE 56 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	7
Acquisition of Existing Units	1
Total	8

TABLE 57 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

## Discussion

The City will continue to find way to increase the amount of affordable housing for low- to moderate-income residents in Meridian.

## AP-60 PUBLIC HOUSING – 91.220(H)

---

### Introduction

Ada County Housing Authority (ACHA) does not have any public housing units in Meridian. ACHA does administer the Section 8 voucher program in Meridian.

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

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

The City does not directly provide public housing, but supports ACHA in improving public housing. Many landlords in Meridian are willing to accept Section 8 vouchers, but finding units in small complexes such as those located in Meridian is a challenge. Voucher holders generally have the most success finding homes in large apartment complexes, most of which are located in Boise.

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

ACHA administers the Housing Choice Voucher Homeownership Option, a program designed to promote and support homeownership by families that are participating in or have graduated from ACHA's Family Self-Sufficiency (FSS) program. Families who have been determined eligible have the option, if they meet certain additional criteria, to purchase a home and receive payment assistance toward their mortgage rather than towards their rent.

ACHA also conducts workshops for first-time homebuyers covering the following topics: benefits of and preparation for homeownership, credit analysis, FICO scoring methodology, mortgage types and requirements, private mortgage insurance, loan to value ratio, down payment assistance programs, escrow and title process, property taxes, home maintenance, and homeowner responsibilities.

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

ACHA is not designated as troubled.

## Discussion

The City does not own or manage any public housing and relies on ACHA to provide those services to the community. The City works with ACHA on various initiatives to coordinate and promote services and resources to the community.

---

## AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)

---

The City coordinates with the Boise City/Ada County Continuum of Care (CoC) and the Region 4 Behavioral Health Board (BHB) to identify the strategies to address the needs of those at risk of or currently experiencing homelessness.

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

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

The City intends to continue to work with its partners to identify, understand, and support those experiencing homelessness (especially persons experiencing unsheltered homelessness) or at risk of homelessness with special needs in Meridian.

**Continuum of Care Member** - The City of Meridian is a member of the Continuum of Care (CoC). The City has committed to better understanding the needs that Meridian residents who are currently or at risk of experiencing homelessness face and how to serve them better.

**Community Collaboration** - City representatives are also frequently involved in public discussions, presentations, and meetings with citizens, other government officials, and local service providers, including West Ada School District, Jesse Tree, and CATCH. This collaboration helps the community provide support, understanding, and outreach to those experiencing homelessness in Meridian.

**Homeless Management Information System** - In previous years, the City worked with the CoC to add data points to the CoC's Homeless Management Information System (HMIS) to enable the City to determine how many Meridian residents are experiencing homelessness and the reasons for their housing crisis. The City is committed to serving the individual needs of Meridian's homeless population, as identified by the CoC and local organizations.

**Point-in-Time County** - The City has also worked with the CoC to conduct the annual Point-in-Time Count, which helps determine the number of people experiencing homelessness on a given day. This information allows the City to understand the level of homelessness in Meridian and develop a program

that better serves those in need. The City will continue to assist with this process in upcoming years.

**Emergency Rental Assistance** - Meridian's 2022 Annual Action Plan includes funding for Emergency Rental Assistance. This program provides financial support to help residents at risk of homelessness remain in their stable housing.

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

While there are emergency shelter and transitional housing facilities located in other nearby cities in the Treasure Valley, none of these facilities are located within the City of Meridian. The City has prioritized funding homelessness prevention to mitigate the need for these services but also works with the CoC to assist Meridian residents who need emergency shelter. The City encourages agencies who provide these services to apply for CDBG funding, but there were no applications during PY22 for projects directly related to emergency shelters or transitional housing projects. However, all services to be funded are available to those who qualify.

#### **The City of Meridian lacks homeless facilities.**

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

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

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

The City will provide funding to NeighborWorks Boise to assist with homeowner repairs to Meridian residents with low- and moderate-income to keep them in housing they can afford. In addition, Meridian's work with Jesse Tree has helped provide rental and case management services aimed at preventing and resolving needs for those currently experiencing homelessness or at risk of homelessness in Meridian.

The partnerships that the City has with local committees, organizations, and networks in evaluating, understanding, and addressing the many needs of Meridian residents experiencing homelessness include; the Meridian Police Department, Ada County Sheriff's Office, City of Boise, City of Nampa, City of Caldwell, Women's and Children's Alliance, Jesse Tree, Boys & Girls Clubs of Ada County, West Ada School

District, CATCH, Ada County Housing Authority, Local HUD office, CoC, Meridian Food Bank, United Way, NeighborWorks Boise, IHFA, Terry Riley, El-Ada Community Action, Our Path Home Connect, and many others. These partnerships are extensive and ongoing in order to help address and prevent homelessness in Meridian.

These efforts, particularly coordination and participation with CATCH and the CoC, are designed to assist local service providers in helping persons experiencing homelessness make the transition to permanent housing and independent living.

In addition, the City's relationships with ACHA, CATCH, and Jesse Tree are aimed to develop activities through the Program that facilitate access for individuals and families experiencing homelessness to affordable housing units while also preventing individuals and families from becoming homeless.

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

The City is involved in the CoC, which is comprised of representation from ACHA, Health and Welfare, mental health service providers, and other service agencies, including law enforcement and correctional agencies. The CoC coordinates, collects data, reviews data, and prioritizes strategies based on data and input from providers. The coordinated entry serves all communities within Ada County, and case conferencing is conducted weekly.

The City is also involved in the Behavioral Health Board (BHB), which focuses on mental health and substance use disorders. The BHB is a government entity established by the Idaho legislature in 2014 to advise Idaho's behavioral health authority, identify gaps, and promote improvements to the delivery of integrated services for behavioral health in Idaho. The Board promotes and supports prevention, intervention, recovery, and resiliency for individuals and families in need. It is composed of 23 stakeholders, advocates, and professionals across the continuum of care. Involvement with this group allows the City to understand the community's broader needs related to behavioral health in general and specifically for those discharged from institutional settings such as mental health facilities and corrections programs.

During PY22, the City will also provide funding to Jesse Tree to keep families, individuals, and children at risk of eviction stably housed. Meridian partners with other organizations, such as the West Ada School District, to assess needs and provide services for those at risk of becoming homeless.

## **Discussion**

Much of the work funded through the Community Development Block Grant (CDBG) program is directed at housing stability for Meridian's LMI residents. In addition to the services previously mentioned, the City is focusing on public transportation for seniors, youth scholarships for daycare, and streetlight



improvements in low- to moderate-income neighborhoods to meet the needs of those in the community who may or may not be experiencing homelessness.

## AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

---

### Introduction:

Even though construction costs for new housing developments remain relatively stagnant, housing prices continue to rise, severely impacting the availability of affordable housing in the United States. According to Brian Montgomery, Federal Housing Administration commissioner and assistant secretary for housing, constraints on housing not only reduce the supply of affordable housing but also increase the number of households that are cost-burdened, spending more than 30 percent of their income on rent.

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

Many local planning procedures currently in place enable community opposition that stalls housing production. Reshaping local regulations allows jurisdictions to make a lasting impact on the supply of affordable housing.

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

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

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

The City helped facilitate multiple RFPs over the past several years for a large portion of the publicly-owned properties in downtown Meridian, prioritizing proposals that focused on developing mixed-use and high-density housing. One project that was awarded, Downtown Lofts, will bring several affordable

units to downtown Meridian, including six (6) that will be dedicated to CATCH participants.

**Discussion:**

The City will continue to identify areas to reduce barriers to affordable housing.

---

## **AP-85 OTHER ACTIONS – 91.220(K)**

---

**Introduction:**

The City of Meridian continues to remain involved in several efforts to address the needs of the underserved and promote efforts to coordinate the many components related to housing, suitable living environments, and promoting safer living environments.

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

The City will continue to engage in conversations with neighboring communities and service providers to identify and address underserved needs, maintain affordable housing, and reduce the number of families living in poverty. During PY22, the City has allocated funding to provide housing stability for those at risk of homelessness and extended care programs that offer youth a positive place to go. The City will increase relationships with private providers, developers, and social services providers to reduce the obstacles for Meridian residents to achieve decent housing, a suitable living environment, and expand economic opportunities.

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

The City intends to partner with local service providers that will assist in fostering and maintaining affordable housing.

Projects funded during PY22 will provide:

- Emergency assistance to families who are at risk of eviction and homelessness;
- Assistance for homeowners to make necessary improvements to maintain their current housing; and,
- Scholarships for children to participate in extended care programs so their caregivers can work.

Additionally, the City will be working with service providers that focus on providing stability to those with mental health and/or substance use disorders to allow them to gain or maintain affordable housing with access to care coordination. The City will also explore additional partnerships with mission-driven and private developers to bring more workforce housing into downtown and underutilized land parcels.

The City is actively working to develop workforce housing and opportunities for residents to increase their

income to foster and maintain affordable housing.

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

Meridian's CDBG projects, which require lead-based paint actions, are generally limited to housing rehabilitation.

The Lead-Safe Housing Rule (LSHR) process involves the following areas: notification, lead hazard evaluation, lead hazard reduction, and clearance. CDBG housing rehabilitation projects do not require ongoing lead-based paint maintenance. Lead-based paint activities apply to all homes built before 1978.

Meridian has written policies and procedures for all programs required to comply with the HUD lead-safe housing rule (LSHR). Additionally, the City requires lead-based paint policies and procedures with any partners who may administer these programs on the City's behalf. Contractors in the housing rehabilitation program have lead-based paint requirements integrated into their contract for services with the homeowner.

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

The objectives of the CDBG program are to address the needs of low to moderate-income residents in Meridian. Generally, the CDBG-funded programs for PY2022 work toward this end, whether through direct service delivery through contracted subrecipients or infrastructure improvements to reduce blight and address accessibility issues.

In addition to the programs, the City has developed many partnerships with service providers, non-profits, state agencies, and other entities to address issues affecting poverty.

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

In recent years the City made the CDBG Administrator position a full-time position and changed the position title to Community Development Program Coordinator. This position is now funded out of the City's general fund. This institutional change is designed to provide more time to effectively manage the CDBG program and provide flexibility for the position to expand efforts into economic and other areas that can help meet the community development needs of the City.

Staff will continue to work to attain relevant and appropriate professional development training during the program year to learn and address current and future institutional problems. Discussions will continue about the expansion and opportunities to add new program staff to assist in this community development work.

The City has been involved in the institutional restructuring of the CoC and the implementation of new HMIS and Coordinated Entry standards for service providers in the County. These activities have dramatically altered the institutional framework of housing and other service providers in the region and have improved the efficiency and transparency of the collaborative work to address these needs. The City hopes to identify new institutional structures that can be developed, reformed, or changed to better

support those most at risk in the region (e.g., transitional and emergency housing networks).

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

City staff will be working with the CoC to identify ways to enhance coordination between public and private housing and social service agencies. As in many communities, there is not enough funding to provide the level of services we'd like, so the CoC plans to identify a way of coordinating available services and reducing duplication of services for more effective use of funding. Multiple methods will be explored, including phone apps and enhancing services already available.

The City's partnership and funding relationship with local housing service organizations, including NeighborWorks Boise, Jesse Tree, and Ada County Housing Authority, will continue to expand in this program year. In addition, coordination with other organizations like CATCH, Boise Rescue Mission, Interfaith Sanctuary, Terry Reilley, El-Ada Community Action, Jannus, Idaho Office for Refugees, Agency for New Americans, Women's and Children's Alliance, and all members associated with the local CoC (including private housing developers) will continue to be built upon to improve networks, coordination, and problem-solving in the jurisdiction.

Meridian's participation in the local CoC, housing and homelessness roundtables, and other regional coordination efforts outlines the City's continued action plan to enhance networking and coordination between public and private housing and social service agencies.

### **Discussion:**

The City intends to fund multiple projects to improve access to affordable housing and suitable living environments for Meridian residents. Staff will be working with subrecipients to identify barriers within their programs and find ways to address them to provide more effective services. Staff will also identify ways to improve and expand Meridian's CDBG Program for future years.

## AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)

---

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(l)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

The City's certification period includes program years 2021, 2022, and 2023. Outside of administration and fair housing, the City will allocate all funding for PY22 to LMI projects. The City commits to meet the 70% LMI benefit requirement of the federal CDBG program over the span of that three-year certification period.

## ATTACHMENT A: PUBLIC PARTICIPATION

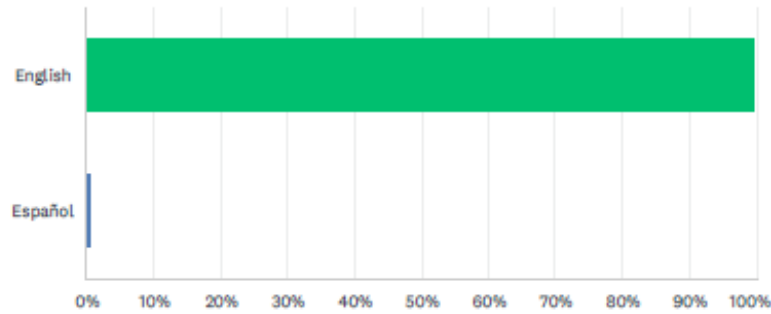
---

## COMMUNITY SURVEY

Meridian Community Development Block Grant (CDBG) Community Survey

### Q1 What language do you prefer?

Answered: 278 Skipped: 3



ANSWER CHOICES	RESPONSES
English	99.64% 277
Español	0.36% 1
TOTAL	278

### Q2 Where did you hear about this survey?

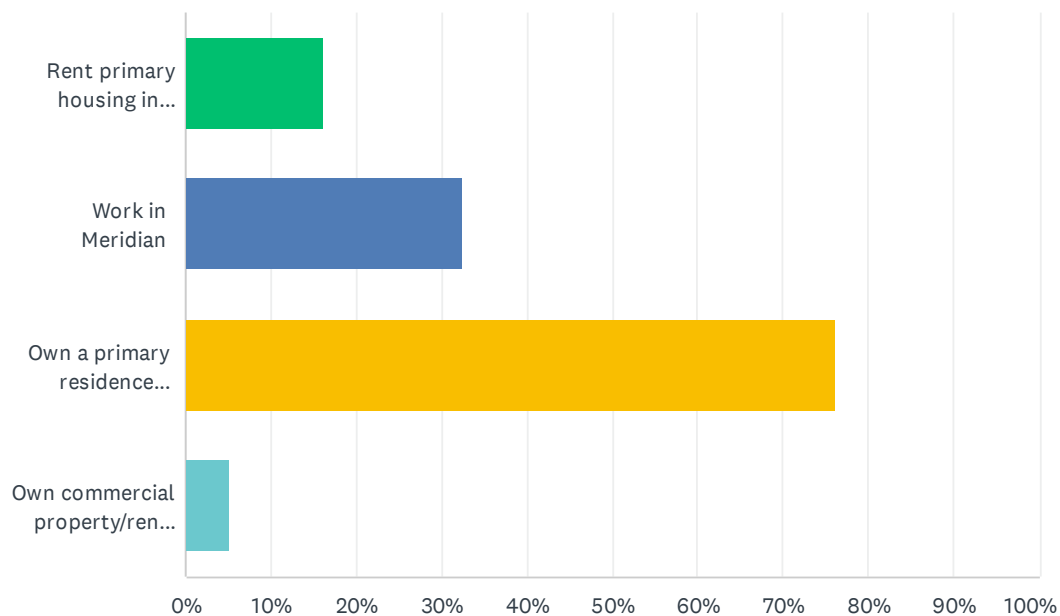
Answered: 21 Skipped: 260

#	RESPONSES	DATE
1	Town Hall meeting table	4/7/2022 5:06 PM
2	Ad	3/14/2022 10:10 AM
3	Community Relations Advisor	3/8/2022 11:08 AM
4	Faith Advisory Council	3/8/2022 10:25 AM
5	coworker	3/7/2022 10:28 AM
6	Co Worker	3/7/2022 10:27 AM
7	Email Invitation	3/7/2022 10:06 AM
8	Meridian Mayor's Office - Molly	3/4/2022 1:16 PM
9	On the Meridian City News flyer	2/28/2022 2:42 PM
10	MMS	2/25/2022 11:23 AM
11	Peach jar	2/24/2022 12:30 AM
12	Email	2/23/2022 6:29 PM
13	McMillan elementary	2/23/2022 11:41 AM
14	School Email	2/22/2022 9:25 PM

15	Meridian HS email	2/22/2022 9:08 PM
16	West Ada pamphlet via Peachjar	2/22/2022 7:38 PM
17	email	2/22/2022 4:14 PM
18	School newsletter	2/22/2022 3:38 PM
19	Peach jar	2/22/2022 3:16 PM
20	Desert Sage Elementary school	2/22/2022 2:31 PM
21	Through work	2/18/2022 4:02 PM

### Q3 Do you live or work in Meridian? Select all that apply

Answered: 234 Skipped: 47

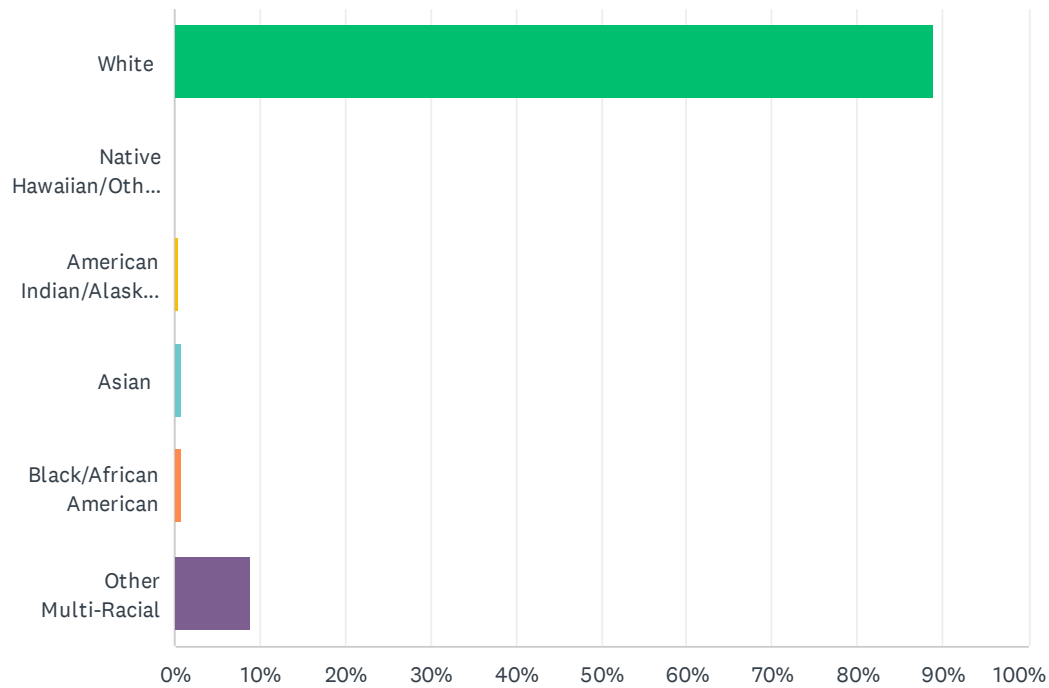


ANSWER CHOICES	RESPONSES	
Rent primary housing in Meridian	16.24%	38
Work in Meridian	32.48%	76
Own a primary residence	76.07%	178
Own commercial property/rental property in Meridian	5.13%	12
Total Respondents: 234		

### Q4 What race do you identify with?

Answered: 243 Skipped: 38

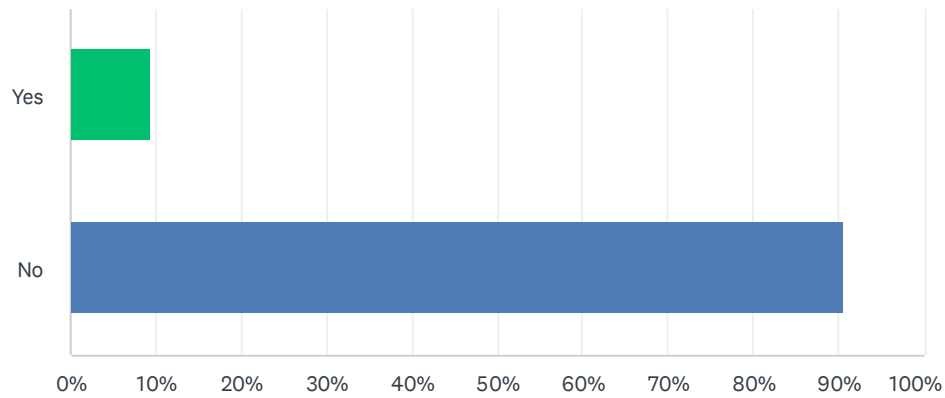




ANSWER CHOICES	RESPONSES	
White	88.89%	216
Native Hawaiian/Other Pacific Islander	0.00%	0
American Indian/Alaskan Native	0.41%	1
Asian	0.82%	2
Black/African American	0.82%	2
Other Multi-Racial	9.05%	22
TOTAL		243

## Q5 Do you identify as Hispanic/Latino?

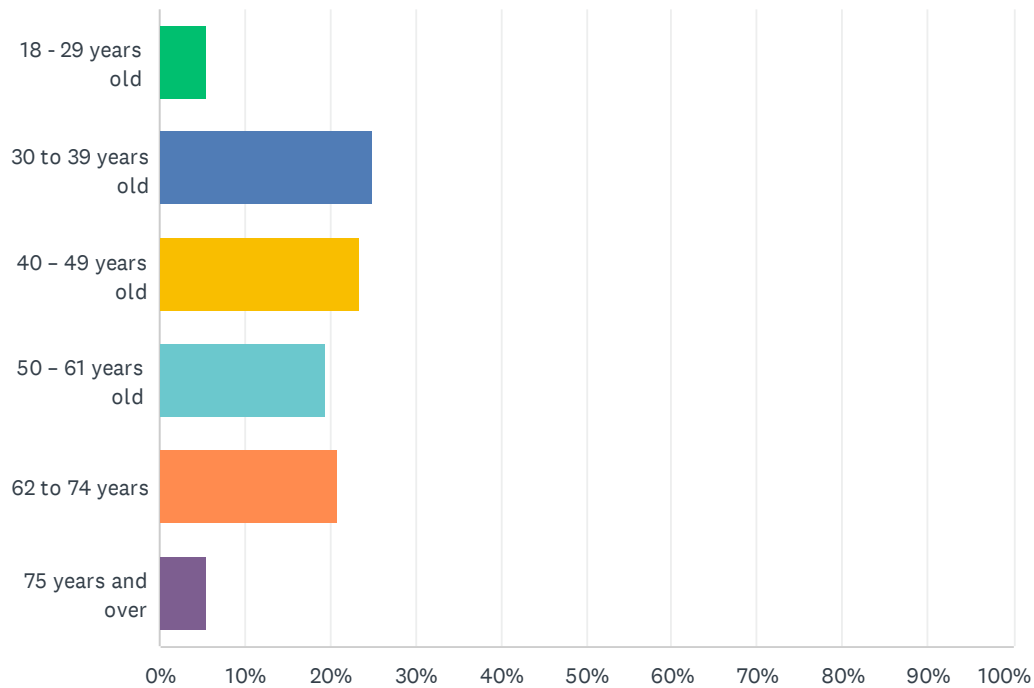
Answered: 245 Skipped: 36



ANSWER CHOICES	RESPONSES	
Yes	9.39%	23
No	90.61%	222
TOTAL		245

## Q6 What is your age?

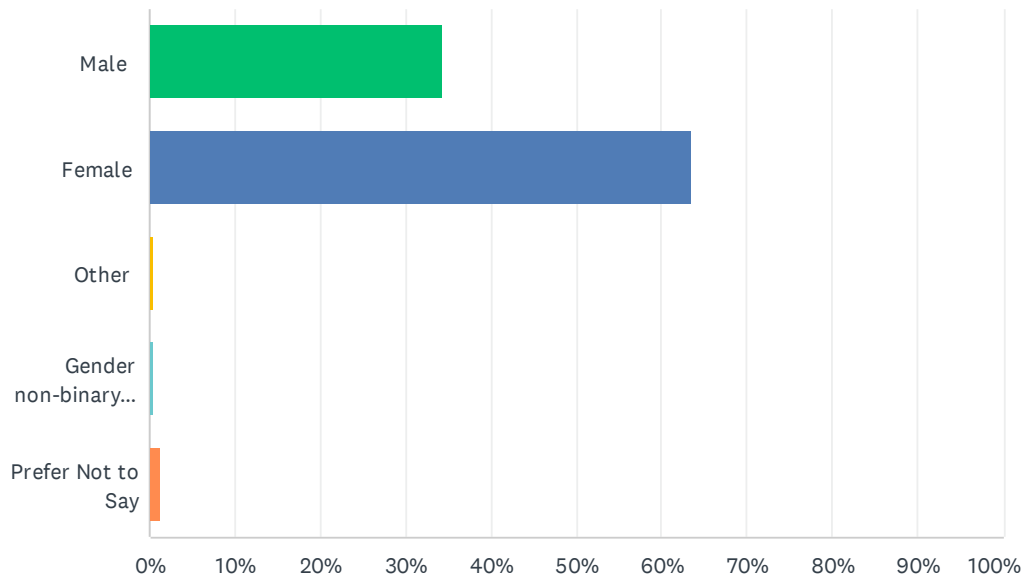
Answered: 248 Skipped: 33



ANSWER CHOICES	RESPONSES	
18 - 29 years old	5.65%	14
30 to 39 years old	25.00%	62
40 – 49 years old	23.39%	58
50 – 61 years old	19.35%	48
62 to 74 years	20.97%	52
75 years and over	5.65%	14
TOTAL		248

## Q7 How do you identify?

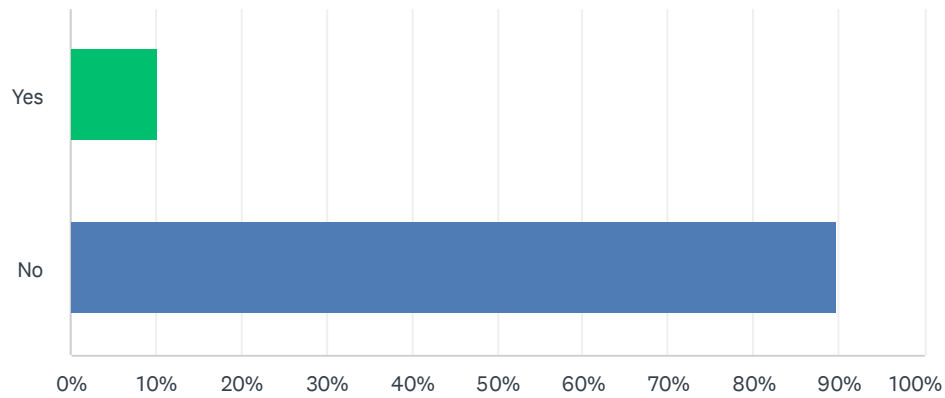
Answered: 247 Skipped: 34



ANSWER CHOICES	RESPONSES	
Male	34.41%	85
Female	63.56%	157
Other	0.40%	1
Gender non-binary	0.40%	1
Prefer Not to Say	1.21%	3
TOTAL		247

## Q8 Have you ever served in any branch of the United States military?

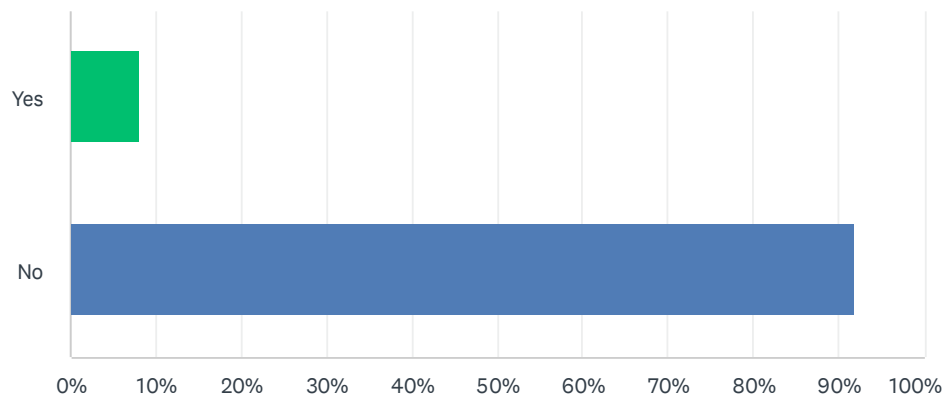
Answered: 246 Skipped: 35



ANSWER CHOICES	RESPONSES	
Yes	10.16%	25
No	89.84%	221
TOTAL		246

## Q9 Are you a person living with a disability?

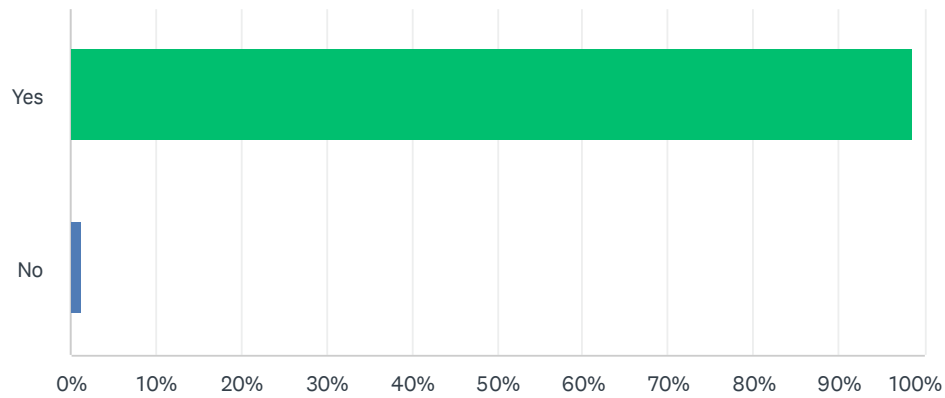
Answered: 247 Skipped: 34



ANSWER CHOICES	RESPONSES	
Yes	8.10%	20
No	91.90%	227
TOTAL		247

## Q10 Do you have access to the internet in your home?

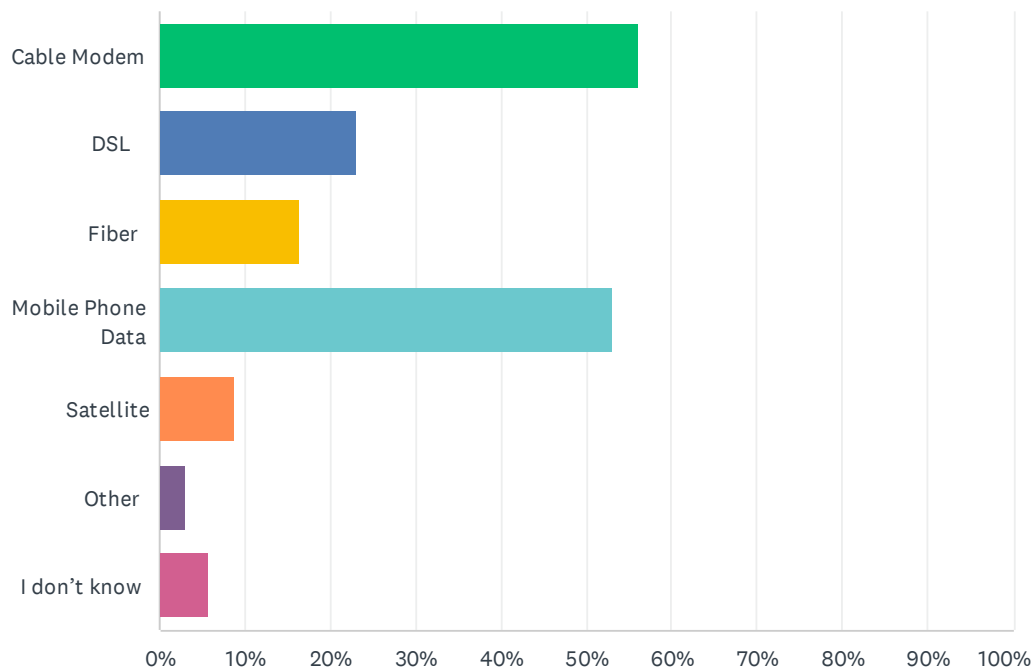
Answered: 249 Skipped: 32



ANSWER CHOICES	RESPONSES	
Yes	98.80%	246
No	1.20%	3
TOTAL		249

### Q11 If yes, please select all types of access:

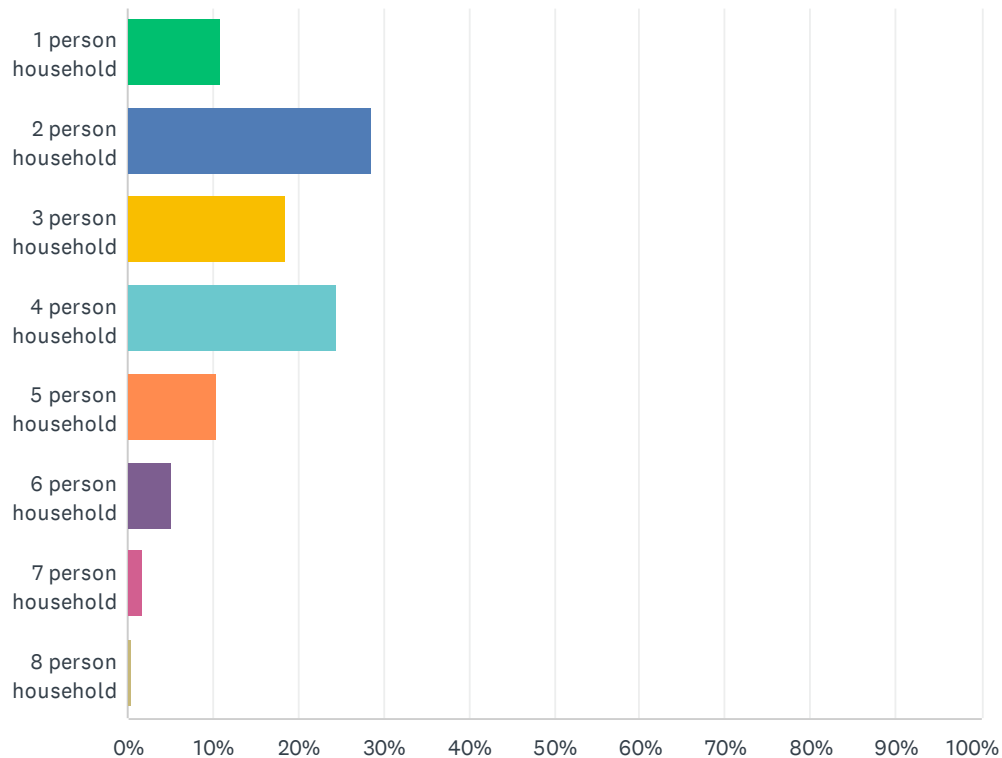
Answered: 239 Skipped: 42



ANSWER CHOICES	RESPONSES	
Cable Modem	56.07%	134
DSL	23.01%	55
Fiber	16.32%	39
Mobile Phone Data	53.14%	127
Satellite	8.79%	21
Other	2.93%	7
I don't know	5.86%	14
Total Respondents: 239		

## Q12 What size is your household?

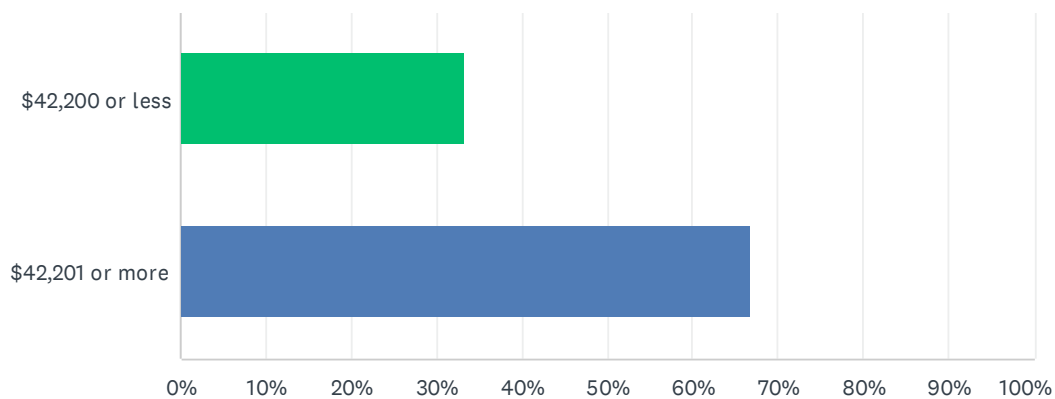
Answered: 249 Skipped: 32



ANSWER CHOICES	RESPONSES	
1 person household	10.84%	27
2 person household	28.51%	71
3 person household	18.47%	46
4 person household	24.50%	61
5 person household	10.44%	26
6 person household	5.22%	13
7 person household	1.61%	4
8 person household	0.40%	1
TOTAL		249

### Q13 Please select the level of income for your 1 person household.

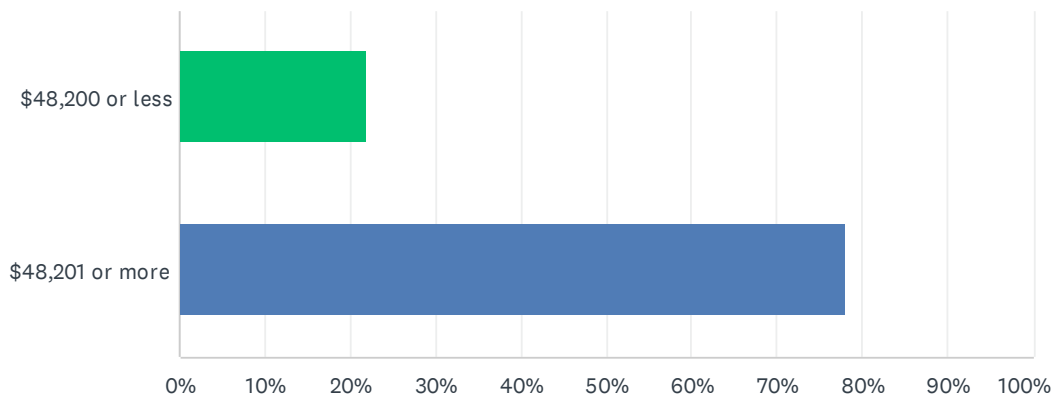
Answered: 27 Skipped: 254



ANSWER CHOICES	RESPONSES	
\$42,200 or less	33.33%	9
\$42,201 or more	66.67%	18
TOTAL		27

### Q14 Please select the level of income for your 2 person household.

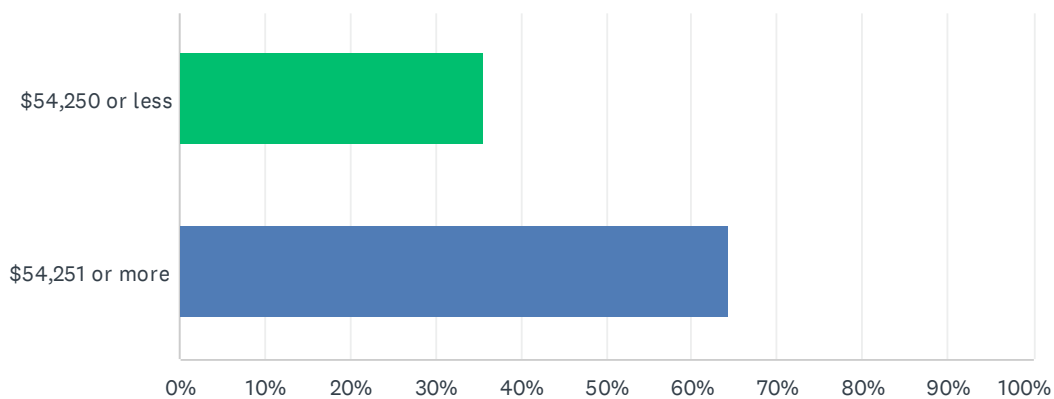
Answered: 68 Skipped: 213



ANSWER CHOICES	RESPONSES	
\$48,200 or less	22.06%	15
\$48,201 or more	77.94%	53
TOTAL		68

Q15 Please select the level of income for your 3 person household.

Answered: 45 Skipped: 236

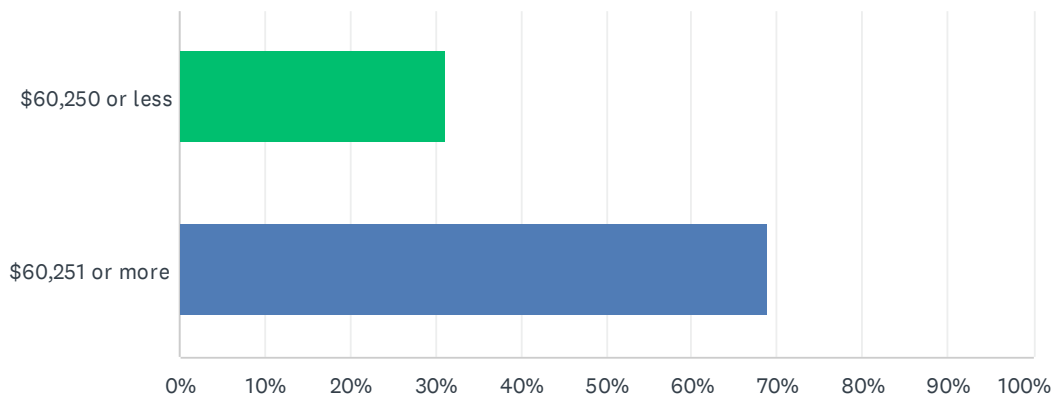


ANSWER CHOICES	RESPONSES	
\$54,250 or less	35.56%	16
\$54,251 or more	64.44%	29
TOTAL		45

Q16 Please select the level of income for your 4 person household.

Answered: 61 Skipped: 220

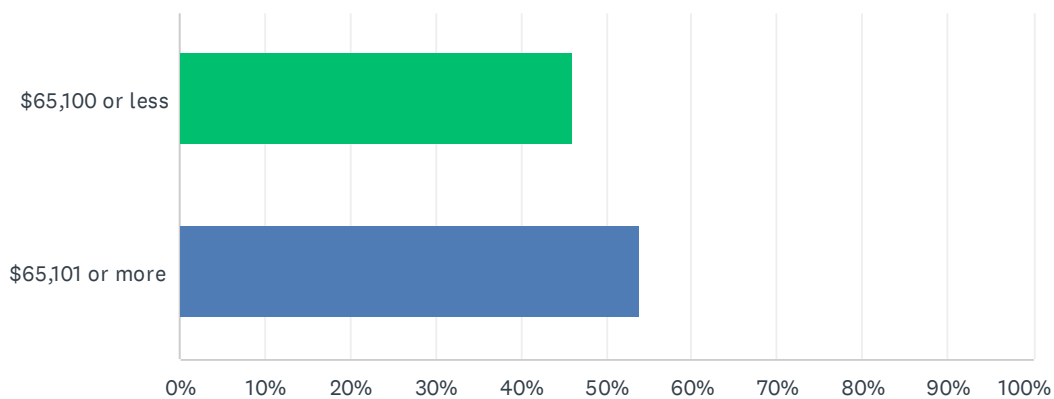




ANSWER CHOICES	RESPONSES	
\$60,250 or less	31.15%	19
\$60,251 or more	68.85%	42
TOTAL		61

Q17 Please select the level of income for your 5 person household.

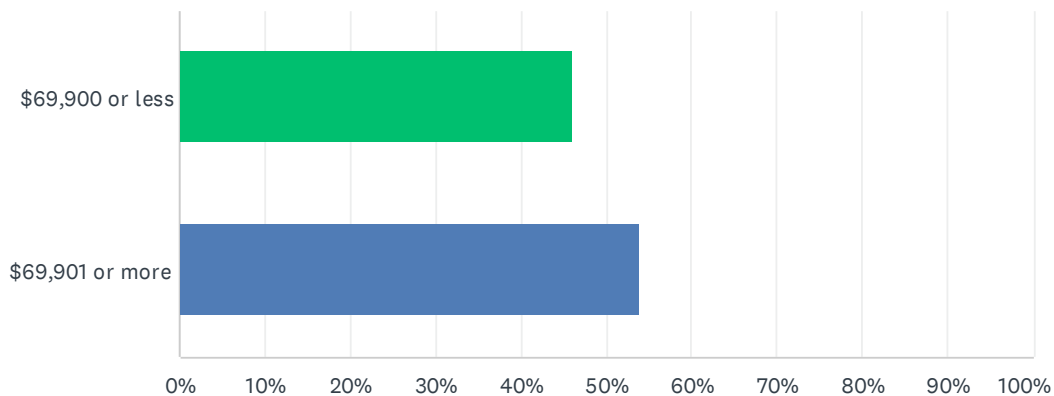
Answered: 26 Skipped: 255



ANSWER CHOICES	RESPONSES	
\$65,100 or less	46.15%	12
\$65,101 or more	53.85%	14
TOTAL		26

Q18 Please select the level of income for your 6 person household.

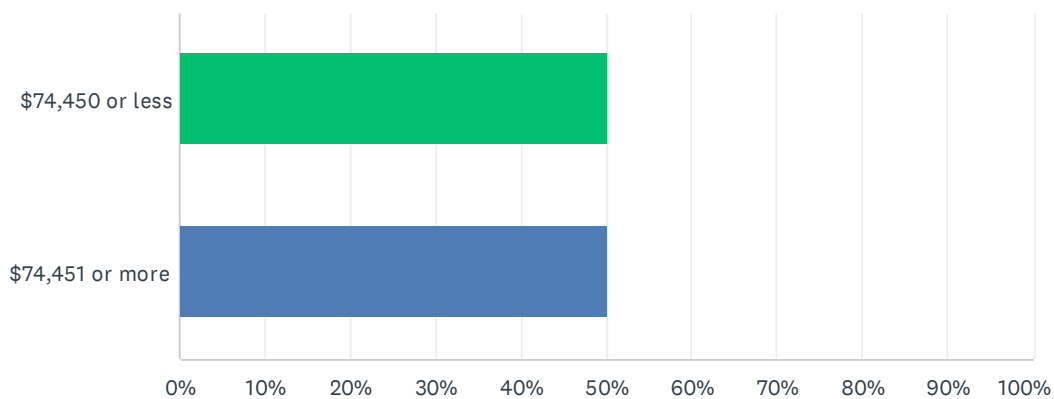
Answered: 13 Skipped: 268



ANSWER CHOICES	RESPONSES
\$69,900 or less	46.15% 6
\$69,901 or more	53.85% 7
TOTAL	13

Q19 Please select the level of income for your 7 person household.

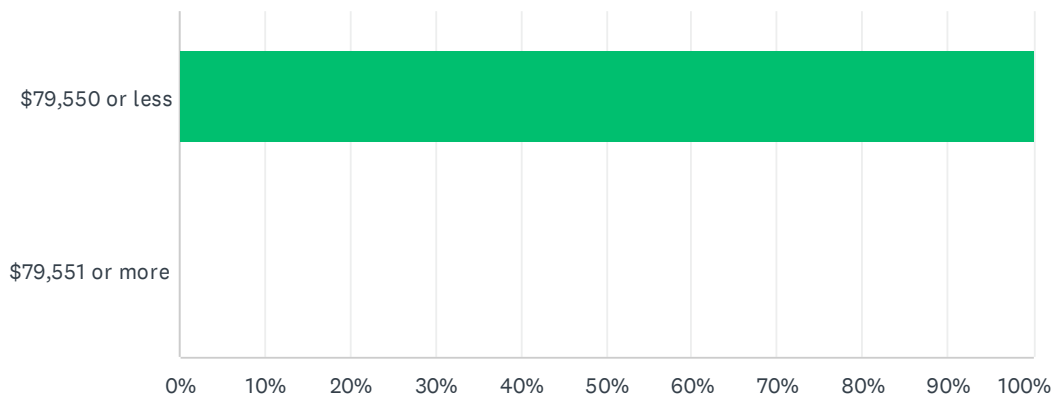
Answered: 4 Skipped: 277



ANSWER CHOICES	RESPONSES
\$74,450 or less	50.00% 2
\$74,451 or more	50.00% 2
TOTAL	4

Q20 Please select the level of income for your 8 person household.

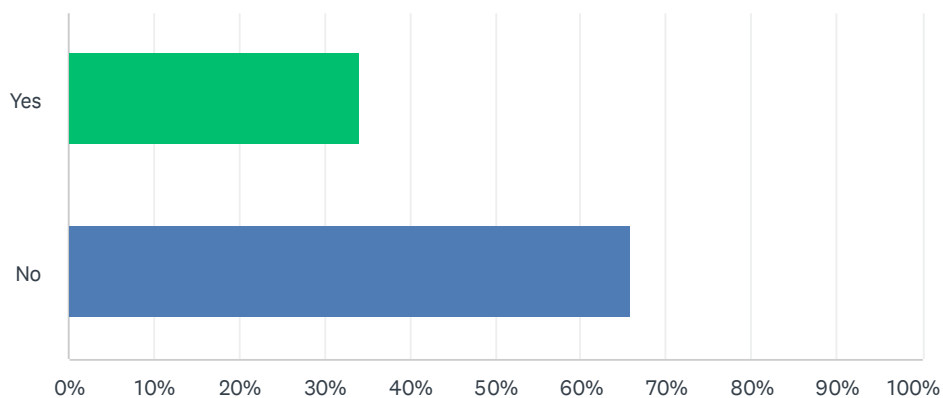
Answered: 1 Skipped: 280



ANSWER CHOICES	RESPONSES
\$79,550 or less	100.00% 1
\$79,551 or more	0.00% 0
TOTAL	1

## Q21 Do you pay more than 50% of your income towards housing costs? Includes rent or mortgage, utilities, insurance & property taxes

Answered: 190 Skipped: 91

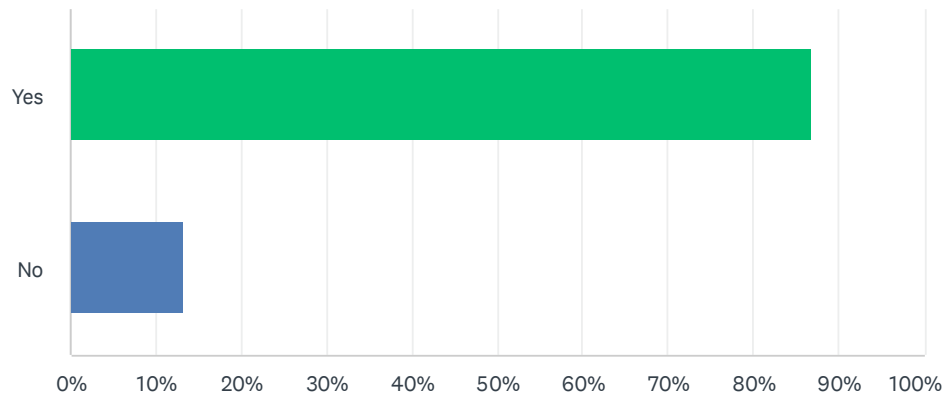


ANSWER CHOICES	RESPONSES
Yes	34.21% 65
No	65.79% 125
TOTAL	190

## Q22 Does your current housing meet your needs?

Answered: 190 Skipped: 91

# Meridian Community Development Block Grant (CDBG) Community Survey



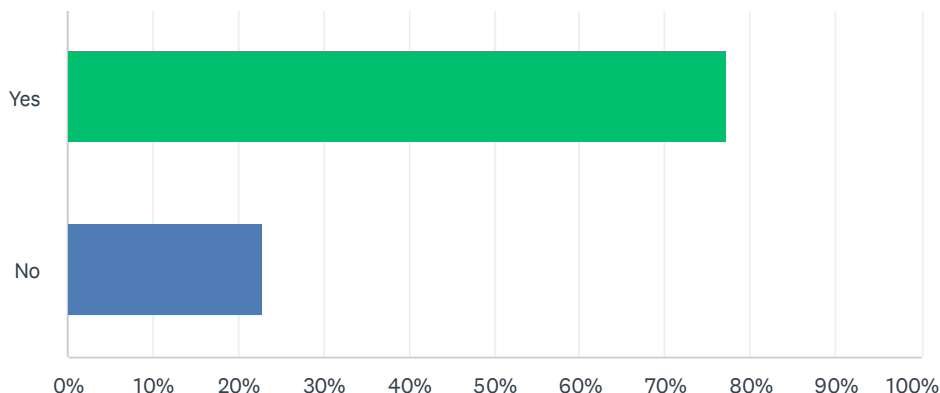
ANSWER CHOICES	RESPONSES
Yes	86.84% 165
No	13.16% 25
TOTAL	190

#	IF NO, PLEASE EXPLAIN	DATE
1	We are hoping to move to a larger home	3/14/2022 10:15 AM
2	Not enough space, rooms,	2/23/2022 6:42 PM
3	Need to live in a safer community, with a yard.	2/22/2022 9:07 PM
4	4 bedrooms and 5 kids. Would like to buy a bigger home.	2/22/2022 3:42 PM
5	Very expensive to rent	2/7/2022 6:21 PM
6	Need a bigger house	2/4/2022 8:56 AM
7	Not enough rooms. Too small	1/26/2022 5:48 PM
8	We could use one extra room	1/26/2022 9:35 AM
9	Need more rooms	1/26/2022 9:25 AM
10	We are going to homeless if we can't find another house by March 31st 2022	1/25/2022 11:12 AM
11	Too Small but the only thing we can afford	1/25/2022 9:22 AM
12	very small	1/25/2022 9:16 AM
13	Yes and no. We have a 3 bed 2 bath. 4 people including my in law and future son on the way. I work from home now also.	1/25/2022 6:36 AM
14	Need a little more square footage	1/25/2022 5:25 AM
15	Too small.	1/24/2022 8:41 PM
16	To small	1/24/2022 8:23 PM
17	To small	1/24/2022 7:29 PM
18	Outgrown current home	1/24/2022 7:01 PM
19	My 3 daughter's share a bedroom, small 2 bedroom and 1 bath. No alone time	1/24/2022 5:20 PM
20	Too small but was what we found available.	1/24/2022 5:11 PM
21	Too small	1/24/2022 4:40 PM

22	We have a 3 bedroom home with 3 boys in 1 room and 1 girl in another and it's crowded.	1/24/2022 4:40 PM
23	1700 sf. is too small	1/24/2022 4:39 PM

## Q23 Is your current housing affordable?

Answered: 189 Skipped: 92



ANSWER CHOICES	RESPONSES
Yes	77.25% 146
No	22.75% 43
TOTAL	189

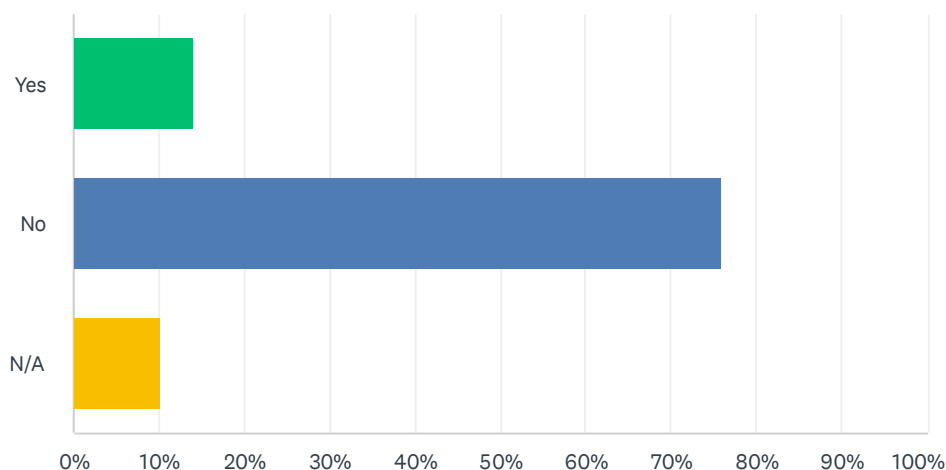
#	IF NO, PLEASE EXPLAIN	DATE
1	most if not all of our paycheck pays for mortgage alone and we rely on family to help us cover other housing expenses with having two full time incomes in our home	3/7/2022 10:38 AM
2	High pricing	2/25/2022 11:27 AM
3	Currently staying with friends	2/23/2022 6:42 PM
4	We pay way more than our apartment is worth.	2/22/2022 9:07 PM
5	Mortgage could be lower!	2/8/2022 2:59 PM
6	Mortgage, insurance, etc. easily exceeds the 30% of my income threshold making it difficult to have funds for anything extracurricular, even as a City employee.	2/8/2022 9:52 AM
7	Rising costs of homes in the valley	2/7/2022 7:44 PM
8	Because it costs so much it takes away from being able to afford saving for the emergency needs that come up. And we can't afford to save up to buy our on home.	2/7/2022 6:32 PM
9	Property Taxes are rising faster than my income	2/7/2022 6:25 PM
10	Too high of rent	2/7/2022 6:21 PM
11	Bought 5 yrs ago for 400k now would sell for 900k.	2/7/2022 6:01 PM
12	Property taxes higher than principal	2/3/2022 11:03 AM
13	Affordable for my household, probably not affordable for others.	2/2/2022 3:22 PM
14	Rent is a bit too high	2/1/2022 5:21 PM

# Meridian Community Development Block Grant (CDBG) Community Survey

15	Only because I have section 8	1/31/2022 3:32 PM
16	Rent continues to increase at a high rate	1/27/2022 8:41 PM
17	Too expensive for 3 bedrooms	1/26/2022 9:25 AM
18	No such thing in the Treasure Valley anymore	1/25/2022 5:39 PM
19	Costs are exceeding my take home pay	1/25/2022 9:53 AM
20	The price for the actual unit is pretty ridiculous	1/25/2022 9:22 AM
21	Things could always be cheaper, it works but would be nicer to be paying less.	1/25/2022 6:46 AM
22	Define affordable. Compared to current prices if I were renting or buying then yes. For our current financial situation yes. Would it be better if it was more affordable? Also yes	1/25/2022 6:36 AM
23	Rent was increased and I am one income household.	1/24/2022 8:41 PM
24	The price is astronomically high. Inflation	1/24/2022 8:23 PM
25	Taxes too high	1/24/2022 7:04 PM
26	Real estate prices have skyrocketed to the poi it would be foolish to move like we'd hoped to	1/24/2022 6:01 PM
27	It is rather high, however I make it work for my daughter.	1/24/2022 5:34 PM
28	Rent space has doubled, so has everything except wage.	1/24/2022 5:20 PM
29	Too expensive	1/24/2022 5:08 PM
30	Rent increase of \$400 in 2 years	1/24/2022 4:40 PM
31	Every month we stress if we can make rent. We both can't work because daycare is expensive and even with this program the price of after school care is not affordable	1/24/2022 4:40 PM
32	It keeps going up = our son lives with us and he pays rent	1/24/2022 3:51 PM
33	Rent and utilities take up almost 2/3 of my base income.	1/24/2022 3:23 PM

## Q24 If you are a homeowner, could you afford your house in today's market?

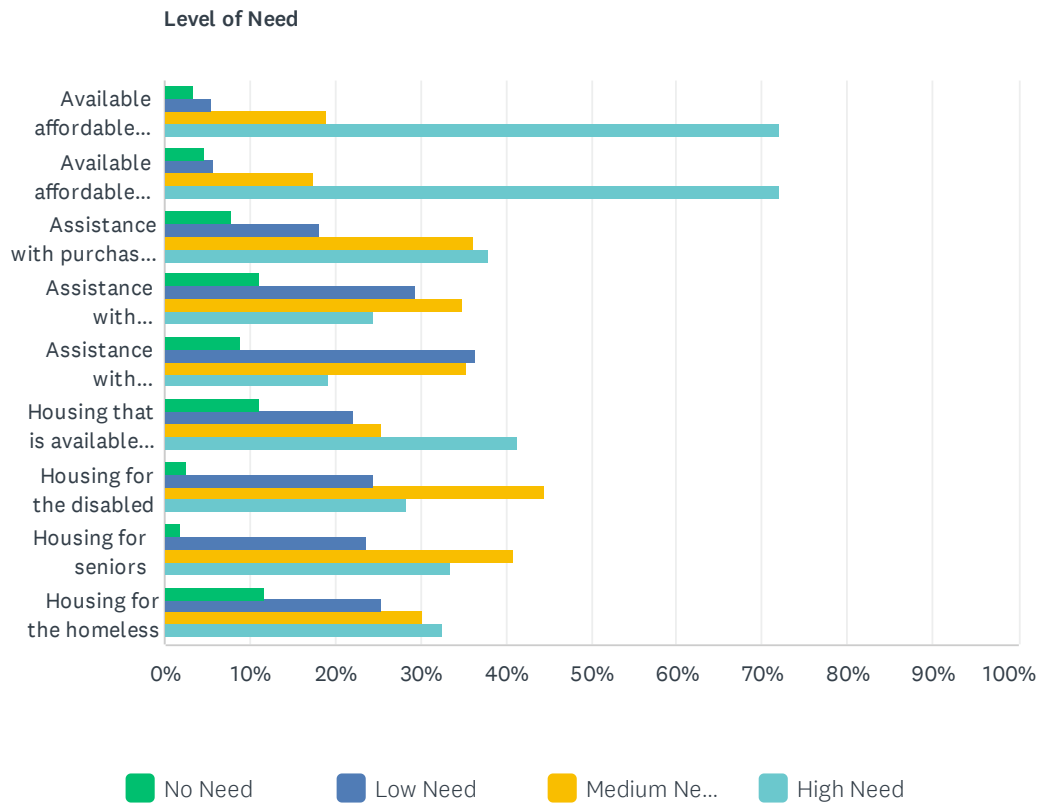
Answered: 186 Skipped: 95



ANSWER CHOICES	RESPONSES	
Yes	13.98%	26
No	75.81%	141
N/A	10.22%	19
TOTAL		186

## Q25 What are the greatest housing needs in Meridian?

Answered: 181 Skipped: 100



## Meridian Community Development Block Grant (CDBG) Community Survey

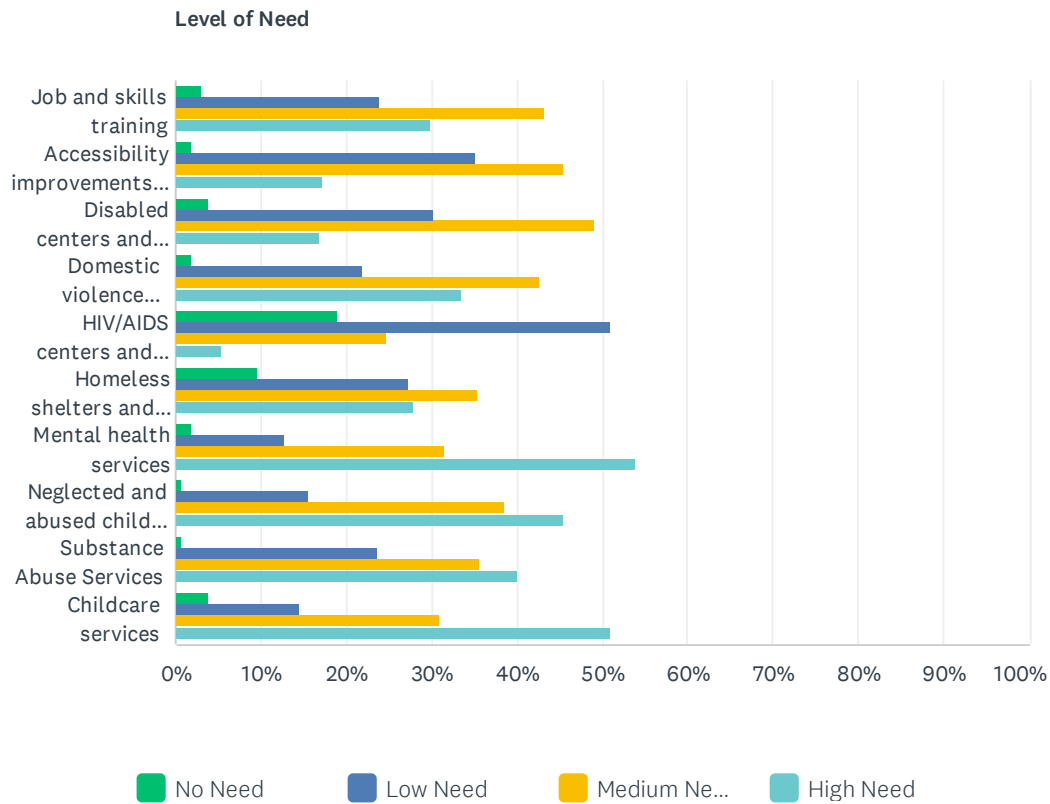
Level of Need					
	NO NEED	LOW NEED	MEDIUM NEED	HIGH NEED	TOTAL
Available affordable homeowner housing	3.35% 6	5.59% 10	18.99% 34	72.07% 129	179
Available affordable rental housing	4.65% 8	5.81% 10	17.44% 30	72.09% 124	172
Assistance with purchasing home	7.83% 13	18.07% 30	36.14% 60	37.95% 63	166
Assistance with mortgage/rental payments	11.04% 18	29.45% 48	34.97% 57	24.54% 40	163
Assistance with repair/rehabilitation of homes	8.98% 15	36.53% 61	35.33% 59	19.16% 32	167
Housing that is available and accessible to all (no discrimination)	11.11% 18	22.22% 36	25.31% 41	41.36% 67	162
Housing for the disabled	2.52% 4	24.53% 39	44.65% 71	28.30% 45	159
Housing for seniors	1.86% 3	23.60% 38	40.99% 66	33.54% 54	161
Housing for the homeless	11.73% 19	25.31% 41	30.25% 49	32.72% 53	162

#	OTHER (PLEASE SPECIFY)	DATE
1	Preventing single family dwellings from becoming rentals	4/7/2022 5:12 PM
2	do we have a homeless problem? it seems like we have plenty of senior/assisted living already. Maybe i am insensitive but Meridian does not need additional low income housing. we do not have the infrastructure to serve that demographic. We do not offer adequate public transport and other infrastructure to support these folks. If we mandate it / build it they will come from places (boise) who can offer a more holistic environment for them to grow and succeed. Providing low income housing without transportation results in this vulnerable populations inability to get to a job or improve their circumstances ultimately relying on public assistance even more. Downtown/urban/dense/integrated communities are where these folks can live, work and play instead of staying home all the time, not because they dont want to improve their situation but because they cant get anywhere.	2/7/2022 9:41 PM
3	HOUSING FOR THE ELDERLY	1/31/2022 2:57 PM
4	Rent/ homes price have increased much more than income	1/27/2022 8:41 PM
5	Reduce neighborhood population density.	1/27/2022 11:13 AM
6	We need to put a building cap on new construction. Meridian is no longer the small cute town it once was.	1/26/2022 7:49 PM
7	Housing is too expensive	1/26/2022 9:25 AM
8	My 2 boys and I need to find a place by March 31st 2022 or we are going to be homeless	1/25/2022 11:12 AM
9	Stop Building High Density Housing Projects - Traffic and congestion is out of control and getting worse.	1/25/2022 10:55 AM
10	elimination of FEDERAL assistance (interference) in every way	1/25/2022 7:51 AM
11	Housing for Single parents	1/24/2022 8:41 PM
12	housing in "secure" or "safe" neighborhoods	1/24/2022 8:01 PM
13	Free markets don't need city control/involvement. Stay in your lane.	1/24/2022 7:08 PM



## Q26 What are the greatest needs for special services in Meridian?

Answered: 175 Skipped: 106



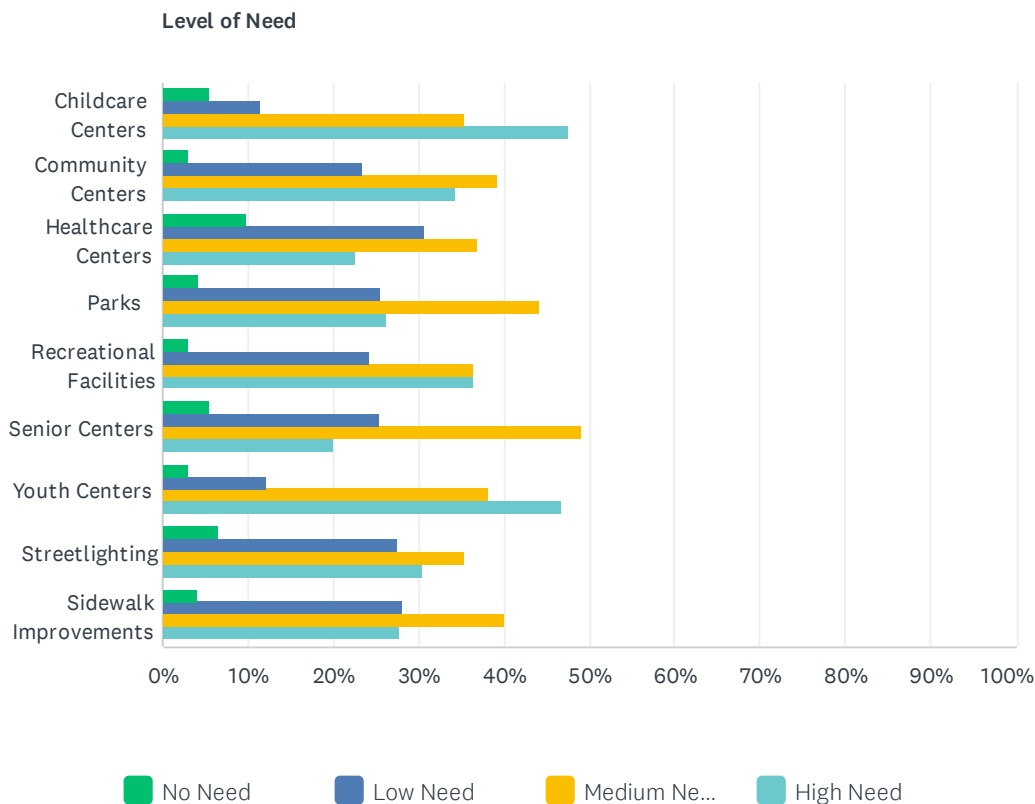
Level of Need					
	NO NEED	LOW NEED	MEDIUM NEED	HIGH NEED	TOTAL
Job and skills training	3.05% 5	23.78% 39	43.29% 71	29.88% 49	164
Accessibility improvements (for persons with disabilities)	1.92% 3	35.26% 55	45.51% 71	17.31% 27	156
Disabled centers and services	3.87% 6	30.32% 47	49.03% 76	16.77% 26	155
Domestic violence centers and services	1.94% 3	21.94% 34	42.58% 66	33.55% 52	155
HIV/AIDS centers and services	18.95% 29	50.98% 78	24.84% 38	5.23% 8	153
Homeless shelters and services	9.49% 15	27.22% 43	35.44% 56	27.85% 44	158
Mental health services	1.82% 3	12.73% 21	31.52% 52	53.94% 89	165
Neglected and abused children centers and services	0.62% 1	15.53% 25	38.51% 62	45.34% 73	161
Substance Abuse Services	0.63% 1	23.75% 38	35.63% 57	40.00% 64	160
Childcare services	3.77% 6	14.47% 23	30.82% 49	50.94% 81	159

#	OTHER (PLEASE SPECIFY)	DATE
1	the existing meridian population does not have needs in most of these areas unless it is invisible or something. we are not a large urban center with thousands of people in need of these services on a daily basis. most of these services are available in adequate quantities within a few miles of Meridian. We do not need to become a solution to problems that largely exist outside of our city. we dont need to be everything for everyone.	2/7/2022 9:41 PM
2	Elderly ride services	1/31/2022 2:57 PM
3	N	1/27/2022 8:41 PM
4	Cps takes over a month to get in touch with	1/26/2022 9:25 AM
5	We are on so many long waiting lists for all the properties that accept Housing but we will be homeless March 31st if nothing is available by then	1/25/2022 11:12 AM
6	Affordable childcare services	1/24/2022 8:22 PM

## Q27 Community Facilities and Infrastructure

Answered: 177 Skipped: 104

# Meridian Community Development Block Grant (CDBG) Community Survey



Level of Need					
	NO NEED	LOW NEED	MEDIUM NEED	HIGH NEED	TOTAL
Childcare Centers	5.49% 9	11.59% 19	35.37% 58	47.56% 78	164
Community Centers	3.01% 5	23.49% 39	39.16% 65	34.34% 57	166
Healthcare Centers	9.82% 16	30.67% 50	36.81% 60	22.70% 37	163
Parks	4.17% 7	25.60% 43	44.05% 74	26.19% 44	168
Recreational Facilities	3.03% 5	24.24% 40	36.36% 60	36.36% 60	165
Senior Centers	5.45% 9	25.45% 42	49.09% 81	20.00% 33	165
Youth Centers	3.03% 5	12.12% 20	38.18% 63	46.67% 77	165
Streetlighting	6.59% 11	27.54% 46	35.33% 59	30.54% 51	167
Sidewalk Improvements	4.12% 7	28.24% 48	40.00% 68	27.65% 47	170

#	OTHER (PLEASE SPECIFY)	DATE
1	Shared, public track facilities for running shorter distances. We have plenty of pathways but no real all-weather tracks for those who run sprints.	2/8/2022 9:52 AM
2	No more banks/credit unions, healthcare or huge housing developments!! we dont have the infrastructure for this! we already aer running out of water, both drinking and irrigation.	2/7/2022 9:41 PM

## Meridian Community Development Block Grant (CDBG) Community Survey

3	Pedestrian pathway connectivity that includes infill projects	2/7/2022 8:19 PM
4	I	2/7/2022 6:45 PM
5	Road work to adjust to high level of people moving here	2/7/2022 6:21 PM
6	More places like the YMCA and boys and girls club.	1/27/2022 8:41 PM
7	Road improvements	1/26/2022 2:30 PM
8	Public transportation/Mass transportation	1/25/2022 11:47 AM
9	We need to find a place that we accept a Housing Voucher or we'll lose it	1/25/2022 11:12 AM
10	All main roads that lead to a school should have street lights. Half of cherry lane and Linder are not lite enough when students are walking to school.	1/24/2022 8:44 PM
11	Improved roads	1/24/2022 4:26 PM
12	PLEASE get rid of the newer street lights with the angle half way up. They are extremely visually disruptive when driving. The older style of street lights are so much better and never distract or draw attention to your eye. This is a safety and aesthetic concern. The new lights also look so ugly. Also, the South YMCA is so small, it is such a huge miss for the size of community and young families needing to use it. It needs expansion funding to include a track and more space for youth like the West Y.	1/13/2022 8:31 PM
13	High need to fix potholes	1/8/2022 8:44 PM

## Q28 How would you describe available housing in the City of Meridian?

Answered: 160 Skipped: 121

#	RESPONSES	DATE
1	Not sure.	4/7/2022 5:12 PM
2	Costly, but doable with effort.	3/14/2022 10:15 AM
3	Expensive. Expensive. Expensive.	3/8/2022 11:14 AM
4	The people that have lived and impacted the community of Meridian for the past several years are now being booted from there homes and now cannot afford to live in the city that they grew up in.	3/7/2022 10:38 AM
5	Expensive	3/7/2022 10:29 AM
6	Too expensive	3/7/2022 10:11 AM
7	Adequate	2/28/2022 2:51 PM
8	Limited	2/25/2022 11:27 AM
9	Low	2/24/2022 12:34 AM
10	Hard for single parent households	2/23/2022 6:42 PM
11	Their currently is very minimal housing in Meridian and will quickly be bought with cash if there are.	2/22/2022 9:31 PM
12	It is not available.	2/22/2022 9:07 PM
13	Limited	2/22/2022 7:43 PM
14	Over priced and not enough existing homes for sale.	2/22/2022 3:42 PM
15	Expensive currently	2/18/2022 4:05 PM
16	Not good	2/9/2022 11:52 AM

# Meridian Community Development Block Grant (CDBG) Community Survey

17	Pricey, but worth it for the amenities!	2/9/2022 7:34 AM
18	Too much \$	2/8/2022 11:50 PM
19	Overpriced	2/8/2022 2:59 PM
20	Out of reach financially for a majority of residents. IF people make enough money to qualify for mortgages, they are usually well over the 30% income threshold.	2/8/2022 9:52 AM
21	Nothing affordable	2/8/2022 9:48 AM
22	Basically, since the Californians have driven up prices with their cash, affordable housing in Meridian (and the rest of Idaho) is NON-EXISTANT.	2/8/2022 9:07 AM
23	Low	2/8/2022 8:35 AM
24	There is very little workforce housing.	2/8/2022 5:20 AM
25	WAY TOO MUCH, WAY TOO FAST!! The expensive, Newer housing is not well built i.e. contractors, inspectors, etc are all cutting corners in order to build more houses faster, i.e. make more money. quantity over quality. We are still dealing with these shoddy construction problems from the last housing contractors "lets get rich while it lasts" mess from 2004/2007. Apartments / high density housing and mega large housing developments are outpacing everything else we need to be a balanced and happy community. Half the residents of Meridian (no joke, I hear it EVERYWHERE) wonder if the entire city council is on the payroll of Brighton or BVA! Every insane infrastructure busting, quality of life destroying development seems to be rubber stamped without any consideration of what it does to our city. DO WE WANT MERIDIAN TO BE THE BEST CITY IN AMERICA TO LIVE or THE FASTEST GROWING CITY IN AMERICA? We cant have both! Our current direction is a short term gain, long term loss and the residents of this fine city will remember those at the helm when Meridian no longer represents what we loved and moved here for in the first place. Is that the legacy you want?	2/7/2022 9:41 PM
26	Unknown	2/7/2022 8:19 PM
27	low to non-existent	2/7/2022 7:14 PM
28	Nonexistent for purchasing at such a high cost	2/7/2022 7:02 PM
29	Limited supply	2/7/2022 6:50 PM
30	Expensive	2/7/2022 6:45 PM
31	It doesn't exist anymore now.	2/7/2022 6:32 PM
32	Expensive	2/7/2022 6:25 PM
33	Too high of rent and house prices. Food, gas everything is going up and idaho natives can't keep up with the wages that we are making	2/7/2022 6:21 PM
34	Meridian City is providing housing at an adequate rate. The city cannot dictate housing prices and the city should not promote uncontrolled growth when the infrastructure is not there to support it. ITD and ACHD must fund roads and the residents need to pass school bonds so we have the resources to sustain all the currently approved housing.	2/7/2022 6:10 PM
35	There really isn't any.	2/7/2022 6:01 PM
36	Unattainable	2/7/2022 2:50 PM
37	Expensive	2/7/2022 2:48 PM
38	Difficult	2/4/2022 8:42 AM
39	sparse	2/4/2022 8:39 AM
40	Very poor	2/4/2022 8:25 AM
41	Low	2/3/2022 5:02 PM
42	Housing too high- income opportunities too low, too many minimum wage job-economic inequality	2/3/2022 11:03 AM

# Meridian Community Development Block Grant (CDBG) Community Survey

43	Low inventory, high cost	2/3/2022 10:41 AM
44	low to none	2/3/2022 10:29 AM
45	expensive	2/2/2022 3:22 PM
46	It's available but getting way expensive.	2/1/2022 5:21 PM
47	Expensive	1/31/2022 5:57 PM
48	Almost nothing is available and if it is there is a lot of competition for the housing and the price is too high.	1/31/2022 3:32 PM
49	Overly expensive and exclusive	1/31/2022 2:57 PM
50	Not affordable to most long term residents	1/31/2022 12:55 PM
51	It is all too expensive for the middle or lower class Idahoan	1/27/2022 10:03 PM
52	Expensive and overpriced	1/27/2022 8:41 PM
53	Poor for affordable housing.	1/27/2022 7:47 PM
54	mid- to - high cost seems most prevalent.	1/27/2022 1:51 PM
55	Overpriced	1/27/2022 10:24 AM
56	HIGH RENT RATE AND LITTLE AVAILABILITY	1/27/2022 8:49 AM
57	Scarce	1/26/2022 7:49 PM
58	Unaffordable	1/26/2022 7:41 PM
59	Unaffordable!	1/26/2022 5:48 PM
60	What is available is separated by roads not built to withstand the amount of traffic.	1/26/2022 2:30 PM
61	Not enough houses, overcrowded in high occupancy apartments, roads overcrowded	1/26/2022 1:14 PM
62	I live in Boise and am not as familiar, but I know that here, not too far from the Boise/Meridian city limits, rentals are impossible to come by.	1/26/2022 11:13 AM
63	unaffordable	1/26/2022 9:35 AM
64	Low houses are over priced and no availability	1/26/2022 9:25 AM
65	Well, there's available and affordable, no good it being available if its not affordable.	1/26/2022 7:44 AM
66	Expensive	1/25/2022 8:22 PM
67	available housing is expensive	1/25/2022 7:36 PM
68	Available to the rich	1/25/2022 5:39 PM
69	Expensive	1/25/2022 2:48 PM
70	Housing is being built. People are just impatient. With the flood of people to Meridian how could any city possibly be expected to keep up with demand?	1/25/2022 2:16 PM
71	Out of my price-range. Predatory property management.	1/25/2022 2:02 PM
72	There are not enough affordable homes to purchase in Meridian.	1/25/2022 1:38 PM
73	Nonexistent and unaffordable	1/25/2022 1:26 PM
74	Housing prices are still available but prices are going up	1/25/2022 12:45 PM
75	Pricey	1/25/2022 12:17 PM
76	overpriced / over taxed	1/25/2022 11:47 AM
77	Non existent	1/25/2022 11:46 AM
78	It's hard to find housing that is affordable.	1/25/2022 11:42 AM
79	not able to find anything in all of Ada County that we can afford. The 2 most important things	1/25/2022 11:12 AM

# Meridian Community Development Block Grant (CDBG) Community Survey

that are not raising to meet the high housing market is wages and Housing Voucher.

80	Expensive.	1/25/2022 9:53 AM
81	The prices have gotten so expensive it's hard to afford without having to group up with other families or roommates to be able to make ends meet	1/25/2022 9:22 AM
82	minimal and not affordable compared to wages	1/25/2022 9:16 AM
83	Not very available or affordable	1/25/2022 8:48 AM
84	Not enough housing that is affordable with wages in the area	1/25/2022 8:26 AM
85	It has become out of sync with wages in the last few years. The free market will adjust without Federal intervention.	1/25/2022 7:51 AM
86	Too many expensive home developments and no lower priced new homes ! The cost of buying an older home for those 30-40 age us now impossible and rents are too high!	1/25/2022 7:12 AM
87	Just our young that will need help buying they're first home that are from Idaho.	1/25/2022 7:11 AM
88	Fair	1/25/2022 6:46 AM
89	Short supply and expensive	1/25/2022 6:36 AM
90	Expensive	1/25/2022 6:27 AM
91	High	1/25/2022 6:02 AM
92	insufficient	1/25/2022 5:27 AM
93	extremely difficult for existing idaho residents	1/25/2022 5:25 AM
94	It's bad, but so is most of Idaho and many other places in the US.	1/24/2022 11:41 PM
95	Housing has become unaffordable for many.	1/24/2022 9:46 PM
96	Not enough and definitely not affordable	1/24/2022 9:42 PM
97	Not many	1/24/2022 9:36 PM
98	Expensive compared to earnings for median incomes	1/24/2022 9:32 PM
99	Unknown to myself	1/24/2022 9:28 PM
100	No financial availability for local families to buy in meridian	1/24/2022 9:20 PM
101	Unavailable and unaffordable.	1/24/2022 9:05 PM
102	Way to expensive for any normal Idahoan to afford	1/24/2022 8:44 PM
103	Not available at all	1/24/2022 8:41 PM
104	Unattainably, overpriced	1/24/2022 8:23 PM
105	Poor for residents	1/24/2022 8:22 PM
106	Too expensive	1/24/2022 8:06 PM
107	inconsistent, depending on geographic area; very high prices especially for newer homes	1/24/2022 8:01 PM
108	Not available and unaffordable	1/24/2022 7:58 PM
109	Extremely low	1/24/2022 7:58 PM
110	Few and far between	1/24/2022 7:56 PM
111	Too competitive for locals	1/24/2022 7:56 PM
112	Out of control....moratorium 3 yrs	1/24/2022 7:38 PM
113	Not affordable	1/24/2022 7:29 PM
114	Harder to find now than 3 years ago.	1/24/2022 7:13 PM
115	Poor	1/24/2022 7:04 PM

# Meridian Community Development Block Grant (CDBG) Community Survey

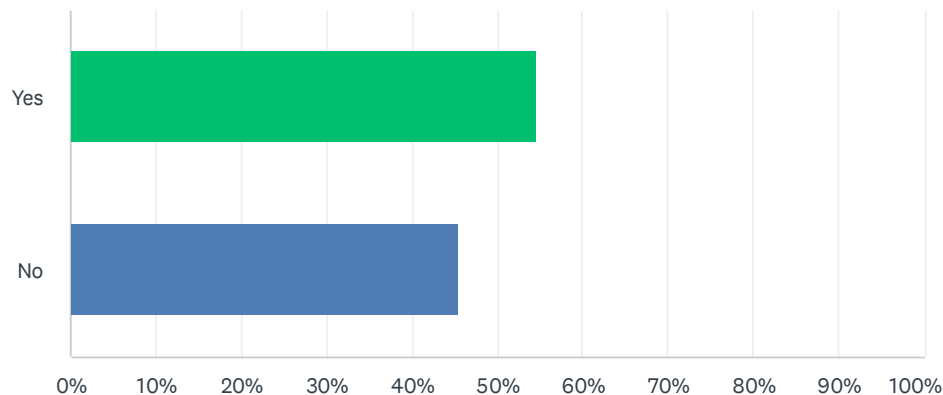
116	Not available	1/24/2022 7:03 PM
117	Unaffordable! Outbid by out of state cash offers over asking price.	1/24/2022 7:01 PM
118	Too high and not enough affordable housing	1/24/2022 6:56 PM
119	Expensive	1/24/2022 6:44 PM
120	Ok	1/24/2022 6:39 PM
121	plenty.	1/24/2022 6:12 PM
122	Too competitive and expensive for locals	1/24/2022 6:01 PM
123	Non existent	1/24/2022 5:46 PM
124	More expensive than can be afforded with local wages	1/24/2022 5:38 PM
125	Limited	1/24/2022 5:34 PM
126	Not enough affordable housing either for purchase or rent at this time.	1/24/2022 5:31 PM
127	Not readily available for average resident	1/24/2022 5:29 PM
128	Easy	1/24/2022 5:23 PM
129	There's none available.	1/24/2022 5:22 PM
130	Unless you have the money to buy a house out right, you ain't getting a house	1/24/2022 5:20 PM
131	Low to Nil.... Except for the people that bought houses specifically to rent them and need to pay their mortgages in a charging outrageous amounts of money for a rental....	1/24/2022 5:11 PM
132	Too expensive	1/24/2022 5:08 PM
133	Home ownership would not be possible for people who make this city run, including teachers and emergency service professionals.	1/24/2022 5:03 PM
134	Not much out there	1/24/2022 5:00 PM
135	market is getting more expensive but growing too with supply shoul;d help	1/24/2022 4:57 PM
136	As long as you're making a combined income of \$85,000 or more you should be able to afford a home in Meridian	1/24/2022 4:56 PM
137	Too expensive and not enough!	1/24/2022 4:51 PM
138	Nonexistent	1/24/2022 4:50 PM
139	I feel homes are available just at a higher market	1/24/2022 4:40 PM
140	Limited	1/24/2022 4:40 PM
141	Apts that cost to much	1/24/2022 4:40 PM
142	There isn't much	1/24/2022 4:40 PM
143	very pricey but really good products	1/24/2022 4:39 PM
144	Low availability of affordable housing.	1/24/2022 4:39 PM
145	Low	1/24/2022 4:38 PM
146	Not affordable without roommates	1/24/2022 4:38 PM
147	Almost nonexistent	1/24/2022 4:35 PM
148	Hard to find at a reasonable price	1/24/2022 4:26 PM
149	Moderate	1/24/2022 4:17 PM
150	Too many multi family residences	1/24/2022 4:15 PM
151	Very high	1/24/2022 3:51 PM



152	Fair	1/24/2022 3:31 PM
153	Non existent	1/24/2022 3:23 PM
154	slim	1/24/2022 3:18 PM
155	Beyond reach of avg Idahoan	1/24/2022 8:49 AM
156	Very expensive per square foot, most new affordable new builds are cheaply built, mature homes are so expensive you can't get loans for them.	1/13/2022 8:31 PM
157	Impossible for single income households	1/10/2022 5:45 PM
158	Hard to find that is affordable	1/9/2022 2:39 PM
159	Way too expensive and lack of affordable options.	1/8/2022 8:44 PM
160	Expensive	1/8/2022 5:43 PM

## Q29 Do you feel Meridian offers equal housing opportunities for all residents?

Answered: 176 Skipped: 105



ANSWER CHOICES	RESPONSES
Yes	54.55% 96
No	45.45% 80
TOTAL	176

#	IF NO, PLEASE EXPLAIN	DATE
1	If you don't work you can't afford it and don't deserve it! Plenty of work available and no reason for not working.	3/14/2022 10:15 AM
2	Residents with low income aren't able to own their home or live here.	3/8/2022 11:14 AM
3	Prices have increased as well as cost of living without the equal increase of income opportunities	3/7/2022 10:38 AM
4	All houses are priced so high that all are not able to live here	3/7/2022 10:11 AM
5	It's too expensively.	2/22/2022 9:07 PM
6	Higher prices effective in keeping out the riff raff!	2/9/2022 7:34 AM

# Meridian Community Development Block Grant (CDBG) Community Survey

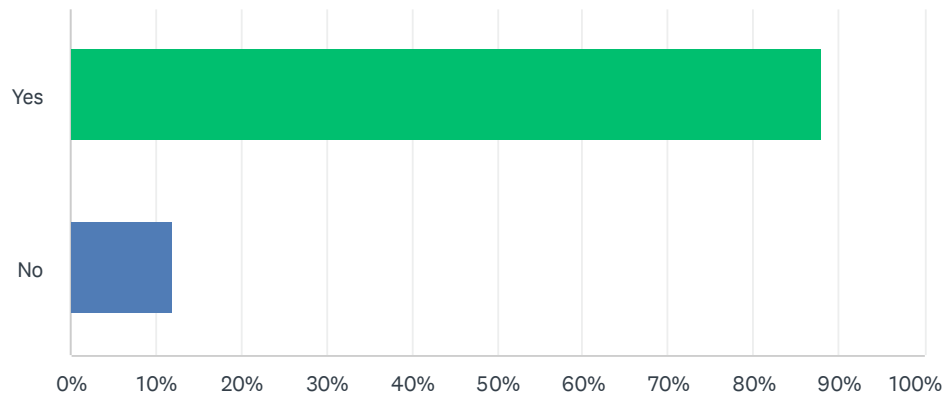
7	Seems like too much for median income	2/8/2022 11:50 PM
8	Most jobs in area don't support the cost of these house/rental properties	2/8/2022 2:59 PM
9	Financial capabilities limit the "equal" opportunity.	2/8/2022 9:52 AM
10	Don't know	2/8/2022 9:48 AM
11	Local native Idahoans who want to own their home have been drive out of the market by cash-rich immigrants from out of state. driven out of the market.	2/8/2022 9:07 AM
12	Housing is for the upper middle income range	2/8/2022 5:20 AM
13	long time residents are being taxed out of their homes	2/7/2022 8:03 PM
14	because of pricing housing is not available to all	2/7/2022 7:14 PM
15	Too expensive	2/7/2022 7:02 PM
16	Income desparity	2/7/2022 6:39 PM
17	It's only for the rich bidder	2/7/2022 6:38 PM
18	Its gear more towards high income 2 family member income to have a chance to survive	2/7/2022 6:32 PM
19	Lower income or single parent cannot afford	2/7/2022 2:50 PM
20	The existing prices force families out of the market, in my opinion, for no reason at all.	2/3/2022 5:02 PM
21	Again, job/economic opportunities are unmatched with housing costs	2/3/2022 11:03 AM
22	Lack of low income housing	2/3/2022 10:41 AM
23	i believe the current housing market is not affordable for most	2/3/2022 10:29 AM
24	I don't believe it is or should be the City's responsibility to ensure "equal" housing opportunity.	2/2/2022 3:22 PM
25	I am a family of 3-4 and a two bedroom is too high for rent, utilities, food, gas, toiletries, etc. I'm a single mother.	2/1/2022 5:21 PM
26	I have lived here for 17 years but in the last 4 years rent has increased so much I can't afford life anymore. Wages have not increased to cover the cost of living in meridian. Not equal.	1/27/2022 8:41 PM
27	i've never seen any ads, news reports, newspaper blurbs, or PSA's. Is social media utilized?	1/27/2022 1:51 PM
28	Income inequality	1/26/2022 5:48 PM
29	Not enough low income housing in Meridian.	1/26/2022 2:30 PM
30	Cost of living 5heoughout the treasure valley is too high for the rate of pay of jobs available	1/26/2022 1:39 PM
31	Property developers and competitive rental and home sale markets are pushing out longtime residents who are lower to middle-range middle class.	1/26/2022 11:13 AM
32	The rent is extremely high and without good credit or big down, hard to find places	1/26/2022 9:35 AM
33	It is difficult for lower income and other disadvantaged or marginalized populations.	1/25/2022 2:48 PM
34	What person on social security could afford \$2k/month? How many families have been pushed out of meridian because they can't afford to stay there? On top of cost, I know two people personally who have been run out of their housing due to being harassed by neighbors and not supported by property management. And in the topic of property management your former councilman's father just proposed a bill that would disallow cities from setting restrains on predatory property management fees. Most people struggling to find housing don't have the luxury of the ability to hire a lawyer to fight against property management companies.	1/25/2022 2:02 PM
35	The wages here don't match the cost demands	1/25/2022 1:26 PM
36	affordable housing is not being constructed	1/25/2022 12:17 PM
37	Affordable housing for the developmentally disabled is non-existent	1/25/2022 11:47 AM
38	People are priced out of the market and the waitlists for assistance is ridiculous.	1/25/2022 11:42 AM

# Meridian Community Development Block Grant (CDBG) Community Survey

39	Not enough due to everyone from out of state gets them first. Idahoians should get first choice. We're getting pushed out of our own state.	1/25/2022 11:12 AM
40	Not sure how low income folks handle the current housing cost	1/25/2022 9:53 AM
41	The prices have made it so that low income families aren't able to make it anymore without having to roommate or double up with another family	1/25/2022 9:22 AM
42	Older home prices are exorbitant and rents exorbitant	1/25/2022 7:12 AM
43	THe issue I see is cost at this point the jobs available can't meet costs	1/25/2022 6:36 AM
44	Not all have the opportunity to find safe, healthy housing.	1/24/2022 11:41 PM
45	I have no knowledge of this subject	1/24/2022 9:28 PM
46	No to limited options for low-income	1/24/2022 9:05 PM
47	Rents have increased to impossible affordable housing and cost of purchasing a home is extremely high and unaffordable.	1/24/2022 8:41 PM
48	Meridian only offers equal housing opportunities for people with \$100K or more in the bank. The household income must be above \$100K annual income in order to have money left over for food, gas & electricity	1/24/2022 8:23 PM
49	Too expensive and segregated	1/24/2022 8:22 PM
50	Housing purchases are too high even for middle income families	1/24/2022 8:06 PM
51	affordability, competitive pricing	1/24/2022 8:01 PM
52	I have had friends be discriminated against due to LGBTQ status	1/24/2022 7:58 PM
53	Many people cannot afford housing in Meridian	1/24/2022 7:56 PM
54	Difficult for young adult native Idaho residents to compete and afford the same as those moving here	1/24/2022 7:56 PM
55	Starter homes for working young single adults.	1/24/2022 7:04 PM
56	Unaffordable	1/24/2022 6:44 PM
57	Deposits are insane	1/24/2022 5:20 PM
58	Anybody who is looked at the housing market here realizes people have bought houses and are renting them for exorbitant amount of money that people here cannot afford.	1/24/2022 5:11 PM
59	Too expensive	1/24/2022 5:08 PM
60	There isn't enough low- cost housing	1/24/2022 5:03 PM
61	First time homebuyers will find it difficult to purchase a home without sizeable equity to put down	1/24/2022 4:56 PM
62	Limited to no low income housing	1/24/2022 4:40 PM
63	3x your income to pay rent, not realistic without roommates	1/24/2022 4:38 PM
64	IDK	1/24/2022 4:17 PM
65	Unaffordable and not enough access for those rebuilding credit, rebuilding after felonies, divorces, single parents.	1/24/2022 3:23 PM
66	Opportunity yes - affordability no	1/24/2022 8:49 AM

**Q30 Are you aware of the "basic" Fair Housing requirements (which prohibit discrimination in buying, selling, renting, or lending based on race, color, religion, sex, disability, nationality, familial status)?**

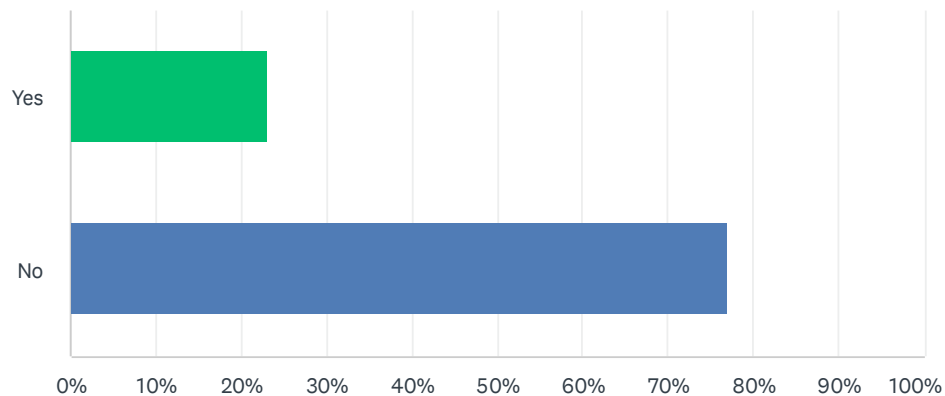
Answered: 183 Skipped: 98



ANSWER CHOICES	RESPONSES	
Yes	87.98%	161
No	12.02%	22
TOTAL		183

### Q31 Do you believe housing discrimination is an issue in Meridian?

Answered: 174 Skipped: 107



ANSWER CHOICES	RESPONSES	
Yes	22.99%	40
No	77.01%	134
TOTAL		174

#	IF YES, PLEASE EXPLAIN	DATE
1	Only indirectly; due to some of the emphasis on types of housing rather than others.	3/8/2022 11:14 AM
2	If you can't afford it, find some where you can afford!	2/9/2022 7:34 AM
3	Unsure	2/8/2022 11:50 PM

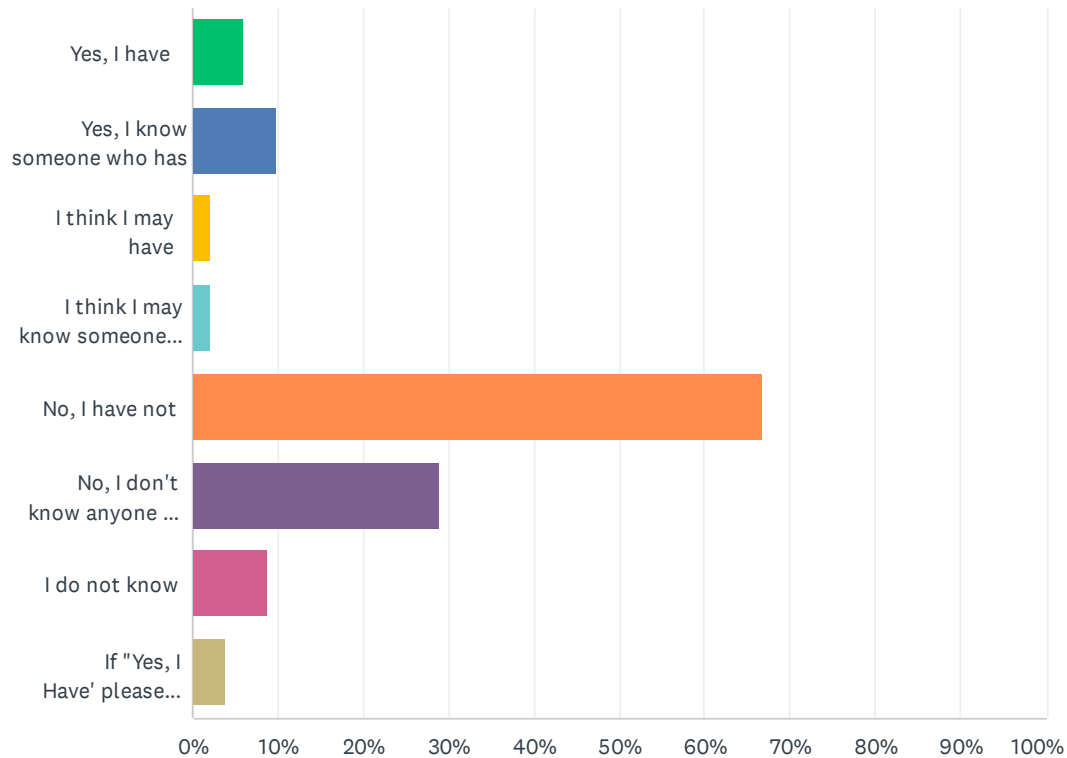
# Meridian Community Development Block Grant (CDBG) Community Survey

4	I think there is financial discrimination due to overpriced properties	2/8/2022 2:59 PM
5	Don't know	2/8/2022 9:48 AM
6	See the response to Item 21 above...	2/8/2022 9:07 AM
7	Hard to quantify - state is predominantly white	2/8/2022 5:20 AM
8	I am sure there are some personal biases that I am unaware of	2/7/2022 8:19 PM
9	If you want to buy you have to out bid out of state buyers	2/7/2022 6:38 PM
10	Its pushed out the seniors.	2/7/2022 6:32 PM
11	I have experienced it being a single mom with kids	1/31/2022 3:32 PM
12	I'm not a marginalized individual but I believe there to be inequity.	1/26/2022 2:30 PM
13	There is and will continue to be housing discrimination, especially when the legislatures don't put caps on rental and application fees. Also there is discrimination against the LGBTQ community.	1/26/2022 1:14 PM
14	the entire treasure valley is growing so quickly that it seems property is going to the highest bidder	1/26/2022 11:13 AM
15	Next to impossible if Middle or Lower Class	1/25/2022 5:39 PM
16	It happens. My business interests bring me into contact with regular examples of discrimination.	1/25/2022 2:48 PM
17	People that I know who are LGBTQIA and people of color are afraid to even visit meridian- let alone seek housing there. I think this is an issue with housing but it is a larger issue as well.	1/25/2022 2:02 PM
18	I'm sure people are discriminated against, particularly among those who identify as conservative	1/25/2022 1:26 PM
19	affordable housing is a NIMBYA issue	1/25/2022 12:17 PM
20	the high cost of housing discriminates with the less fortunate	1/25/2022 11:47 AM
21	Our neighborhoods are mostly upper white middle class	1/25/2022 11:42 AM
22	Out-of-staters getting what we deserve	1/25/2022 11:12 AM
23	It's very much discriminatory of people of low income	1/25/2022 9:22 AM
24	I don't know. I haven't experienced it but I would be unlikely to based on my demographics. I think it is likely since I have seen other types of discrimination in the area.	1/25/2022 8:26 AM
25	Fair Housing prevents blatant discrimination, but allows housing discrimination under other technicalities.	1/24/2022 11:41 PM
26	People discriminate against people moving here from out of the state	1/24/2022 9:32 PM
27	Sellers holding out for cash offers/multiple bids from out of state	1/24/2022 9:20 PM
28	minimal lower income housing available	1/24/2022 8:01 PM
29	Discrimination based on LGBTQ status or non Trump/liberal support	1/24/2022 7:58 PM
30	Hardly see any	1/24/2022 6:01 PM
31	I have not personally experienced it but there are very limited minorities whom can obtain housing in Meridian.	1/24/2022 5:34 PM
32	unsure	1/24/2022 4:26 PM
33	IDK	1/24/2022 4:17 PM

Q32 Have you ever experienced housing discrimination? Select all that apply

# Meridian Community Development Block Grant (CDBG) Community Survey

Answered: 183 Skipped: 98



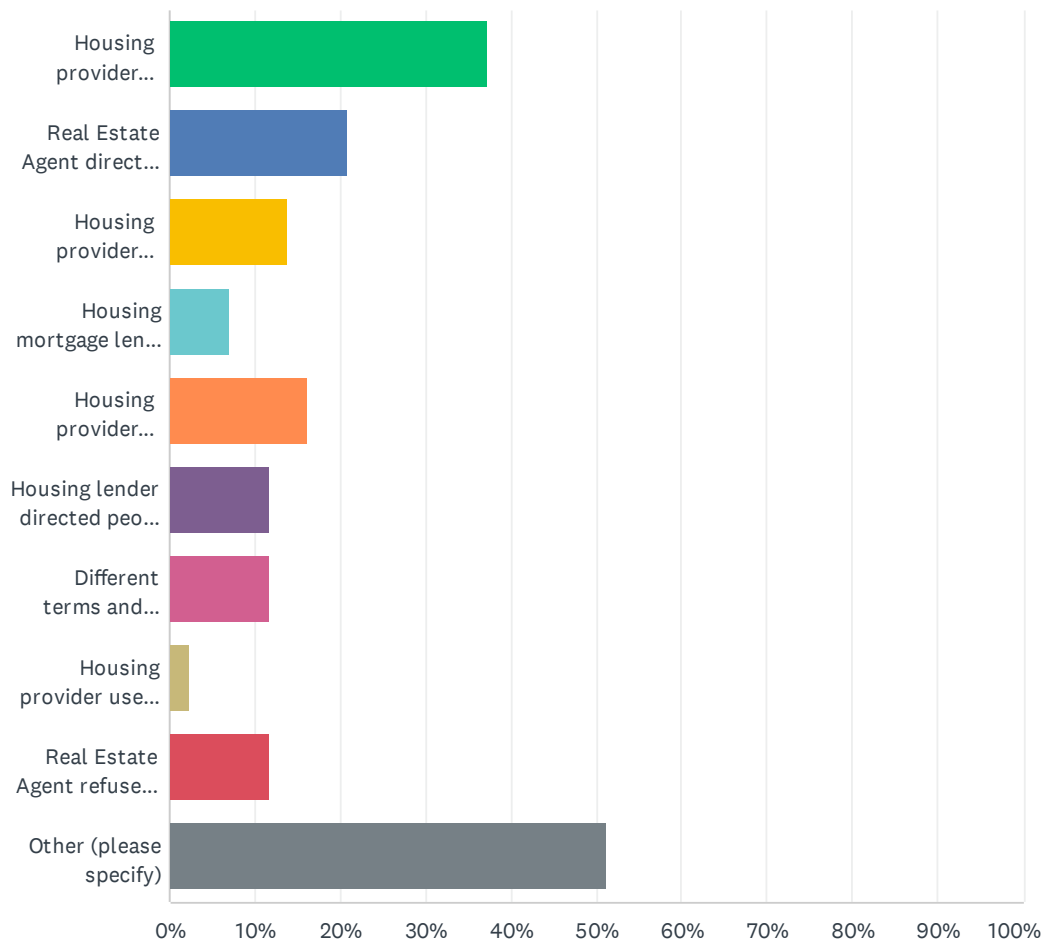
ANSWER CHOICES	RESPONSES	
Yes, I have	6.01%	11
Yes, I know someone who has	9.84%	18
I think I may have	2.19%	4
I think I may know someone who has	2.19%	4
No, I have not	66.67%	122
No, I don't know anyone who has	28.96%	53
I do not know	8.74%	16
If "Yes, I Have' please explain:	3.83%	7
Total Respondents: 183		

#	IF "YES, I HAVE' PLEASE EXPLAIN:	DATE
1	My son cannot afford to own his home on a single-parent income and is currently living with us (his parents).	2/8/2022 9:07 AM
2	I have experienced it yrying to tent in Meridian a few years ago	1/31/2022 3:32 PM
3	I am on the sex offender registry. most apartments and assisted living facilities won't take me.	1/31/2022 2:57 PM
4	I know two separate LGBTQIA couple who were 1. Essentially ran out of their apartment due to harassment that was allowed and enabled to continue via the apartment manager and 2. That were essentially allowed to apply (\$) but then told that nothing was available to them (this couple included a black person).	1/25/2022 2:02 PM

5	After I returned from Viet Nam and well into the 80's Military personnel were routinely refused housing in the civilian marketplace.	1/25/2022 11:47 AM
6	Because I'm on a Housing Voucher. No one will rent to us. I've been living at my current residence for 10 years with the voucher. It's not fair.	1/25/2022 11:12 AM
7	No credit history	1/9/2022 2:39 PM

**Q33 If you believe or think that you or someone you know encountered housing discrimination, please indicate all the following that apply.**

Answered: 43 Skipped: 238



## Meridian Community Development Block Grant (CDBG) Community Survey

ANSWER CHOICES	RESPONSES	
Housing provider refused to rent or deal with a person	37.21%	16
Real Estate Agent directed people to certain neighborhoods	20.93%	9
Housing provider falsely denied that housing was available	13.95%	6
Housing mortgage lender discriminated by denying mortgage	6.98%	3
Housing provider refused to make reasonable accommodations for a tenant with disabilities	16.28%	7
Housing lender directed people to one or more people certain neighborhoods	11.63%	5
Different terms and conditions were provided for renting based on race of the tenant	11.63%	5
Housing provider used discriminatory advertising	2.33%	1
Real Estate Agent refused to sell or deal with a person	11.63%	5
Other (please specify)	51.16%	22
Total Respondents: 43		

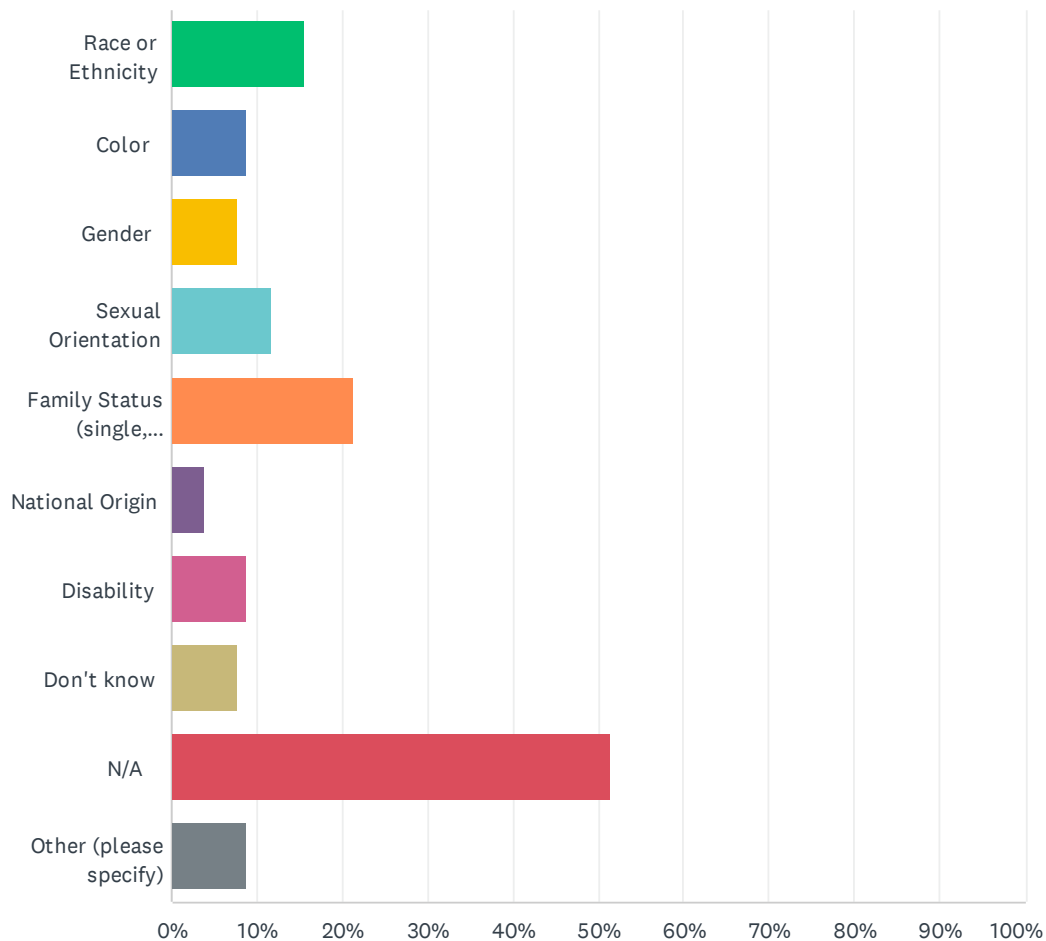
#	OTHER (PLEASE SPECIFY)	DATE
1	NA	2/22/2022 7:43 PM
2	Over-heated real estate market in Meridian (and Idaho).	2/8/2022 9:07 AM
3	N/A	2/7/2022 8:19 PM
4	My Daughter and I have to rent together and because of my bad credit they doubled the deposit. They attitude change and we felt they didn't want to rent to us regardless of my excellent rental history.	2/7/2022 6:32 PM
5	No	2/4/2022 8:42 AM
6	N/A	2/4/2022 8:25 AM
7	I know a family with 9 children that was pushed out of their rental and they struggled for months to find something that would accomodate them. They didn't want to buy, as they are feeling as though they should leave the area anyhow.	1/26/2022 11:13 AM
8	None	1/25/2022 12:45 PM
9	We will be homeless because of the high housing market and a lot of it has to do with Hihd Housing Market and renters will take the highest amount and not people who really need a place.	1/25/2022 11:12 AM
10	Hunting for examples of discrimination is a way to justify more government interference and the erosion of individual freedoms. I was a Realtor in the area for 30 years.	1/25/2022 7:51 AM
11	Certain demographics of tenants were treated poorly, forced out without technically being evicted, and were less likely to receive deposits back.	1/24/2022 11:41 PM
12	None	1/24/2022 8:41 PM
13	discrimination based on gender identity, religion	1/24/2022 8:01 PM
14	Greedy landlords and developers are the problem	1/24/2022 7:38 PM
15	Na	1/24/2022 7:03 PM
16	I am not aware of anyone suffering from housing discrimination (aside from affordability)	1/24/2022 5:46 PM
17	N/A	1/24/2022 5:29 PM
18	No experience	1/24/2022 4:51 PM



19	Inappropriate requirements	1/24/2022 4:17 PM
20	Was told housing was available and to apply, but none was and therefore I paid a fee for something that didn't exist.	1/24/2022 3:23 PM
21	Not applicable	1/10/2022 5:45 PM
22	A woman without credit history I could not rent	1/9/2022 2:39 PM

### Q34 On what basis do you believe you or someone you know were discriminated against? Select all that apply

Answered: 103 Skipped: 178

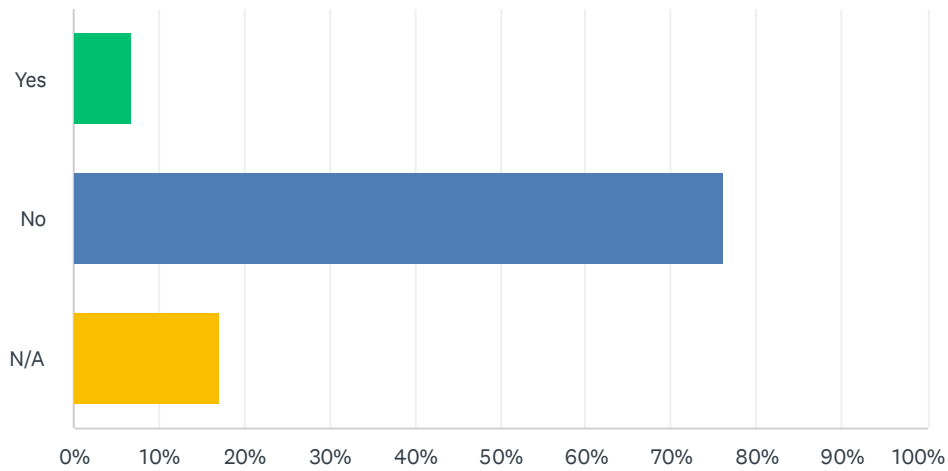


ANSWER CHOICES	RESPONSES	
Race or Ethnicity	15.53%	16
Color	8.74%	9
Gender	7.77%	8
Sexual Orientation	11.65%	12
Family Status (single, divorced, children, expecting a child)	21.36%	22
National Origin	3.88%	4
Disability	8.74%	9
Don't know	7.77%	8
N/A	51.46%	53
Other (please specify)	8.74%	9
Total Respondents: 103		

#	OTHER (PLEASE SPECIFY)	DATE
1	I have bad credit but excellent rental history. But changed from nice to doubling the deposit plus want first last month rent knowing we couldn't afford it. So we would go away	2/7/2022 6:32 PM
2	Being listed as a sex offender.	1/31/2022 2:57 PM
3	fully employed, no criminal record, but mildly autistic and strictly religious.	1/27/2022 1:51 PM
4	Military service	1/25/2022 11:47 AM
5	People who need a Housing Voucher to survive and most places won't accept due to being poor	1/25/2022 11:12 AM
6	Income	1/25/2022 9:22 AM
7	I'm a straight, white male.	1/25/2022 7:51 AM
8	We need to stop as this is what is causing the issue	1/25/2022 7:11 AM
9	Age	1/24/2022 5:20 PM

**Q35 If you believe you have been subjected to discrimination, have you reported the incident?**

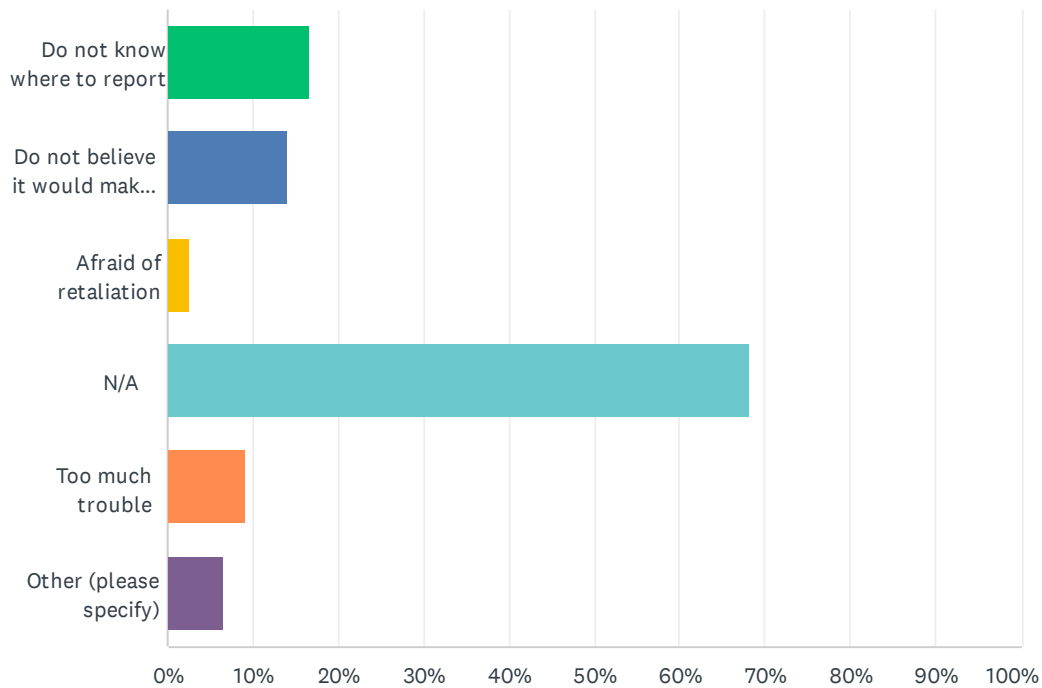
Answered: 88 Skipped: 193



ANSWER CHOICES	RESPONSES	
Yes	6.82%	6
No	76.14%	67
N/A	17.05%	15
TOTAL		88

### Q36 If no, please select all of the following that apply:

Answered: 120 Skipped: 161



ANSWER CHOICES	RESPONSES	
Do not know where to report	16.67%	20
Do not believe it would make a difference	14.17%	17
Afraid of retaliation	2.50%	3
N/A	68.33%	82
Too much trouble	9.17%	11
Other (please specify)	6.67%	8
Total Respondents: 120		

#	OTHER (PLEASE SPECIFY)	DATE
1	h	2/7/2022 7:02 PM
2	Its very hard to prove. But its obvious what they were doing. And this type of discrimination is not covered by the law description.	2/7/2022 6:35 PM
3	Did not experience it	2/7/2022 2:50 PM
4	NA	2/2/2022 3:22 PM
5	family member simply returned to previous town when he couldn't find a low cost small apt.	1/27/2022 1:54 PM
6	My opinions are well know to our Senators and Representatives.	1/25/2022 7:52 AM
7	Need information	1/25/2022 6:29 AM
8	Not applicable	1/10/2022 5:45 PM

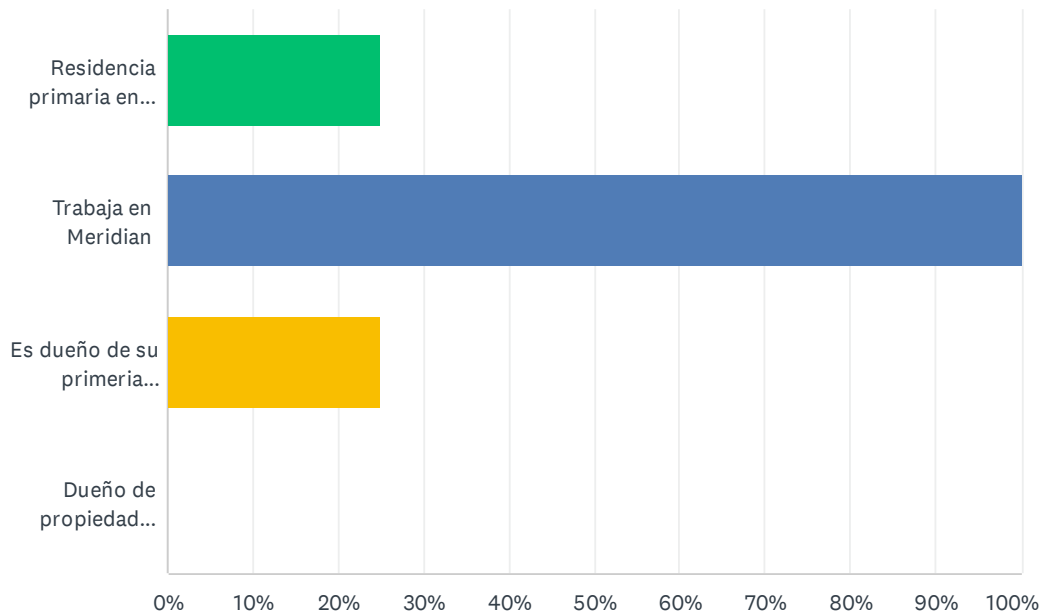
### Q37 Endónde se enteró de esta encuesta?

Answered: 0 Skipped: 281

#	RESPONSES	DATE
	There are no responses.	

### Q38 Usted vive o trabaja en Meridian? Escoja todas las respuestas que le corresponden

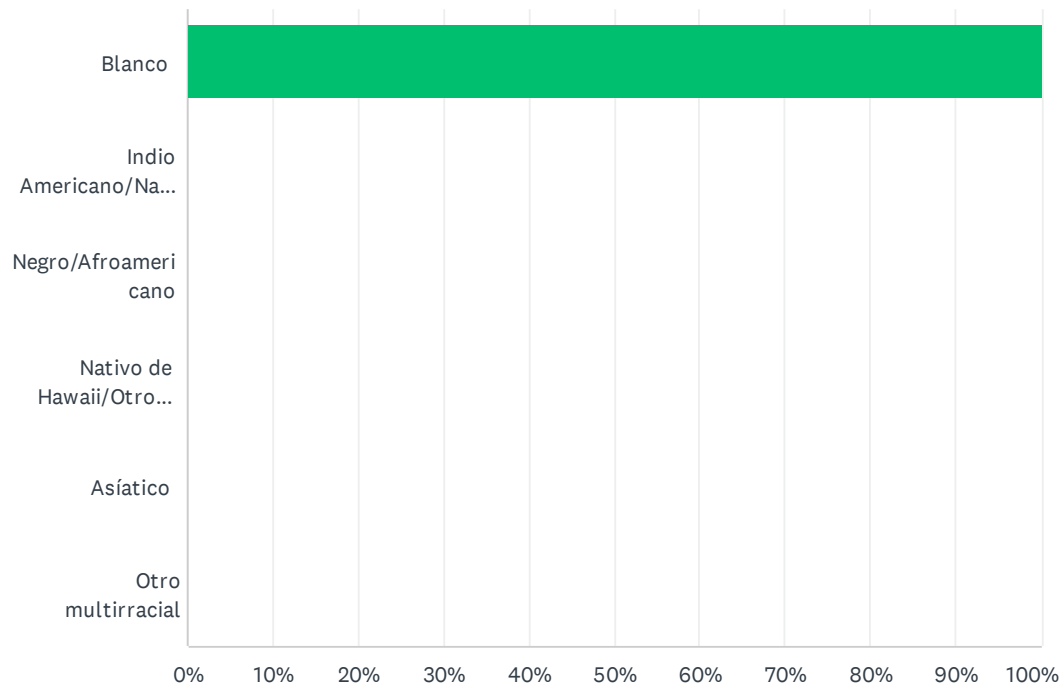
Answered: 4 Skipped: 277



ANSWER CHOICES	RESPONSES	
Residencia primaria en Meridian es rentada	25.00%	1
Trabaja en Meridian	100.00%	4
Es dueño de su primera residencia	25.00%	1
Dueño de propiedad comercial en Meridian	0.00%	0
Total Respondents: 4		

### Q39 Con cual raza se identifica?

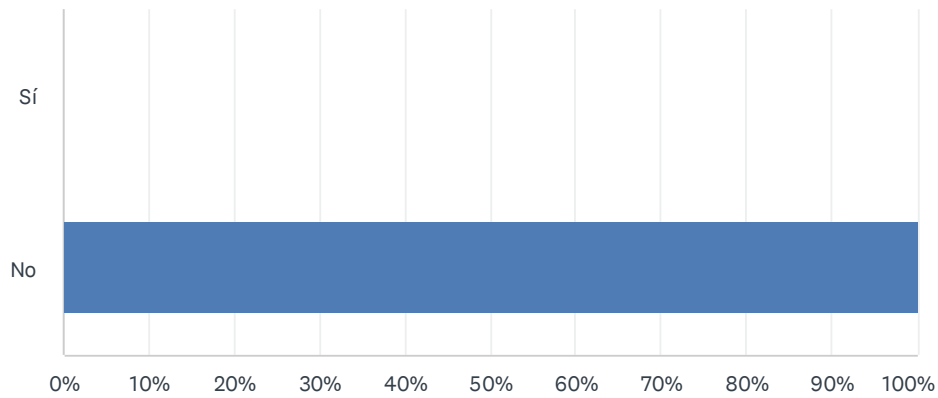
Answered: 4 Skipped: 277



ANSWER CHOICES	RESPONSES	
Blanco	100.00%	4
Indio Americano/Nativo de Alaska	0.00%	0
Negro/Afroamericano	0.00%	0
Nativo de Hawaii/Otro isleño del Pacifico	0.00%	0
Asiático	0.00%	0
Otro multirracial	0.00%	0
TOTAL		4

## Q40 Se identifica como Hispano/Latino?

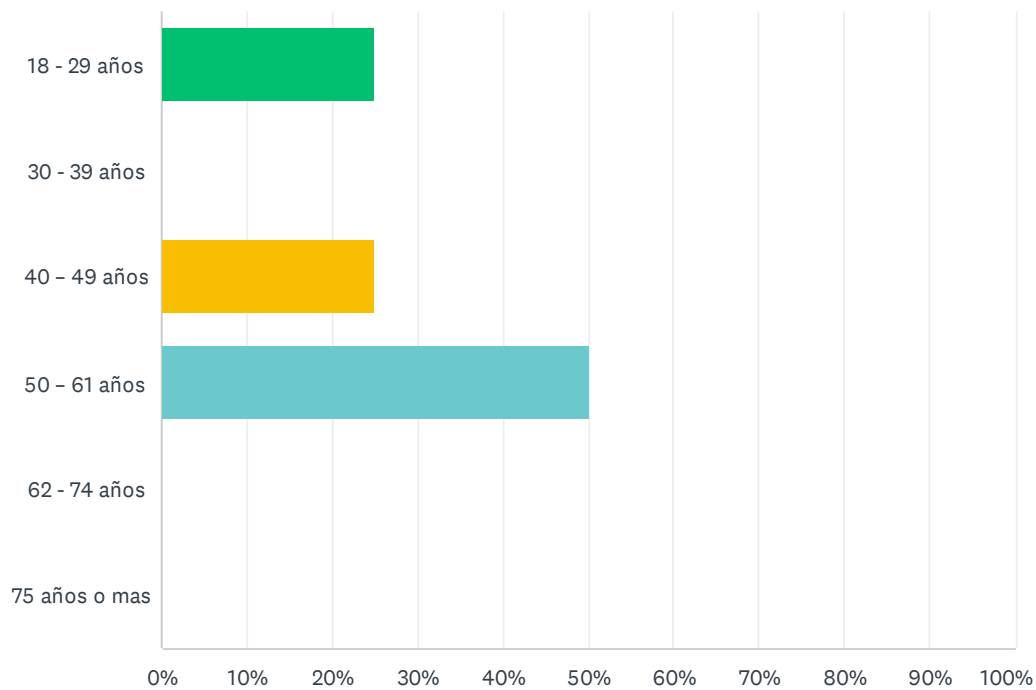
Answered: 4 Skipped: 277



ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	100.00%	4
TOTAL		4

## Q41 Cual es su edad?

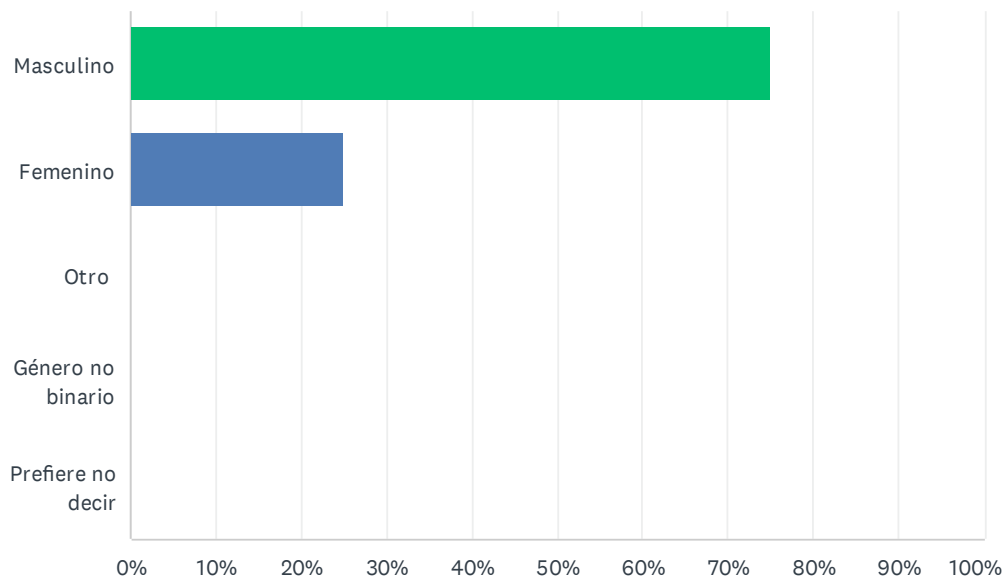
Answered: 4 Skipped: 277



ANSWER CHOICES	RESPONSES	
18 - 29 años	25.00%	1
30 - 39 años	0.00%	0
40 – 49 años	25.00%	1
50 – 61 años	50.00%	2
62 - 74 años	0.00%	0
75 años o mas	0.00%	0
TOTAL		4

## Q42 Cómo se identifica?

Answered: 4 Skipped: 277

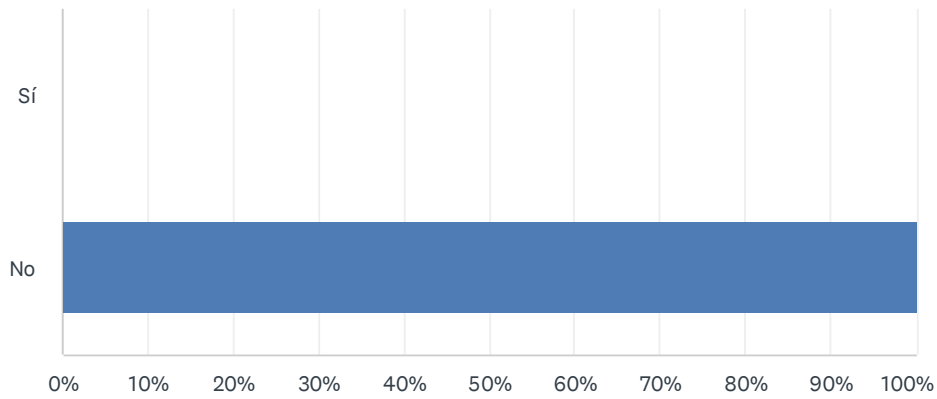


ANSWER CHOICES	RESPONSES	
Masculino	75.00%	3
Femenino	25.00%	1
Otro	0.00%	0
Género no binario	0.00%	0
Prefiere no decir	0.00%	0
TOTAL		4

## Q43 Alguna vez a servido en alguna seccion del ejército de los Estados Unidos?

Answered: 4 Skipped: 277

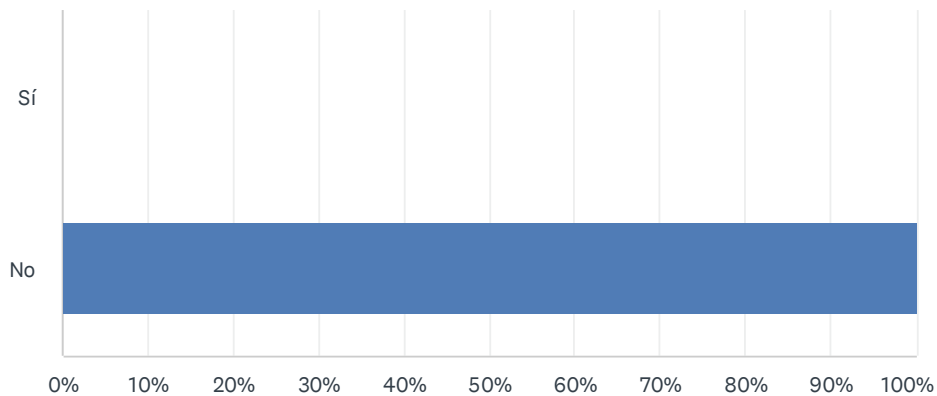




ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	100.00%	4
TOTAL		4

## Q44 Es usted una persona viviendo con una forma de discapacidad?

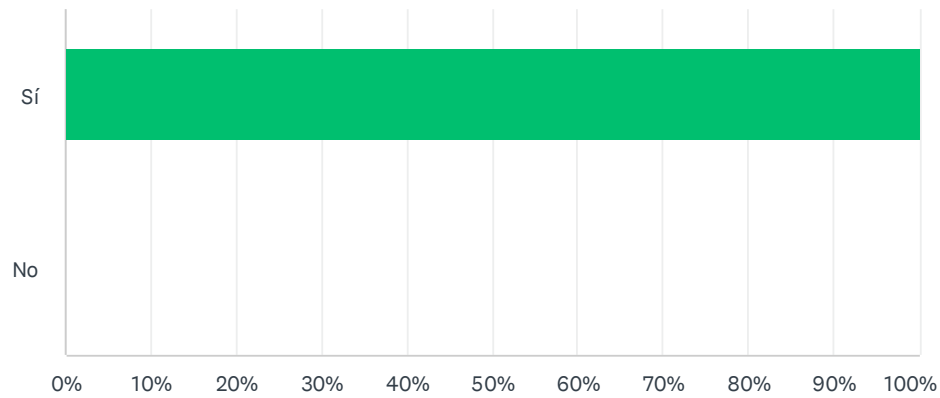
Answered: 4 Skipped: 277



ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	100.00%	4
TOTAL		4

## Q45 Tiene acceso a internet en su casa?

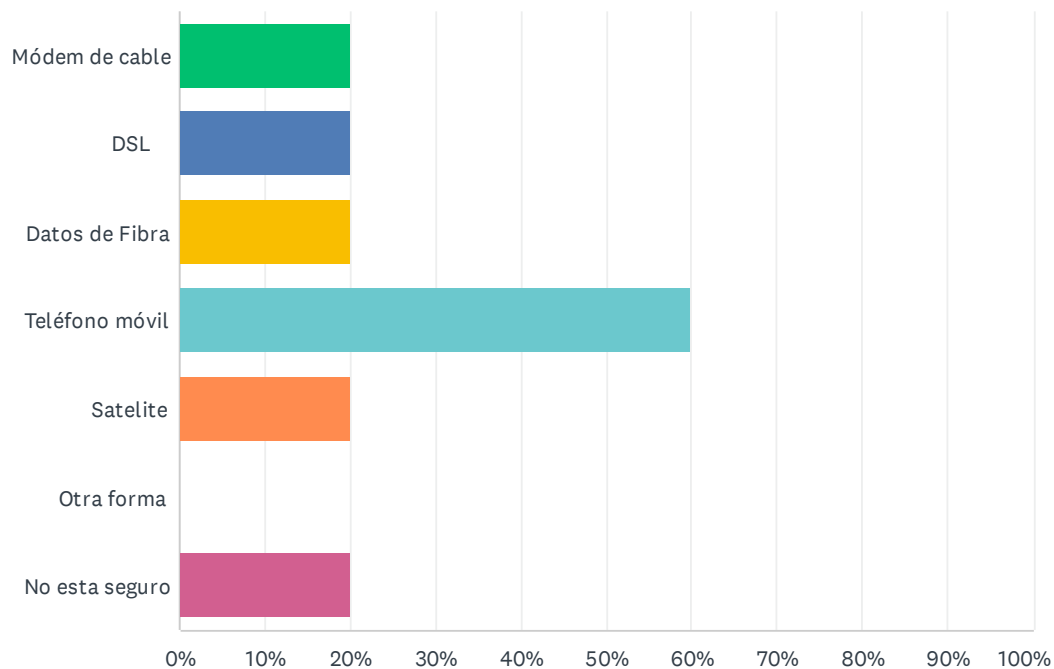
Answered: 4 Skipped: 277



ANSWER CHOICES	RESPONSES	
Sí	100.00%	4
No	0.00%	0
TOTAL		4

Q46 Si su respuesta es si, escoja todos los tipos de acceso:

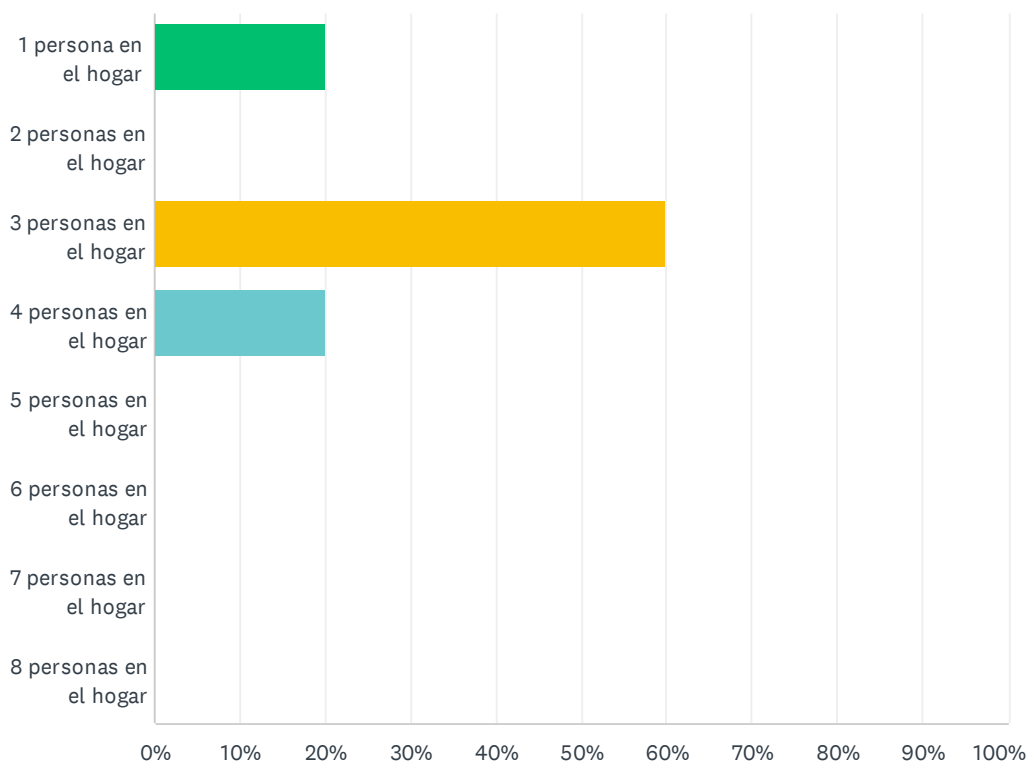
Answered: 5 Skipped: 276



ANSWER CHOICES	RESPONSES	
Módem de cable	20.00%	1
DSL	20.00%	1
Datos de Fibra	20.00%	1
Teléfono móvil	60.00%	3
Satelite	20.00%	1
Otra forma	0.00%	0
No esta seguro	20.00%	1
Total Respondents: 5		

## Q47 Cuantas personas ay en su hogar?

Answered: 5 Skipped: 276



ANSWER CHOICES	RESPONSES	
1 persona en el hogar	20.00%	1
2 personas en el hogar	0.00%	0
3 personas en el hogar	60.00%	3
4 personas en el hogar	20.00%	1
5 personas en el hogar	0.00%	0
6 personas en el hogar	0.00%	0
7 personas en el hogar	0.00%	0
8 personas en el hogar	0.00%	0
TOTAL		5

### Q48 Por favor escoja el nivel de ingresos para la 1 persona en el hogar

Answered: 0 Skipped: 281

 No matching responses.

ANSWER CHOICES	RESPONSES	
\$42,200 o menos	0.00%	0
\$42,201 o más	0.00%	0
TOTAL		0

### Q49 Por favor escoja el nivel de ingresos para las 2 personas en el hogar

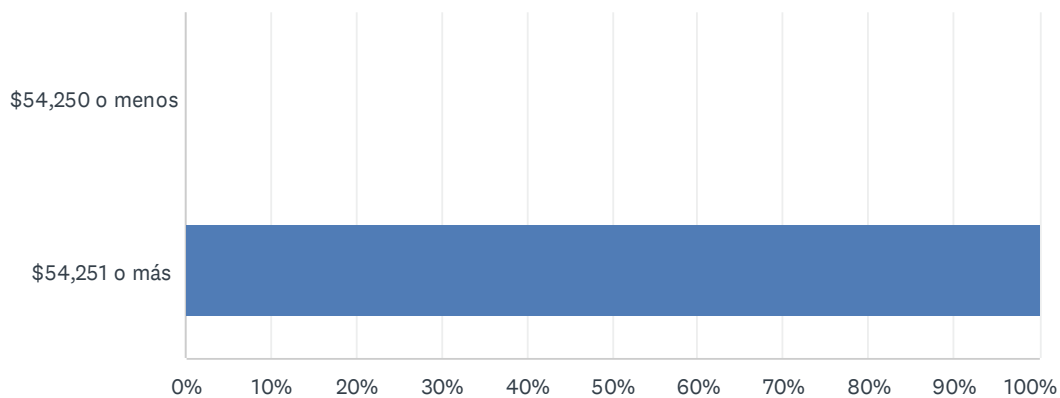
Answered: 0 Skipped: 281

 No matching responses.

ANSWER CHOICES	RESPONSES	
\$48,200 o menos	0.00%	0
\$48,201 o más	0.00%	0
TOTAL		0

### Q50 Por favor escoja el nivel de ingresos para las 3 personas en el hogar

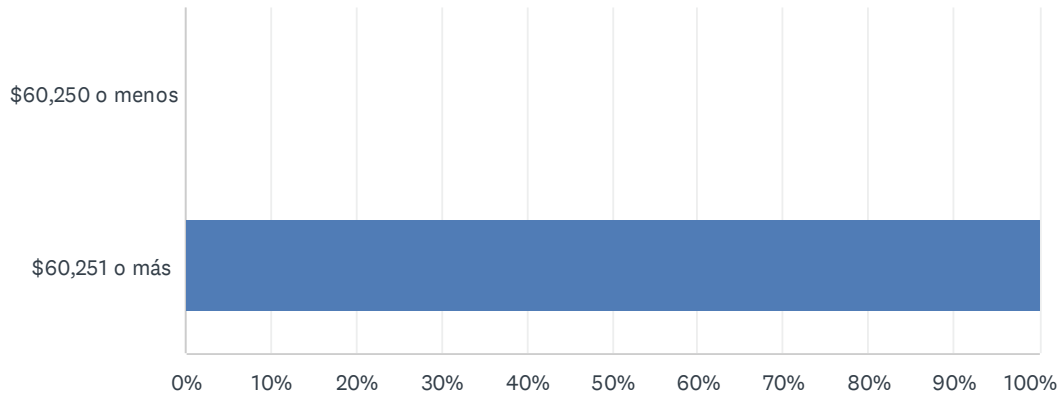
Answered: 3 Skipped: 278



ANSWER CHOICES	RESPONSES	
\$54,250 o menos	0.00%	0
\$54,251 o más	100.00%	3
TOTAL		3

## Q51 Por favor escoja el nivel de ingresos para las 4 personas en el hogar

Answered: 1 Skipped: 280



ANSWER CHOICES	RESPONSES	
\$60,250 o menos	0.00%	0
\$60,251 o más	100.00%	1
TOTAL		1

## Q52 Por favor escoja el nivel de ingresos para las 5 personas en el hogar

Answered: 0 Skipped: 281

⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
\$65,100 o menos	0.00%	0
\$65,101 o más	0.00%	0
TOTAL		0

### Q53 Por favor escoja el nivel de ingresos para las 6 personas en el hogar

Answered: 0 Skipped: 281

⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
\$69,900 o menos	0.00%	0
\$69,901 o más	0.00%	0
TOTAL		0

### Q54 Por favor escoja el nivel de ingresos para las 7 personas en el hogar

Answered: 0 Skipped: 281

⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
\$74,750 o menos	0.00%	0
\$74,751 o más	0.00%	0
TOTAL		0

### Q55 Por favor escoja el nivel de ingresos para las 8 personas en el hogar

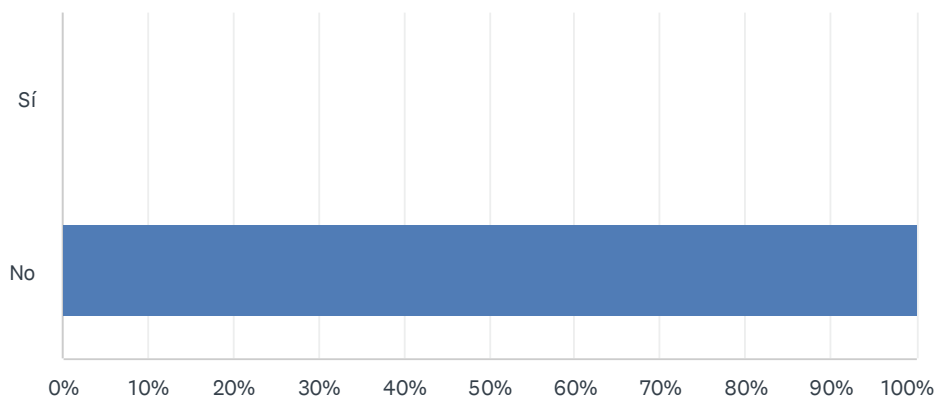
Answered: 0 Skipped: 281

⚠ No matching responses.

ANSWER CHOICES	RESPONSES
\$79,550 o menos	0.00% 0
\$79,551 o más	0.00% 0
TOTAL	0

## Q56 Paga más de 50% de sus ingresos para el gasto de su vivienda?

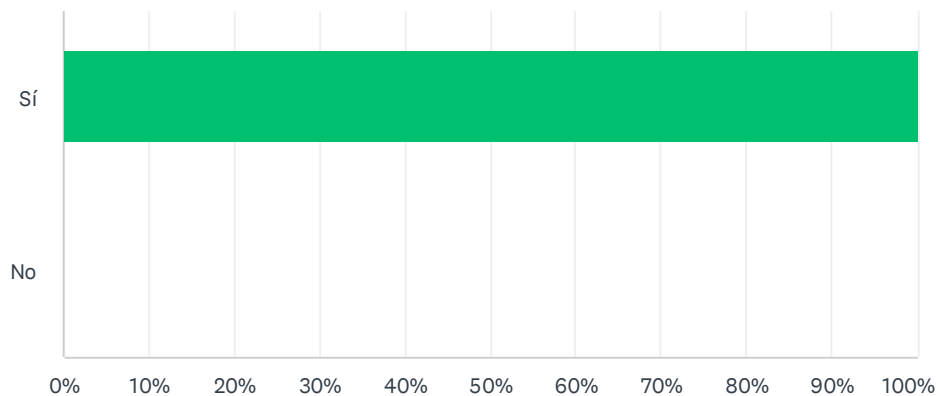
Answered: 2 Skipped: 279



ANSWER CHOICES	RESPONSES
Sí	0.00% 0
No	100.00% 2
TOTAL	2

## Q57 El lugar en donde vive hoy es suficiente para su necesidad?

Answered: 2 Skipped: 279

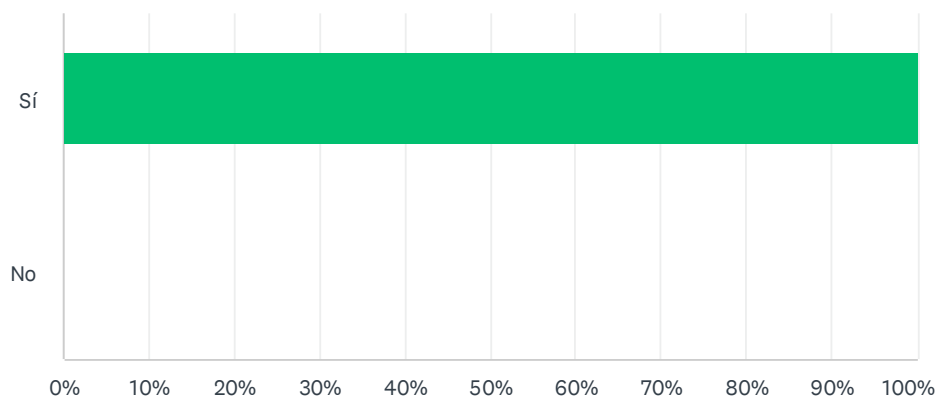


ANSWER CHOICES	RESPONSES
Sí	100.00% 2
No	0.00% 0
TOTAL	2

#	SI SU REPUESTA ES NO, POR FAVOR EXPLIQUE:	DATE
	There are no responses.	

## Q58 El lugar en donde vive hoy es accesible?

Answered: 2 Skipped: 279



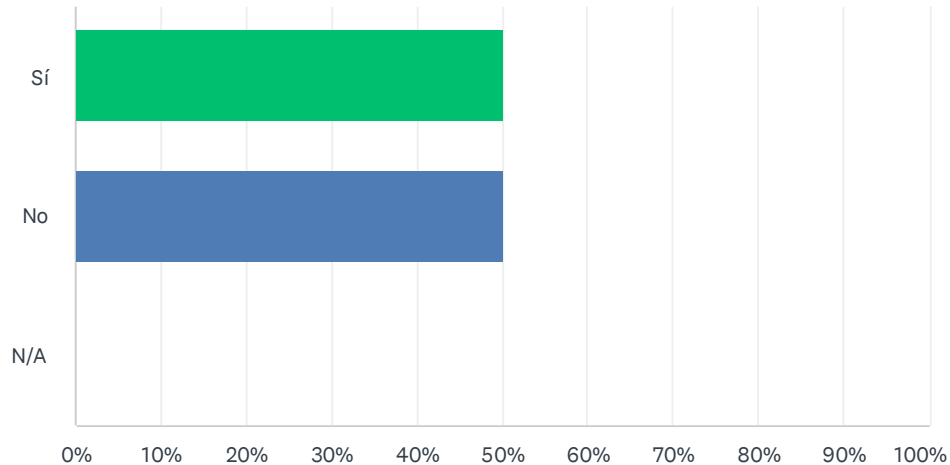
ANSWER CHOICES	RESPONSES
Sí	100.00% 2
No	0.00% 0
TOTAL	2

#	SI SU REPUESTA ES NO, POR FAVOR EXPLIQUE:	DATE
	There are no responses.	



## Q59 Si usted es dueño de su casa, podría pagar su casa en el mercado do hoy?

Answered: 2 Skipped: 279



ANSWER CHOICES	RESPONSES	
Sí	50.00%	1
No	50.00%	1
N/A	0.00%	0
TOTAL		2

## Q60 Cuáles son las necesidades mas grandes de vivienda en Meridian?

Answered: 0 Skipped: 281

⚠ No matching responses.

Nivel de necesidad					
	NO HAY NECESIDAD	BAJA NECESIDAD	MEDIA NECESIDAD	ALTA NECESIDAD	TOTAL
Hogares disponibles de venta con costos comodos	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Hogares disponibles de renta con costos comodos	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Asistencia para comprar casa	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Asistencia para pagos de renta	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Asistencia para componer casas	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Casas disponibles y accesible para todos (sin discriminación)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Casas para personas discapacitadas	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Casas para personas mayores	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Casas para personas sin hogar	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0

## Q61 Cuáles son las mayores necesidades para servicios especiales en Meridian?

Answered: 0 Skipped: 281

 No matching responses.

Nivel de necesidad					
	NO HAY NECESIDAD	BAJA NECESIDAD	MEDIA NECESIDAD	ALTA NECESIDAD	TOTAL
Entrenamiento y habilidades para trabajos	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Mejorar la accesibilidad (para personas con discapacidad)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Servicios y Centros de discapacitados	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Servicios y Centros de Violencia Doméstica	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Servicios y Centros de VIH/SIDA	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Refugios y Servicios para personas sin hogar	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Servicios de Salud Mental	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Servicios y Centros para niños descuidados y maltratados	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Servicios de abusos de sustancias	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Servicios de cuidado infantil	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0

## Q62 Comodidades y infraestructura de la Comunidad

Answered: 0 Skipped: 281

 No matching responses.

Nivel de necesidad					
	NO HAY NECESIDAD	BAJA NECESIDAD	MEDIA NECESIDAD	ALTA NECESIDAD	TOTAL
Centros de Cuidado Infantil	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Centros de Comunidad	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Centros de Salud	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Parques	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Centros de Recreacion	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Centros para Personas Mayores	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Centros para Juveniles	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Luces de calles públicas	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0
Componer las banquetas de calle	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0

### Q63 Cómo describiría usted las casas disponibles en la ciudad de Meridian?

Answered: 0 Skipped: 281

#	RESPONSES	DATE
	There are no responses.	

### Q64 Cree usted que Meridian ofrece oportunidades iguales de hogares para todos los residentes?

Answered: 0 Skipped: 281

 No matching responses.

ANSWER CHOICES	RESPONSES
Sí	0.00% 0
No	0.00% 0
TOTAL	0

#	SI NO, POR FAVOR EXPLIQUE:	DATE
	There are no responses.	

**Q65 Conose los requisitos y derechos básicos de habilitacion de hogar (que prohíben las discriminación en compra, venta, o préstamo por motivos de raza, color, religión, sexo, discapacidad, nacionalidad, y estado familiar)?**

Answered: 0 Skipped: 281

 No matching responses.

ANSWER CHOICES	RESPONSES
Sí	0.00% 0
No	0.00% 0
TOTAL	0

**Q66 Cree que existe discriminación en obtener compra o renta de casa en Meridian?**

Answered: 0 Skipped: 281

 No matching responses.

ANSWER CHOICES	RESPONSES
Sí	0.00% 0
No	0.00% 0
TOTAL	0

#	SI RESPONDIO QUE SI, POR FAVOR EXPLIQUE:	DATE
	There are no responses.	

**Q67 Alguna vez ha experimentado discriminacion en obtener vivienda?  
Escoja todas las respuestas que le corresponden**

Answered: 0 Skipped: 281

 No matching responses.

ANSWER CHOICES	RESPONSES	
Sí, me a pasado	0.00%	0
creo que alamejor me a pasado	0.00%	0
No, no me a pasado a mi	0.00%	0
No sé si me a pasado a mi, o a alguien mas	0.00%	0
Sí, conozco a alguien que le a pasado	0.00%	0
creo que conozco a alguien que le a pasado	0.00%	0
No, no conozco a alguien que le a pasado	0.00%	0
TOTAL		0

#	SI SU RESPUESTA ES “SÍ, ME A PASADO”, POR FAVOR EXPLIQUE:	DATE
	There are no responses.	

**Q68 Si cree que usted, o alguien que conoce a pasado por discriminacion en buscar vivienda, indique todas las razones.**

Answered: 0 Skipped: 281

 No matching responses.

ANSWER CHOICES	RESPONSES	
proveedor de vivienda se negó a rentar o hablar con una persona	0.00%	0
proveedor de vivienda negó falsamente que habia vivienda disponible	0.00%	0
proveedor de vivienda se negó hacer adaptaciones razonable para una persona con una o mas discapacidades	0.00%	0
proveedor de vivienda utilizó publicaciones discriminatorias	0.00%	0
Agente de vender casas se negó vender o tratar con una persona	0.00%	0
Agente de Vender Casas dirigió a personas a solo ciertos vecindarios	0.00%	0
El agente de prestamos nos nego por causa de discriminacion	0.00%	0
Agente de prestamos dirigió a personas a solo ciertos vecindarios	0.00%	0
Diferente términos y condiciones fueron puestas para rentar la casa, por razon de la raza de la persona que queria rentar.	0.00%	0
TOTAL		0

#	OTRAS RAZONES, POR FAVOR EXPLIQUE:	DATE
	There are no responses.	

## Q69 Sobre qué razón crees que usted o alguien que conoces fueron discriminados? Escoja todas las respuestas que le corresponden

Answered: 0 Skipped: 281

 No matching responses.

ANSWER CHOICES	RESPONSES	
Raza o etnia	0.00%	0
Color	0.00%	0
Religión	0.00%	0
Discapacidad	0.00%	0
Genero	0.00%	0
Estado familiar (soltero, divorciado, hijos, esperando un hijo)	0.00%	0
Orientación sexual	0.00%	0
Origen Nacional	0.00%	0
No lo se	0.00%	0
N/A	0.00%	0
TOTAL		0

#	OTRA RAZON, POR FAVOR EXPLIQUE:	DATE
	There are no responses.	

## Q70 Si cree que usted a sido un objeto de discriminación, a reportado el incidente?

Answered: 0 Skipped: 281

 No matching responses.

ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	0.00%	0
N/A	0.00%	0
TOTAL		0

**Q71 Si no a denunciado, por favor escoja todas las respuestas que le corresponden:**

Answered: 0 Skipped: 281

 No matching responses.

ANSWER CHOICES	RESPONSES	
No sé dónde denunciar	0.00%	0
Miedo de que el proveedor se desquite	0.00%	0
Demasiado problema denunciar	0.00%	0
No creo que mi denuncia va hacer una diferencia	0.00%	0
No es aplicable	0.00%	0
TOTAL		0

#	OTRA RAZON, POR FAVOR EXPLIQUE:	DATE
	There are no responses.	



# FEEDBACK SURVEY

7/27/22, 9:20 AM

CDBG 5-Year Consolidated Plan

## CDBG 5-Year Consolidated Plan

38  
Responses

04:27  
Average time to complete

Closed  
Status

1. Are you a Meridian resident? If so, how long? (0 point)

● Yes, less than one year.	0
● Yes, 1-5 years.	8
● Yes, more than 5 years.	27
● No, I do not reside in Meridian.	2
● I provide services to Meridian re...	1



2. CDBG programs are designed for those who are 80% or below the area median income (AMI) as defined below: (0 point)

Household Size - 80% AMI

1 person - \$47,150  
2 people - \$59,900  
3 people - \$60,650  
4 people - \$67,650  
5 people - \$72,750  
6 people - \$78,150  
7 people - \$83,550  
8 people - \$88,950

Based on the number of people in your household and the combined annual income of those who are 18+, are you above or below 80% AMI?



## 3. The following goals were identified in the Con Plan.

(0 point)

**Public Facilities and Infrastructure Improvements:** Publicly-owned facilities and infrastructure such as streets, playgrounds, underground utilities, and buildings owned by non-profits open to the general public. Examples include:

- o ADA Improvements
- o Senior Centers
- o Homeless and Domestic Violence Facilities
- o Neighborhood Facilities
- o Health Facilities

**Public Services:** Provided by local non-profit partners using CDBG funds. Examples include:

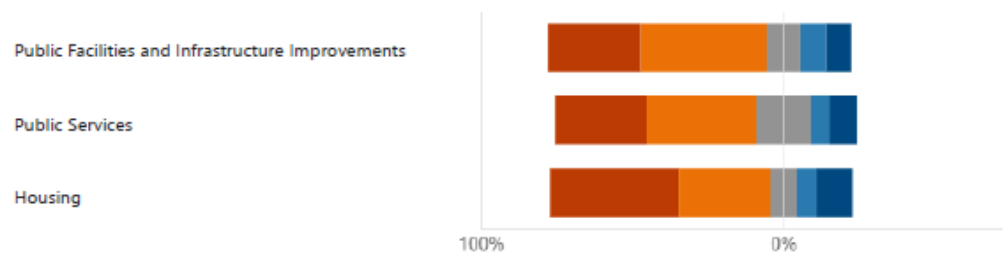
- o Child care
- o Substance use services
- o Services for seniors
- o Emergency Rental Assistance

**Housing:** Affordable and safe housing helps to provide financial stability, reduces the chances of a person becoming homeless, and promotes housing sustainability. Examples include:

- o Homeownership Assistance
- o Homeowner Repairs
- o Acquisition, demolition, or soft costs to construct multifamily housing (CDBG cannot be used for construction of new units)

Do you agree that these goals address the actual needs for the City of Meridian?

Strongly Agree Agree Neutral Disagree Strongly disagree



4. If you do not believe these goals address the actual need, why not? What is missing? (0 point)

6

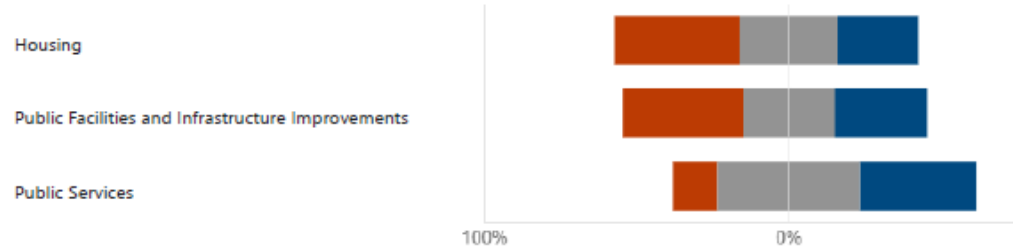
Latest Responses

*"These should be funded by non profits, not by taxpayer dollar..."*

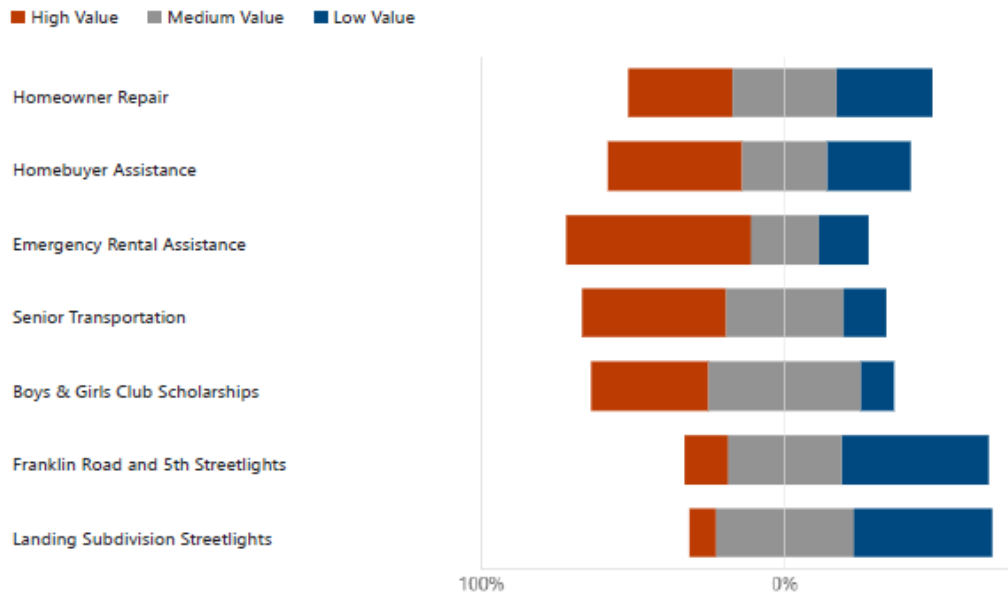
Responses

5. Please rank the goals by the order you see as most important with 1 being the most important and 3 being the least important. (0 point)

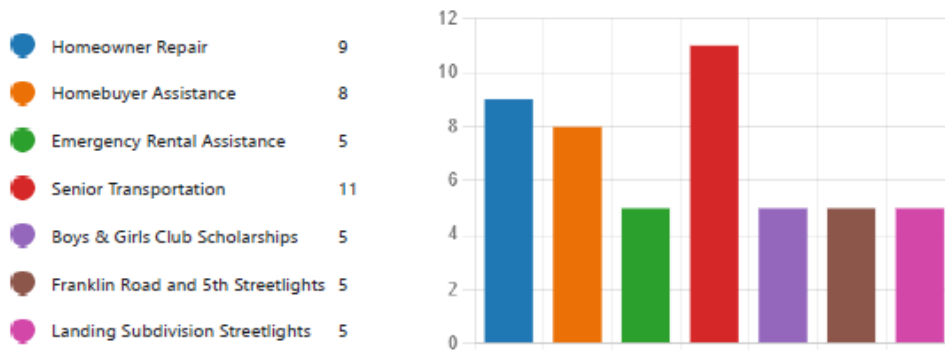
■ 1 - Most Important ■ 2 ■ 3 - Least Important



6. The following projects have been identified for funding in the PY22/FY23 Action Plan that begins October 1, 2022 and ends September 30, 2023. Please provide feedback on the value of the projects for **all Meridian residents**. (For a full description of the projects please see our website at: <https://meridiancity.org/cdbg/>) (0 point)



7. Please check the box next to the projects that will potentially benefit you. (0 point)



8. Please provide any additional comments you would like us to consider. (0 point)

9

Latest Responses

*"Why are you taking this money from the federal government?..."*

Responses

---

9. Please enter your email address if you would like to be added to Meridian's CDBG Program mailing list. (0 point)

8

Responses

---

10. Help us know how to reach you better in the future! Where did you hear about this feedback opportunity? (0 point)

14

Responses


Latest Responses

*"council meetings"*

*"email"*

---

## APRIL 5, 2022 PUBLIC HEARING NOTICE

	Beaufort Gazette Belleville News-Democrat Bellingham Herald Bradenton Herald Centre Daily Times Charlotte Observer Columbus Ledger-Enquirer Fresno Bee	The Herald - Rock Hill Herald Sun - Durham Idaho Statesman Island Packet Kansas City Star Lexington Herald-Leader Merced Sun-Star Miami Herald	el Nuevo Herald - Miami Modesto Bee Raleigh News & Observer The Olympian Sacramento Bee Fort Worth Star-Telegram The State - Columbia Sun Herald - Bixby	Sun News - Myrtle Beach The News Tribune Tacoma The Telegraph - Macon San Luis Obispo Tribune Tri-City Herald Wichita Eagle
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------

### AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23747	235621	Print Legal Ad - IPL0065560		\$40.72	1	46 L

**Attention:** Crystal Campbell  
 CITY OF MERIDIAN - LEGAL  
 33 E BROADWAY AVE SUITE 308  
 MERIDIAN, ID 836422619

**CITY OF MERIDIAN  
 NOTICE OF  
 PUBLIC HEARING AND  
 PUBLIC COMMENT PERIOD  
 Regarding Meridian's  
 Community Development Block  
 Grant (CDBG) Program**

The City of Meridian has been designated an Entitlement Community by the U.S. Department of Housing and Urban Development (HUD). This designation allows the City to receive funds annually from HUD's Community Development Block Grant (CDBG) Program. In order to receive these funds, the City must submit a Consolidated Plan every five (5) years that provides the goals for that timeframe. Additionally, the City must submit an Action Plan every year that identifies the projects the City will undertake to reach those goals in the coming year.

**ALL CITIZENS ARE INVITED** to attend a hearing regarding the Consolidated Plan and Action plan on Tuesday, April 5, 2022, at 6:00 PM, in person at Meridian City Hall or virtually at <https://meridiancity.org/live>. Special invitation is extended to persons with disabilities, residents of assisted housing, and Meridian business and property owners. Meridian City Hall is a handicapped accessible facility. Individuals requiring accommodations of physical, sight, or hearing impairments or language interpretation please contact the City Clerk at (208) 888-4433. All citizens may review the draft goals and priority needs and provide testimony. Copies of the draft goals and priorities are available on the City's CDBG website located at <http://www.meridiancity.org/cdbg>.  
 IPL0065560  
 Mar 20 2022

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

No. of Insertions: 1

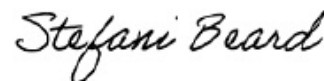
Beginning Issue of: 03/20/2022

Ending Issue of: 03/20/2022

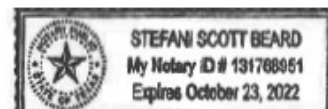


(Legals Clerk)

On this 21th day of March in the year of 2022 before me, a Notary Public, personally appeared before me Bettina Jantzen known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.



Notary Public in and for the state of Texas, residing in Dallas County



21410 216085  
1 MERIDIAN, CITY OF  
33 E. BROADWAY AVENUE  
MERIDIAN, ID 83642

**LEGAL NOTICE**

**CITY OF MERIDIAN  
NOTICE OF PUBLIC  
HEARING AND PUBLIC  
COMMENT PERIOD**

Regarding Meridian's Community Development Block Grant (CDBG) Program

The City of Meridian has been designated an Entitlement Community by the U.S. Department of Housing and Urban Development (HUD). This designation allows the City to receive funds annually from HUD's Community Development Block Grant (CDBG) Program. In order to receive these funds, the City must submit a Consolidated Plan every five (5) years that provides the goals for that timeframe. Additionally, the City must submit an Action Plan every year that identifies the projects the City will undertake to reach those goals in the coming year.

ALL CITIZENS ARE INVITED to attend a hearing regarding the Consolidated Plan and Action plan on **Tuesday, April 5, 2022, at 6:00 P.M.** in person at Meridian City Hall or virtually at <https://meridiancity.org/live>. Special invitation is extended to persons with disabilities, residents of assisted housing, and Meridian business and property owners. Meridian City Hall is a handicapped accessible facility. Individuals requiring accommodation of physical, sight, or hearing impairments or language interpretation please contact the City Clerk at (208) 888-4433. All citizens may review the draft goals and priority needs and provide testimony. Copies of the draft goals and priorities are available on the City's CDBG website located at <http://www.meridiancity.org/cdbg>.

March 22, 2022 216085

AD# 216085

**AFFIDAVIT OF PUBLICATION  
STATE OF IDAHO**

**County of Canyon and Ada**

**SHARON JESSEN**

**of the State of Idaho, being of first duly sworn, deposes and says:**

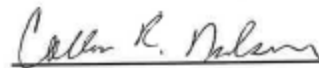
1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Idaho Press-Tribune, a daily newspaper published in the Counties of Canyon and Ada, State of Idaho;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

That said notice was published the following: 03/22/2022

  
SHARON JESSEN

STATE OF IDAHO

On this 1st day of August, in the year of 2022 before me a Notary Public, personally appeared. SHARON JESSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.



Notary Public of Idaho  
My commission expires 6/28/23





# JUNE 26, 2022 PUBLIC HEARING NOTICE



Besafort Gazette  
 Bolleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Bixbee

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 In-City Herald  
 Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23747	281132	Print Legal Ad - IPL0078450		\$55.52	1	79 L

**Attention: Crystal Campbell**  
**CITY OF MERIDIAN - LEGAL**  
**33 E BROADWAY AVE SUITE 308**  
**MERIDIAN, ID 836422619**

### **CITY OF MERIDIAN NOTICE OF PUBLIC HEARING AND PUBLIC COMMENT PERIOD Regarding Meridian's Community Development Block Grant (CDBG) Program**

The City of Meridian has been designated an Entitlement Community by the U.S. Department of Housing and Urban Development (HUD). This designation allows the City to receive funds annually from HUD's Community Development Block Grant (CDBG) Program.

The City anticipates that it will receive an allocation of \$617,466 on October 1, 2022. In order to receive these funds, the City must submit an Annual Action Plan to HUD identifying the projects and goals the City will undertake to improve accessibility, enhance housing opportunities, and provide social services to low and moderate-income residents during the next program year.

In addition, HUD requires the city to create and submit a Five-Year Consolidated Plan that outlines Meridian's strategic goals to improve accessibility, enhance housing opportunities, and provide social services to low and moderate-income residents in the upcoming five years. As part of this Consolidated Planning process, the City also plans to amend the Citizens Participation Plan to streamline and clarify the process used to seek public participation in CDBG activities.

**ALL CITIZENS ARE INVITED** to attend a hearing regarding the Consolidated Plan, Citizen Participation Plan, and Action plan on Tuesday, July 26, 2022, at 6:00 PM, in person at Meridian City Hall or virtually at <https://zoom.us/j/9884433>. Special invitation is extended to persons with disabilities, residents of assisted housing, and Meridian business and property owners. Meridian City Hall is a handicapped accessible facility.

Individuals requiring accommodations of physical, sight, or hearing impairments or language interpretations please contact the City Clerk at (208) 988-4433. All citizens may review the draft Consolidated Plan, Action Plan, and Citizen Participation Plan and provide testimony. Copies of the documents are available on the City's CDBG website located at <https://www.meridiantid.org/cdbg>.

**A PUBLIC COMMENT PERIOD OPENED JUNE 24, 2022 AND WILL CONTINUE THROUGH JULY 26, 2022.** During this period, oral and written comments about the 2022 Annual Action Plan, Consolidated Plan, and Citizen Participation Plan will be accepted. All comments should be addressed to Crystal Campbell at: City of Meridian, Community Development Department, 33 E. Broadway Ave., Ste 102, Meridian, ID 83642; (208) 489-0575; or [ccampbell@meridiantid.org](mailto:ccampbell@meridiantid.org).  
 PL0078450  
 Jun 24 2022

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

No. of Insertions: 1

Beginning Issue of: 06/24/2022

Ending Issue of: 06/24/2022

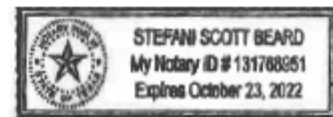


(Legals Clerk)

On this 24th day of June in the year of 2022 before me, a Notary Public, personally appeared before me Bettina Jantzen known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.

*Stefani Beard*

Notary Public in and for the state of Texas, residing in  
 Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

**AFFIDAVIT OF PUBLICATION  
STATE OF IDAHO**

**County of Canyon and Ada**

21410 249695  
1 MERIDIAN, CITY OF

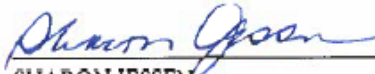
33 E. BROADWAY AVENUE  
MERIDIAN, ID 83642

**SHARON JESSEN**

**of the State of Idaho, being of first duly sworn, deposes  
and says:**

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

That said notice was published the following: 06/24/2022



SHARON JESSEN  
STATE OF IDAHO



On this 24th day of June, in the year of 2022 before me a Notary Public, personally appeared. SHARON JESSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.



Notary Public of Idaho  
My commission expires

**LEGAL NOTICE****CITY OF MERIDIAN  
NOTICE OF PUBLIC HEARING AND  
PUBLIC COMMENT PERIOD****Regarding Meridian's Community Development Block  
Grant (CDBG) Program**

The City of Meridian has been designated an Entitlement Community by the U.S. Department of Housing and Urban Development (HUD). This designation allows the City to receive funds annually from HUD's Community Development Block Grant (CDBG) Program.

The City anticipates that it will receive an allocation of \$517,466 on October 1, 2022. In order to receive these funds, the City must submit an Annual Action Plan to HUD identifying the projects and goals the City will undertake to improve accessibility, enhance housing opportunities, and provide social services to low and moderate-income residents during the next program year.

In addition, HUD requires the city to create and submit a Five-Year Consolidated Plan that outlines Meridian's strategic goals to improve accessibility, enhance housing opportunities, and provide social services to low and moderate-income residents in the upcoming five years. As part of the Consolidated Planning process, the City also plans to amend the Citizen Participation Plan to streamline and clarify the process used to seek public participation in CDBG activities.

ALL CITIZENS ARE INVITED to attend a hearing regarding the Consolidated Plan, Citizen Participation Plan, and Action plan on Tuesday, July 26, 2022, at 6:00 P.M. in person at Meridian City Hall or virtually at <https://meridiancity.org/live>. Special invitation is extended to persons with disabilities, residents of assisted housing, and Meridian business and property owners. Meridian City Hall is a handicapped accessible facility. Individuals requiring accommodation of physical, sight, or hearing impairments or language interpretation please contact the City Clerk at (208) 888-4433. All citizens may review the draft Consolidated Plan, Action Plan, and Citizen Participation Plan and provide testimony. Copies of the documents are available on the City's CDBG website located at <http://www.meridiancity.org/cdbg>.

A PUBLIC COMMENT PERIOD OPENED JUNE 24, 2022 AND WILL CONTINUE THROUGH JULY 26, 2022. During this period, oral and written comments about the 2022 Annual Action Plan, Consolidated Plan, and Citizen Participation Plan will be accepted. All comments should be addressed to Crystal Campbell at: City of Meridian, Community Development Department, 33 E. Broadway Ave., Ste.102, Meridian, ID 83642; (208) 489-0575; or [ccampbell@meridiancity.org](mailto:ccampbell@meridiancity.org).

June 24, 2022

249695

# City of Meridian Citizen Participation Plan

The City of Meridian is an entitlement community for the Community Development Block Grant (CDBG) program administered by the U.S. Department of Housing and Urban Development (HUD). As a recipient of these funds, the City is required to have a strategy for citizen participation.

This document outlines the City's process and plans for soliciting and receiving citizen input during the lifecycle of Meridian's CDBG Program. Included in this is the Consolidated Plan (Con Plan), Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER), Analysis of Impediments to Fair Housing Choice (AI), or amendments to any of these documents. This plan will be effective upon approval.

The City of Meridian recognizes the importance of public participation in understanding current housing and community development needs and barriers and prioritizing resources to address those needs. The Citizen Participation Plan is intended to encourage citizens of all ages, genders, economic levels, races, ethnicities, cultures, and special needs equal access to become involved in the CDBG planning process each year. This Citizen Participation Plan was written per Sections 91.100 and 91.105 of HUD's Consolidated Plan regulations.

Any complaints related to the Con Plan, Action Plan, CAPER, AI, amendments, or the CDBG program, in general, should be directed to Meridian's CDBG Program Administrator. Staff will respond within five (5) business days.

## Translations and Reasonable Accommodations

The Citizen Participation Plan, Con Plan, Action Plan, and AI will be made available in formats accessible to persons with disabilities and in languages other than English upon request. All materials, announcements, and notices of the hearing will include information about how persons with disabilities and non-English speaking persons may request accommodations to review the proposed plan and provide written or oral comments. Upon request, or in the case of public hearings where a significant number of non-English speaking residents can reasonably be expected to participate, the City will provide both written interpretation(s) of the proposed consolidated or action plan one (1) week before the public hearing or within 48 hours of a request; and/or oral interpretation at the public hearing.

## Consultation with Organizations and City Agencies

When preparing the Con Plan, Action Plans, and the AI, the City will actively consult with public and private agencies that provide housing, health, and social services to ensure that the interests and needs of all groups are being adequately identified. These may include the regional Continuum of Care, private businesses/employers, residential developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations, including those that provide services to special needs populations. This consultation will occur through interviews conducted with such organizations, stakeholder meetings, and incorporation of data and reports produced by such organizations into the Con Plan, Action Plans, and AI, where applicable.

## Glossary of Relevant Terms

**Action Plan.** The yearly portion of the Consolidated Plan identifies the specific activities and projects to be undertaken by the City with CDBG funds during that program year.

**Analysis of Impediments to Fair Housing Choice (AI).** This document reviews housing challenges and fair housing issues in the City and broader region. It results in goals and action steps to address and mitigate barriers.

**Community Development Block Grant (CDBG).** Established under Title 1 of the Housing and Community Development Act of 1974 as amended, Public Law 93-383, and the funding received under such programs, assists communities in addressing housing and community development needs, primarily for low- and moderate-income residents.

**Consolidated Annual Performance and Evaluation Report (CAPER).** The CAPER reports the City's completion of projects and activities as outlined within the Action and Consolidated Plans and the expenditure of CDBG and related block grant funds, as received by the City.

**Consolidated Plan.** A five-year plan of a City's housing and community development needs, resources, priorities, and proposed activities to be undertaken for the CDBG programs.

**Relevant Areas and Programs.** The City of Meridian's 2022-2026 Consolidated Plan covers the geographic area within the city limits of Meridian. CDBG funds must benefit low- and moderate-income residents and/or neighborhoods within Meridian.

## Public Participation and Comment

### Consolidated Plan and Annual Action Plans

The City will conduct at least two public hearings at different stages of the annual planning process to obtain citizens' views on housing and community development needs, program performance, funding priorities, and to respond to questions. At least one of these hearings will be held before the proposed plan is published for comment.

The City may elect to collect citizen input through alternative public involvement techniques (e.g. focus groups, surveys, and social media) with the intent of developing a shared vision for investment in communities and neighborhoods.

Upon request, the City will offer technical assistance to groups that represent low- and moderate-income persons, in developing funding proposals under any of the goals covered by the Consolidated Plan. The level and type of assistance will be determined annually by the City depending on need, as evidenced in past applications and expressed by residents, stakeholders, and past grantees. The assistance need not include the provision of funds to the groups receiving technical assistance.

The citizen input techniques will be designed to encourage participation by low- and moderate-income residents, residents living in neighborhoods with revitalization needs, residents benefitting from public housing assistance, and residents with special needs. The Ada County Housing Authority (ACHA) will be notified about Consolidated Plan activities related to developments and resident communities to allow this information to be available at public hearings required for its plan.

Before the adoption of the Con Plan and Action Plans, the City will make available to interested parties the draft Plan for a comment period of no less than 30 days and will conduct a public hearing during or at the end of the 30-day comment period.

The 30-day comment period and the public hearing for the Consolidated Plan and Action Plans will be noticed in the City of Meridian's newspaper of record and by posting the notice on the City's website and social media sites. The public notice shall be published at least two weeks in advance of the public hearing and shall include information regarding the subject of the hearing, the date, time, and location of the public hearing, and a notice of opportunity to provide written or oral comment. Public hearings will follow the format set forth by the City for regular Council meetings and may include alternative formats such as a virtual platform.



In the event of an emergency, HUD may grant a waiver to the number of days required for a public comment period to ensure funding can get into the community as quickly as possible. Under these circumstances, Action Plans, substantial amendments, and the Citizen Participation Plan will only require a five (5) day public comment period. The legal notice for at least one local newspaper will be published no less than five (5) days before the end of the public comment period.

The draft Con Plan will contain the amount of assistance the City expects to receive through the HUD CDBG grants and the strategic goals that will guide funding over the five planning periods. The Action Plans will detail the projects to which the City may allocate funds for that particular program year.

Electronic copies of the draft plans will be available on the City's website and circulated to residents and stakeholders who have expressed interest in receiving the document via email. Hardcopies will be available at City offices upon request.

The Council will consider any comments or views of individuals or groups received in writing or orally during the Plan process and at the public hearing to be held during, or immediately following, the 30-day public comment period. The Council shall, at a regular or special public meeting, review the proposed Plan and the summaries regarding the incorporation of citizen comments or views provided, and vote on a resolution to adopt the final Consolidated Plan or Action Plan.

Comments received on the draft plans will be summarized in the final plan submitted to HUD. Copies of letters and emails received may be appended to the plans if requested and permitted by commenters. All comments received during the planning process and public comment period will be accepted and a summary attached to each plan.

### Analysis of Impediments to Fair Housing Choice

The citizen participation process for the AI will include alternative public involvement techniques (e.g. focus groups, surveys, and social media) with a focus on reaching residents who are most vulnerable to fair housing challenges and are historically underrepresented in community engagement processes. The AI will be available for public review during a 30-day comment period. Electronic copies of the draft AI will be available on the City's website and circulated to residents and stakeholders who have expressed interest in receiving the document. Hard copies will be available for review at City offices upon request.

## CAPER

A public notice of the CAPER availability with the date, time, and process for public comment will be published in the City of Meridian's newspaper of record at least 15 days in advance of the end of the public comment period. The City will accept all comments received during the public comment period and provide a summary of these comments with the CAPER.

## Substantial Amendments

Public comments or a change in circumstances may warrant an amendment to the Con Plan and/or Action Plan. Minor changes require notice to HUD while major changes require a substantial amendment. The following criteria define adjustments that require a substantial amendment:

- A change in the expected federal allocation of the block grant of 20 percent or more.
- A change in the City's allocation plan that would redirect more than 20 percent of annual funding to a different project goal.
- Carrying out a project using CDBG funds or program income not previously described in the Con Plan or Action Plan.

In the event of a substantial amendment, the City will publish a notice of the recommended changes and the date, time, and location of the public hearing in the City of Meridian's newspaper of record at least two weeks in advance of the public hearing. The City will provide a 30-day public comment period with a public hearing during or at the end of the 30-day comment period. The Council shall, at a regular or special public meeting, review the proposed substantial amendment and the summaries regarding the incorporation of citizen comments or views provided, and vote on a resolution to adopt the substantial amendment. Following the Council's passage of the resolution adopting the substantial amendment, the City will notify HUD of the amendment and submit a copy of each substantial amendment to HUD as it occurs.

City Council will consider any comments on the substantially amended Plan from individuals or groups. Comments must be received in writing or orally at public hearings. Virtual meetings and oral comments from the public are allowable if the City chooses to utilize this platform. A summary of the written and public hearing comments on the substantial amendments will be included in the final Plan.



## ▲ Public access to records

The City will provide all interested parties with access to information and records related to the City's Con Plan, Action Plans, CAPER, and the City's use of funds under all programs covered by the Con Plan during the preceding five years.

## Use of available waivers from HUD

The City of Meridian, when provided the authority from the Housing and Urban Development Department, may utilize any flexibilities or statutory waivers provided by HUD as they relate to the Community Development Block Grant Program. Waivers are typically provided in the event of a disaster and/or emergency declaration, though waivers may be available at other HUD-specified times.

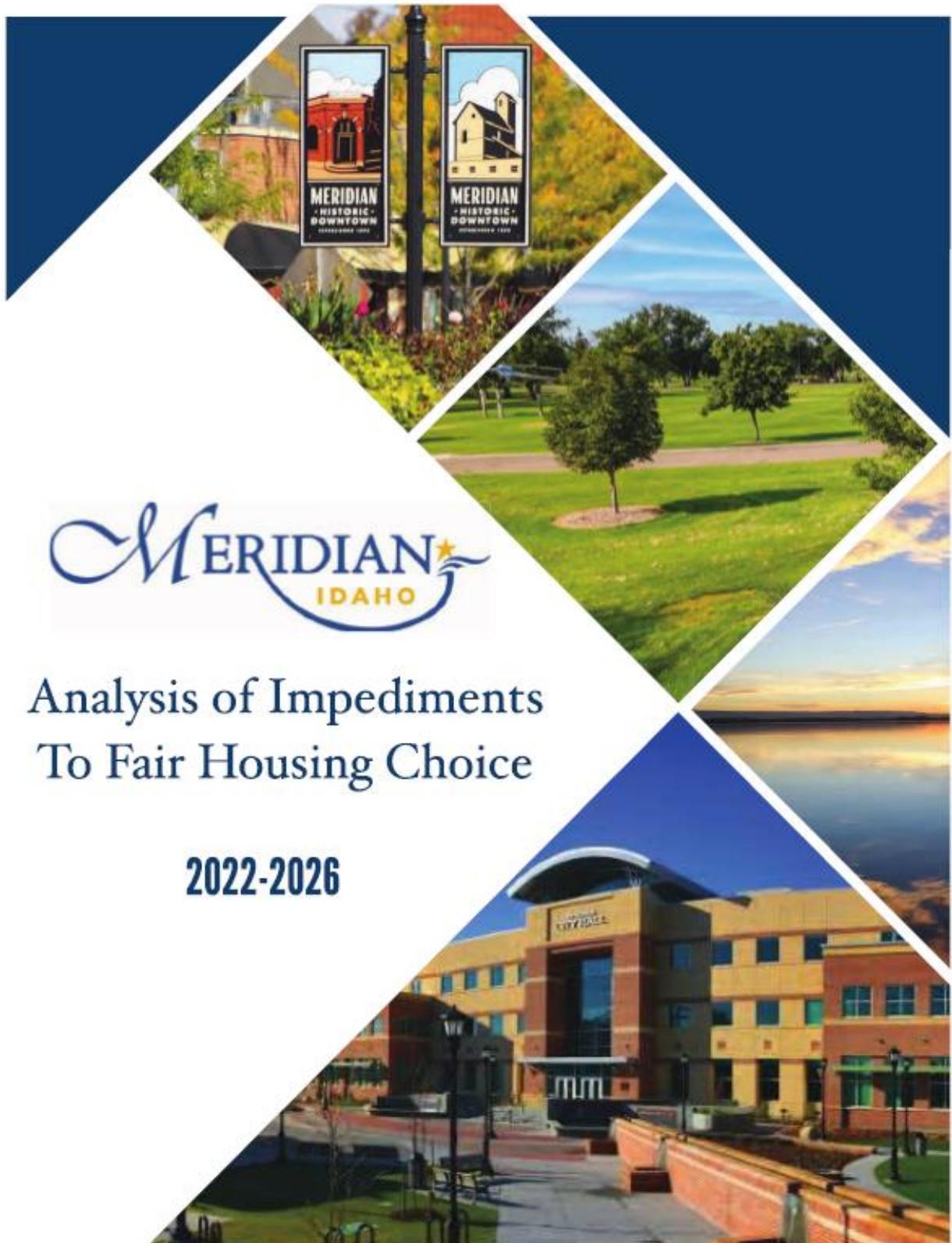
A declared disaster or emergency may include, but is not limited to the following:

- 1) Man-Made Disasters
- 2) Natural Disasters
- 3) Terrorism
- 4) Infectious Disease or Pandemic
- 5) National Emergency

If waivers or other authorities are available from HUD to assist in expediting available additional resources and/or any plan modifications, the City may take full advantage of offered exceptions to standard Citizen Participation requirements outlined in other sections of this plan. Reasonable notice and opportunity for public response or comment will be considered as the minimum outlined in any provided waivers.

ATTACHMENT B: ANALYSES

---



<b>EXECUTIVE SUMMARY</b>	<b>3</b>
Executive Summary	3
Who Conducted	4
Methodology	5
Funding	5
Conclusions	5
<b>JURISDICTIONAL BACKGROUND DATA</b>	<b>7</b>
Demographic Data	7
Employment Data	10
<b>EVALUATION OF CITY OF MERIDIAN'S CURRENT FAIR HOUSING LEGAL STATUS</b>	<b>11</b>
HUD – Office of Fair Housing and Equal Opportunity (FHEO)	12
A Brief Overview of the Fair Housing Act	13
Reasonable Accommodations and Modifications	20
Fair Housing Assistance Program (FHAP)	26
Fair Housing Initiatives Program (FHIP)	27
City of Meridian Fair Housing Survey	29
Sampling of comments from the Meridian Community Survey	31
<b>IDENTIFICATION OF IMPEDIMENTS TO FAIR HOUSING CHOICE</b>	<b>32</b>
Public Sector	32
Private Sector	35
Public and Private Sector	38
<b>ASSESSMENT OF CURRENT PUBLIC AND PRIVATE FAIR HOUSING PROGRAM</b>	<b>39</b>
<b>CONCLUSIONS AND RECOMMENDATIONS</b>	<b>40</b>
Impediments to Fair Housing Choice and Action Steps	41

# Executive Summary

## **Executive Summary**

The City of Meridian receives an annual allocation from the US Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program. In program year 2022, the City's CDBG entitlement grant was **\$517,466**

Title VIII of the Civil Rights Act of 1968, known as the **Fair Housing Act**, requires HUD and recipients of federal funds from HUD to affirmatively further the policies and purposes of the Fair Housing Act, also known as "affirmatively further fair housing" or "AFFH." The obligation to affirmatively further fair housing requires recipients of HUD funds to take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics, which are:

- Race
- Color
- National Origin
- Religion
- Sex (including sexual orientation and gender identity)
- Familial Status
- Disability

Generally, in administering programs and activities relating to housing and community development, the federal government, HUD, and its recipients must:

- Determine who lacks access to opportunity and address any inequity among protected class groups
- Promote integration and reduce segregation
- Transform racially or ethnically concentrated areas of poverty into areas of opportunity

The CDBG program contains a regulatory requirement to affirmatively further fair housing based upon HUD's obligation under Section 808 of the Fair Housing Act.

HUD defines impediments to fair housing choice as:

1. Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices.
2. Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices based on race, color, religion, sex, disability, familial status, or national origin.

The CDBG regulation also reflects the CDBG statutory requirement that grantees certify that they will affirmatively further fair housing. HUD's goal is to expand mobility and widen a person's freedom of choice.

As a result, the City of Meridian is required to:

1. Conduct an analysis to identify impediments to fair housing choice within the jurisdiction;
2. Take appropriate actions to overcome the effects of any impediments identified through the analysis; and
3. Maintain records reflecting the analysis and activities taken in this regard.

Meridian is dedicated to implementing these objectives and will:

- Analyze and work to eliminate housing discrimination in the jurisdiction;
- Form policy to better support fair and equitable housing;
- Promote fair housing for all persons;
- Provide opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability, and national origin;
- Promote housing that is structurally accessible to and usable by all persons, particularly persons with disabilities; and
- Foster compliance with the nondiscrimination provision of the Fair Housing Act.

Although the City's obligation arises in connection with the receipt of Federal funding, ***its fair housing obligation is not restricted to the design and operation of HUD-funded programs at the local level.*** The fair housing obligation extends to all housing and housing-related activities in the City of Meridian's jurisdictional area, whether publicly or privately funded.

This report provides the City of Meridian with a roadmap to enable the City to address and remedy any challenges that residents may experience that impact their access to fair and affordable housing.

The goal of the City in conducting the Assessment of Impediment to Fair Housing Choice (AI) is not only to identify and provide solutions to barriers and impediments to fair housing but also to **provide a structure for ongoing dialogue, relationships, and greater housing choice throughout the community.** Open communication and strong relationships are necessary to ensure a continuous exchange of ideas, concerns, analysis, and evaluation.

## Who Conducted

**Resource Consultants** assisted the City of Meridian with preparing this *Analysis of Impediments to Fair Housing Choice (AI)*.

## Methodology

HUD's "Fair Housing Planning Guide, Volume 1" was used to direct the AI. The AI is undertaken to determine what types of impediments to fair housing choice may exist within Meridian. The AI provides detailed information for policymakers, administrative staff, housing providers, housing advocates, and civil rights organizations. The AI includes background information, statistical data, and a review of laws, policies, and complaints. It details community perception, identifies available resources, and lists specific impediments to fair housing choice. Also, the AI provides recommendations to address the impediments identified during the AI process.

The purpose of this AI is to:

- Review the City's laws, regulations, administrative policies, procedures, and practices concerning fair housing;
- Assess how laws, regulations, policies, and procedures affect the location, availability, and accessibility of housing; and
- Assess public and private sector conditions affecting fair housing choice.

## Funding

The City received funding through the HUD Community Development Block Grant (CDBG) program and utilized CDBG administrative funds to pay for Resource Consultants to assist with the Consolidated Plan and AI. City Staff time is funded with general funds.

## Conclusions

As a recipient of HUD CDBG Entitlement funds, the City is committed to affirmatively furthering fair housing choices for all residents. Although many issues that affect fair housing choice have been identified, the City is limited in resources and ability to impact all areas. The City of Meridian recognizes the following impediments which may have a direct and substantial impact on fair housing choice and are within the City's ability to impact. Furthermore, the City has identified action steps to address the areas of impediments.

### **IMPEDIMENT #1 – Lack of data on Fair Housing violations**

The Community Needs survey identified that many residents have experienced varying degrees of potential fair housing violations based upon race, ethnicity, sexual orientation, and gender. In order to fully understand and address fair housing in Meridian, a greater effort needs to be made to gather quantitative data.

**Goal:** Gather data on the level and types of Fair Housing challenges faced by residents.

#### **Action Items**

- Partner with Intermountain Fair Housing Council to have fair housing testing conducted on an annual basis. This should be a separate activity from investigating fair housing complaints.
- Log all fair housing calls received by the City of Meridian. Analyze data annually to see if calls increase or if the nature of the calls change.

## **IMPEDIMENT #2 – Lack of complaints out of sync with community feedback**

Community feedback and input from residents in the Community Needs Assessment consistently focused on the challenges faced by people renting housing.

**Goal:** Provide greater outreach and support to residents experiencing fair housing violations. Ensure that residents are aware of the ways to file a fair housing violation complaint.

### **Action Items**

- Ask CDBG subrecipients and community partners to distribute information on Fair Housing and how to make a fair housing complaint to all of their clients.
- Ask Intermountain Fair Housing Council and Idaho Legal Aid to update the City annually on the amount and nature of fair housing complaints received from residents in Meridian.
- Target outreach to protected classes.
- Partner with the local service providers who advocate for and assist residents who are members of a protected class.
- Ask for Intermountain Fair Housing Council and Idaho Legal Aid for the number, types, and resolutions for complaints filed from Meridian residents each year.

## **IMPEDIMENT #3 – Concern with rental market and fair housing violations**

Community feedback and input from residents in the Community Needs Assessment consistently focused on the challenges faced by people renting housing. The Community Needs Survey had a high percentage of people reporting potential fair housing violations who are renters.

**Goal:** Provide a more robust way to ensure that the fair housing rights of people renting housing are met.

### **Action Items**

- Provide consistent outreach and education on what constitutes a fair housing violation to rental management companies, rental property organizations, and individuals renting housing.



## Jurisdictional Background Data

### Demographic Data

Meridian, Idaho has continued to have a population growth over the past decade. The City doubled in population since 2010. Population estimates in this section are compiled from US Census Bureau, QuickFacts for Meridian, Idaho.

<b>Population<sup>1</sup></b>	<b><i>City of Meridian</i></b>	<b><i>Idaho</i></b>	<b><i>United States</i></b>
<b>Population Estimates</b> , July 1 2021, (V2021)	125,963	1,900,923	331,893,745
<b>Population estimates base</b> , April 1, 2020, (V2021)	118,099	1,839,106	331,449,281
<b>Population, percent change</b> - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	6.7%	3.4%	0.1%
<b>Population</b> , Census, April 1, 2020	117,635	1,839,106	331,449,281
<b>Population</b> , Census, April 1, 2010	75,092	1,567,582	308,745,538

<b>Population Age and Sex</b>	<b><i>City of Meridian</i></b>	<b><i>Idaho</i></b>	<b><i>United States</i></b>
<b>Persons under 5 years</b> , percent	6.8%	6.5%	6.0%
<b>Persons under 18 years</b> , percent	28.2%	25.1%	22.3%
<b>Persons 65 years and over</b> , percent	12.4%	16.3%	16.5%
<b>Female persons</b> , percent	50.3%	49.9%	50.8%

<b>Population Race and Ethnicity</b>	<b><i>City of Meridian</i></b>	<b><i>Idaho</i></b>	<b><i>United States</i></b>
<b>White alone</b> , percent	89.5%	93.0%	76.3%
<b>Black or African American alone</b> , percent	1.0%	0.9%	13.4%
<b>American Indian and Alaska Native alone</b> , percent	0.4%	1.7%	1.3%
<b>Asian alone</b> , percent	2.5%	1.6%	5.9%
<b>Native Hawaiian and Other Pacific Islander alone</b> , percent	0.1%	0.2%	0.2%
<b>Two or More Races</b> , percent	5.5%	2.6%	2.8%
<b>Hispanic or Latino</b> , percent	8.0%	12.8%	18.5%
<b>White alone</b> , not Hispanic or Latino, percent	84.9%	81.6%	60.1%

---

<sup>1</sup> US Census, Quick Facts- Meridian Idaho

## Key data from the 2016—2020 ACS 5-Year Narrative Profile<sup>2</sup>

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

<i>Special Populations<sup>3</sup></i>	<i>City of Meridian</i>	<i>Idaho</i>	<i>United States</i>
<b>Veterans, 2016-2020</b>	6,283	115,549	17,835,456
<b>Foreign born persons, percent, 2016-2020</b>	4.5%	5.9%	13.5%
<b>Language other than English spoken at home, percent of persons age 5 years+, 2016-2020</b>	6.3%	10.8%	21.5%
<b>With a disability, under age 65 years, percent, 2016-2020</b>	5.7%	9.5%	8.7%
<b>Persons without health insurance, under age 65 years, percent</b>	8.6%	12.8%	10.2%

<i>Income Data</i>	<i>City of Meridian</i>	<i>Idaho</i>	<i>United States</i>
<b>Median household income (in 2020 dollars), 2016-2020</b>	\$76,403	\$58,915	\$64,994
<b>Per capita income in past 12 months (in 2020 dollars), 2016-2020</b>	\$36,614	\$29,494	\$35,384
<b>Persons in poverty, percent</b>	6.5%	10.1%	11.4%

<sup>2</sup> 2016-2020 ACS 5-Year Narrative Profile, US Census

<sup>3</sup> US Census, Quick Facts- Meridian Idaho

### Poverty in Meridian<sup>4</sup>

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

### Income in Meridian

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

### Earnings in Meridian

- An estimated 82% of households received earnings. An estimated **26.3% of households received Social Security** and an estimated 20.4% of households received retirement income other than Social Security. **The average income from Social Security was \$22,488.** These income sources are not mutually exclusive; that is, some households received income from more than one source.

---

<sup>4</sup> 2016-2020 ACS 5-Year Narrative Profile, US Census

## Employment Data

### Workforce Development and Education

Educational attainment measures can reflect the quantity (*e.g., average years of schooling*) or educational attainment quality (*e.g., average SAT score*). Educational attainment likely contributes to individual businesses and regional innovation capacity by providing general and specific knowledge and skills that facilitate the creation, diffusion, and adoption of new technologies and other innovations.

Working-age adults need a minimum of a high school diploma to compete in today's workforce. Without it, they face greater employment challenges and economic hardship than those with a high school diploma or higher. Some argue that lacking a high school diploma bars individuals from entering the middle class. Those without a high school diploma are further limited to strictly low-skill jobs. Studies also reveal that high school dropouts are more likely to engage in criminal activity, use drugs and tobacco, and report poor mental health. The consequences of dropping out of high school do not stop at the individual. Communities and nations suffer from fewer skilled and productive workers to fuel economic activity and innovation. Higher dropout rates correspond to more crime, as well as public health and other social concerns. Government resources may need to be redirected from economic activities to support a growing need for government assistance when unemployment levels are high.<sup>5</sup>

<i>Employment Data</i>	<i>City of Meridian</i>	<i>Idaho</i>	<i>United States</i>
<b>High school graduate or higher</b> , percent of persons age 25 years+, 2016-2020	96.4%	91.3%	88.5%
<b>Bachelors degree or higher</b> , percent of persons age 25 years+, 2016-2020	41.1%	28.7%	32.9%
<b>In civilian labor force</b> , total, percent of population age 16 years+, 2016-2020	70.8%	62.8%	63.0%
<b>In civilian labor force</b> , female, percent of population age 16 years+, 2016-2020	64.4%	57.0%	58.4%

According to the most recent Census data, there were 96.4 percent of people in Meridian 25 years and over who had at least graduated from high school and 41.1 percent acquired a bachelor's degree or higher.

---

<sup>5</sup> "Driving Regional Innovation: The Innovation Index 2.0", Kelley School of Business — Indiana University, August 2016

# Evaluation of City of Meridian's Current Fair Housing Legal Status

It is illegal to discriminate in the sale or rental of housing, including against individuals seeking mortgage or housing assistance, or other housing-related activities. The Fair Housing Act prohibits discrimination because of race, color, national origin, religion, sex, familial status, and disability. A variety of other federal civil rights laws, including Title VI of the Civil Rights Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act, prohibit discrimination in housing and community development programs and activities, particularly those assisted with HUD funding.

These civil rights laws include obligations such as taking reasonable steps to ensure meaningful access to their programs and activities for persons with



PHOTO 1: "OPEN DOORS" BY V.L. COX

limited English proficiency (LEP) and taking appropriate steps to ensure effective communication with individuals with disabilities through the provision of appropriate auxiliary aids and services. Various federal fair housing and civil rights laws require HUD and its program participants to affirmatively further the purposes of the Fair Housing Act.

Local governments, Public Housing Authorities (PHA), States, and Insular Areas must be involved in fair housing planning to ensure follow through on the obligation to affirmatively further the policies of the Fair Housing Act. These policies include ensuring that persons are not denied equal opportunities in connection with housing because of their race, color, national origin, religion, disability, sex, or familial status. They also include the policy of overcoming patterns of segregation and the denial of access to opportunities that are part of this nation's history. To be effective, fair housing planning must tackle tough issues. Fair housing planning affects the community as a whole, so all people in the community must have the opportunity to be at the table and participate in making those decisions.

## **Fair housing choice is not only about combating discrimination.**

Fair housing choice involves individuals and families having the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, or disability, and that their choices realistically include housing options in integrated areas with access to opportunity.

Fair housing encompasses:

1. **Actual choice**, which means the existence of realistic housing options;
2. **Protected choice**, which means housing that can be accessed without discrimination; and
3. **Enabled choice**, which means realistic access to sufficient information regarding options so that any choice is informed.

The Fair Housing Act covers most housing. In very limited circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family houses sold or rented by the owner without the use of an agent, and housing operated by religious organizations and private clubs that limit occupancy to members.

For persons with disabilities, fair housing choice and access to opportunity include: availability of accessible housing; and housing in the most integrated setting appropriate to an individual's need.

## **HUD – Office of Fair Housing and Equal Opportunity (FHEO)**

HUD's Office of Fair Housing and Equal Opportunity (FHEO) works to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. FHEO enforces fair housing laws. One of its roles is to investigate complaints of housing discrimination.

The laws implemented and enforced by FHEO include:

- The Fair Housing Act
- Title VI of the Civil Rights Act of 1964
- Section 109 of the Housing and Community Development Act of 1974
- Section 504 of the Rehabilitation Act of 1973
- Titles II and III of the Americans with Disabilities Act of 1990
- The Architectural Barriers Act of 1968
- The Age Discrimination Act of 1975
- Title IX of the Education Amendments Act of 1972
- Section 3 of the Housing and Urban Development Act of 1968

FHEO investigates complaints, which may be one or both of the following types:

1. Discrimination under the Fair Housing Act (including housing that is privately owned and operated).
2. Discrimination and other civil rights violations in housing and community development programs, including those funded by HUD.

## A Brief Overview of the Fair Housing Act

The Fair Housing Act protects specified groups from discrimination in obtaining and maintaining housing. The act applies to the rental or sale of dwelling units with exceptions for single-family homes (as long as the owner does not own more than three single-family homes) and dwellings with up to four units where one is owner-occupied.

Discrimination based on the following characteristics is prohibited under the act. The terms race, color, and national origin are not defined in the Fair Housing Act statute.

- **Race**
- **Color**
- **Religion**—The statute provides an exemption for religious organizations to rent or sell a property they own or operate to members of the same religion (as long as membership is not restricted based on race, color, or national origin).
- **National origin**
- **Sex**—In February 2021, HUD released a memo stating that it would begin accepting discrimination complaints based on sexual orientation or gender identity and that FHEO would conduct “all other activities involving the application, interpretation, and enforcement of the Fair Housing Act’s prohibition on sex discrimination to include discrimination because of sexual orientation and gender identity.” HUD issued this guidance in response to the 2020 decision, *Bostock v. Clayton County*. The Supreme Court held that Title VII of the Civil Rights Act of 1964 barred employers from firing an individual for being gay or transgender. HUD’s guidance explains that “the Fair Housing Act’s sex discrimination provisions are comparable to those of Title VII and that they likewise prohibit discrimination because of sexual orientation and gender identity.” Further, courts have found discrimination based on sex to include sexual harassment, and HUD regulations outline quid pro quo and hostile environment sexual harassment that violates the Fair Housing Act. Discrimination based on nonconformity with gender stereotypes may also be unlawful sex-based discrimination under the Fair Housing Act.
- **Familial status**—The statute defines familial status as parents or others having custody of one or more children under age 18. Familial status discrimination does not apply to housing dedicated to older persons in accordance with federal guidelines.
- **Disability**—The statute defines disability as having a physical or mental impairment that substantially limits one or more major life activities, having a record of such impairment, or being regarded as having such an impairment. Regulations provide lists of conditions that may constitute physical or mental impairments.<sup>15</sup> Major life activities refers to “functions such as caring for one’s self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working.”

The Fair Housing Act protects individuals in the covered classes from discrimination in various activities involving housing. Some of the specific types of activities that are prohibited include:

- Refusing to rent or sell, refusing to negotiate for a rental or sale, or otherwise making a dwelling unavailable based on protected class.
- Discriminating in the terms, conditions, or privileges of sale or rental or in the services and facilities provided in connection with a sale or rental.
- Making, printing, or publishing notices, statements, or advertisements that indicate a preference, limitation, or discrimination in connection with a sale or rental based on a protected class.
- Representing that a dwelling is not available for inspection, sale, or rental based on a protected class.
- Inducing, for a profit, someone to sell or rent based on the representation that members of a protected class are moving to the neighborhood (sometimes referred to as blockbusting).
- Refusing to allow reasonable modifications or reasonable accommodations for persons with a disability. Reasonable modifications involve physical changes to the property, while reasonable accommodations involve changes in rules, policies, practices, or services to accommodate disabilities.
- Discriminating in “residential real estate related transactions,” including the provision of loans and selling, brokering, or appraising property. Retaliating (i.e., coercing, intimidating, threatening, or interfering) against anyone attempting to exercise rights under the Fair Housing Act.<sup>6</sup>

### **In the Sale and Rental of Housing**

It is illegal discrimination to take any of the following actions because of race, color, religion, sex, disability, familial status, or national origin:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Otherwise make housing unavailable
- Set different terms, conditions, or privileges for sale or rental of a dwelling
- Provide a person different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- Make, print, or publish any notice, statement, or advertisement with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination

---

<sup>6</sup> “The Fair Housing Act: HUD Oversight, Programs, and Activities” Congressional Research Service, April 7, 2021



- Impose different sale prices or rental charges for the sale or rental of a dwelling
- Use different qualification criteria or applications, or sale or rental standards or procedures, such as income standards, application requirements, application fees, credit analyses, sale or rental approval procedures, or other requirements
- Evict a tenant or a tenant's guest
- Harass a person
- Fail or delay performance of maintenance or repairs
- Limit privileges, services, or facilities of a dwelling
- Discourage the purchase or rental of a dwelling
- Assign a person to a particular building or neighborhood or section of a building or neighborhood
- For profit, persuade or try to persuade homeowners to sell their homes by suggesting that people of a particular protected characteristic are about to move into the neighborhood (blockbusting)
- Refuse to provide or discriminate in the terms or conditions of homeowners' insurance for the owner and/or occupants of a dwelling
- Deny access to or membership in any multiple listing service or real estate brokers' organization

### **Civil Rights Obligations of Public Entities and Recipients of Federal Financial Assistance**

Federal laws prohibit discrimination in housing and community development programs and activities because of race, color, religion, sex, national origin, familial status, and disability. These obligations extend to recipients of HUD financial assistance, including subrecipients, as well as the operations of state and local governments and their agencies, and certain private organizations operating housing and community development services, programs, or activities. For example, federal laws prohibit discrimination, including the denial of, participation in, and benefit of the following examples of programs and activities: homelessness, transitional housing, permanent supportive housing, the operations of social service organizations, public housing, voucher programs, other affordable housing programs, community development funded facilities, etc. Recipients and other covered entities must also take affirmative steps within such programs and activities to provide equal housing opportunities.

### **Affirmatively Furthering Fair Housing**

Title VIII of the Civil Rights Act of 1968, known as the **Fair Housing Act**, requires HUD and recipients of federal funds from HUD to affirmatively further the policies and purposes of the Fair Housing Act, also known as "affirmatively further fair housing" or "AFFH." The obligation to affirmatively further fair housing requires recipients of HUD funds to take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics, which are:

- Race
- Color
- National origin
- Religion
- Sex (including sexual orientation and gender identity)
- Familial status
- Disability

Generally, in administering programs and activities relating to housing and community development, the federal government, HUD, and its recipients must:

- Determine who lacks access to opportunity and address any inequity among protected class groups;
- Promote integration and reduce segregation; and
- Transform racially or ethnically concentrated areas of poverty into areas of opportunity.

For much of the late 19<sup>th</sup> and early 20<sup>th</sup> century, government at all levels throughout the United States, along with private developers and mortgage lending institutions, played an active role in creating segregated living patterns and inequalities of opportunity. The federal government used the power of the military to remove Native Americans from their homelands, restricted federally insured mortgages on the basis of race, and used "slum clearance" and "urban renewal" programs to demolish neighborhoods for infrastructure projects that largely benefitted white Americans at a significant cost to and perpetuated the segregation of Black communities, Indigenous communities, and other communities of color.

Private housing developers also used racially restrictive covenants that perpetuated segregation and restricted access to homeownership and other housing opportunities for communities of color, among many other forms of discrimination.

In 1967, following the "Long, Hot Summer of 1967," which consisted of over 150 race-related riots, President Lyndon B. Johnson established the National Advisory Commission on Civil Disorders, also known as the Kerner Commission. The Commission was tasked with investigating the causes of the riots that occurred in cities like Los Angeles, Detroit, Chicago, Newark, Milwaukee, and New York City. The final report of the Commission, issued in 1968, pointed to a lack of economic opportunity, failed government programs, police brutality, and racism, among other causes. The Commission's Report is famously known for its declaration that "Our nation is moving toward two societies, one black, one white—separate and unequal."

In 1968, when Congress enacted the Fair Housing Act, one of the Act's co-sponsors, Senator Walter F. Mondale, explained that "...the proposed law was designed to replace the ghettos by 'truly integrated and balanced living patterns.'" Congress intended that HUD do more than simply not discriminate itself and intended for HUD to use its grant programs to assist in ending discrimination and segregation, to the point where the supply of genuinely open housing increases. As such, since 1968, the federal government recognized its role in creating

segregated living patterns that continue to have negative impacts on health, education, and the economy and its responsibility to undo the effects of policies, practices, and procedures that result in a lack of equity.

As recently as 2015, the U.S. Supreme Court reaffirmed one purpose of the Fair Housing Act when it explained that “much progress remains to be made in our Nation’s continuing struggle against racial isolation...The Court acknowledges the Fair Housing Act’s continuing role in Moving the Nation toward a more integrated society.”

HUD and the federal government continue to work toward achieving the integrated and more balanced living patterns envisioned by the Fair Housing Act in 1968. In 2021, the White House issued a Memorandum to the Secretary of Housing and Urban Development, which declared that the affirmatively furthering fair housing provision in the Fair Housing Act, “...is not only a mandate to refrain from discrimination but a mandate to take actions that undo historic patterns of segregation and other types of discrimination and that afford access to long-denied opportunities.” The White House, in 2021, also issued a number of Executive Orders that implicate HUD’s responsibility for implementing the AFFH mandate, including Executive Order 13895, “Advancing Racial Equity for Underserved Communities Through the Federal Government” and Executive Order 13988, “Preventing and Combating Discrimination on the Basis of Gender Identity or Sexual Orientation.”

For decades, HUD has required recipients of federal financial assistance such as States, local governments, insular areas, and PHAs (program participants) to engage in fair housing planning. Such planning has previously consisted of the Analysis of Impediments to Fair Housing Choice and the Assessment of Fair Housing and was done in connection with other types of planning required by program requirements, such as the Consolidated Plan, Annual Action Plan, and PHA plan.

HUD implements the AFFH mandate in other ways, such as through its collection of certifications from grantees, provisions regarding program design in its notices of funding opportunity (NOFOs), affirmative fair housing marketing and advertising requirements, and enforcement of site and neighborhood standards.

HUD’s 2021 Interim Final Rule (IFR), “**Restoring Affirmatively Furthering Fair Housing Definitions and Certifications,**” requires program participants to submit certifications that they will affirmatively further fair housing in connection with their consolidated plans, annual action plans, and PHA plans. In order to support these certifications, the IFR creates a voluntary fair housing planning process for which HUD will provide technical assistance and support.

The IFR also rescinds the 2020 Preserving Communities and Neighborhood Choice rule, which was causing funding recipients to certify “compliance” with a regulatory definition that is not a reasonable construction of the Fair Housing Act’s mandate to affirmatively further fair housing. HUD is putting itself and its program participants back in a position to take meaningful steps towards improved fair housing outcomes.

The IFR does not require program participants to undertake any specific type of fair housing planning to support their certifications, and commits HUD to providing technical assistance to those that wish to undertake Assessments of Fair Housing (AFHs), Analyses of Impediments to Fair Housing Choice (AIs), or other forms of fair housing planning. HUD is providing resources to assist program participants.

## **Disability**

Federal nondiscrimination laws provide housing protections for individuals with disabilities. These protections apply in most private housing, state and local government housing, public housing, and other federally-assisted housing programs and activities. The Fair Housing Act prohibits discrimination in housing and housing-related transactions because of disability.

Federal nondiscrimination laws define a person with a disability to include any;

1. Individual with a physical or mental impairment that substantially limits one or more major life activities;
2. Individual with a record of such impairment; or
3. Individual who is regarded as having such an impairment.

In general, a physical or mental impairment includes, but is not limited to, examples of conditions such as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus (HIV), developmental disabilities, mental illness, drug addiction, and alcoholism.

Some impairments are readily observable, while others may be invisible. Observable impairments may include, but are not limited to, blindness or low vision, deafness or being hard of hearing, mobility limitations, and other types of impairments with observable symptoms or effects, such as intellectual impairments (including some types of autism), neurological impairments (e.g., stroke, Parkinson's disease, cerebral palsy, epilepsy, or brain injury), mental illness, or other diseases or conditions that affect major life activities or bodily functions.

The term "major life activities" includes those activities that are important to daily life. Major life activities include, for example, walking, speaking, hearing, seeing, breathing, working, learning, performing manual tasks, and caring for oneself. There are other major life activities that are not on this list. Major life activities also include the operation of major bodily activities, such as the functions of the immune system, special sense organs and skin, normal cell growth, and digestive, genitourinary, bowel, bladder, neurological, brain, respiratory, circulatory, cardiovascular, endocrine, hemic, lymphatic, musculoskeletal, and reproductive systems.

**Section 504 of the Rehabilitation Act** prohibits discrimination on the basis of disability in any program or activity receiving federal financial assistance. Titles II and III of the Americans with Disabilities Act prohibit discrimination on the basis of disability in all programs, services, and activities of public entities and by private entities that own, operate, or lease places of public accommodation.

Section 504 of the Rehabilitation Act provides that no qualified individual with disabilities should, solely by reason of their disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

Section 504 covers all programs and activities of recipients of HUD financial assistance, including, for example:

- Outreach and public contact, including contact with program applicants and participants
- Eligibility criteria
- Application process
- Admission to the program
- Tenancy, including eviction
- Service delivery
- Physical accessibility of facilities
- Employment policies and practice
- Outreach and public contact, including contact with program applicants and participants
- Eligibility criteria
- Application process
- Admission to the program
- Tenancy, including eviction
- Service delivery
- Physical accessibility of facilities
- Employment policies and practice

### ***The Americans with Disabilities Act (ADA)***

The ADA is a comprehensive civil rights law for persons with disabilities. Title II of the ADA prohibits discrimination on the basis of disability in all programs, services, and activities provided or made available by public entities (state and local governments and special purpose districts). This includes housing when provided or made available by a public entity regardless of whether the entity receives federal financial assistance. For example, housing covered by Title II of the ADA includes housing operated by public housing agencies that meet the ADA's definition of "public entity," and housing operated by States or units of local government, such as housing on a State university campus.

Title III of the ADA prohibits private entities that own, lease (to and from), and operate places of public accommodation from discriminating on the basis of disability and requires places of public accommodation and commercial facilities to be designed, constructed, and altered in compliance with established accessibility standards. Public accommodations at housing developments include public areas open to the general public, such as a rental office. Public accommodations would also include, for example, shelters and social service establishments.

## **Sexual Harassment**

Sexual harassment in housing is a form of sex discrimination prohibited by the Fair Housing Act. Sex discrimination is also prohibited by other federal laws, such as Section 109 of the Housing and Community Development Act of 1974 and Title IX of Education Amendments of 1972.

There are two main types of sexual harassment: **(1) quid pro quo sexual harassment;** and **(2) hostile environment sexual harassment.**

### ***Quid Pro Quo***

Quid pro quo harassment occurs when a housing provider requires a person to submit to an unwelcome request to engage in sexual conduct as a condition of obtaining or maintaining housing or housing-related services.

### ***Hostile Environment***

Hostile environment harassment occurs when a housing provider subjects a person to severe or pervasive unwelcome sexual conduct that interferes with the sale, rental, availability, or terms, conditions, or privileges of housing or housing-related services, including financing.

## **Reasonable Accommodations and Modifications**

### **Rights and Obligations Under Federal Law**

Various federal laws require housing providers to make reasonable accommodations and reasonable modifications for individuals with disabilities. Federal nondiscrimination laws that protect against disability discrimination cover not only tenants and home seekers with disabilities, but also buyers and renters without disabilities who live or are associated with individuals with disabilities. These laws also prohibit housing providers from refusing residency to persons with disabilities, or placing conditions on their residency, because they require reasonable accommodations or modifications.

### **The Fair Housing Act**

Under the Fair Housing Act a reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service. The Fair Housing Act makes it unlawful to refuse to make reasonable accommodations to rules, policies, practices, or services when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling and public and common use areas.

In addition, the Fair Housing Act prohibits a housing provider from refusing to permit, at the expense of the person with a disability, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises.

## **Section 504**

Unlike the Fair Housing Act, Section 504 does not distinguish between reasonable accommodations and reasonable modifications. Instead, both are captured by the term “reasonable accommodations”. Under Section 504, the requirement to make reasonable accommodations applies to any changes that may be necessary to provide equal opportunity to participate in any federally-assisted program or activity. This includes a change, adaptation or modification to a policy, program, service, facility, or workplace which will allow a qualified person with a disability to participate fully in a program, take advantage of a service, live in housing, or perform a job.

Reasonable accommodations also include any structural changes that may be necessary. Reasonable accommodations may include changes which may be necessary in order for the person with a disability to use and enjoy a dwelling, including public and common use spaces, or participate in the federally-assisted program or activity. Under Section 504, reasonable accommodations must be provided and paid for by the housing provider unless providing them would be an undue financial and administrative burden or a fundamental alteration of the program. In such cases, the provider is still required to provide any other reasonable accommodation up to the point that would not result in an undue financial and administrative burden on the particular recipient and/or constitute a fundamental alteration of the program. In addition to the statutory requirement to make reasonable accommodations under Section 504, HUD's Section 504 regulation provides for making "housing adjustments" at 24 C.F.R. § 8.33.

## **Americans with Disabilities Act (ADA)**

Similar to and based upon the Section 504 reasonable accommodation requirement, Titles II and III of the ADA require public entities and public accommodations to make reasonable modifications to policies, practices, or procedures to avoid discrimination. This obligation applies unless the public entity can demonstrate that the modifications would fundamentally alter the nature of its service, program, or activity (Title II), or the public accommodation can demonstrate that making the modifications would fundamentally alter the nature of the goods, services, facilities, privileges, advantages, or accommodations (Title III).

## **Reasonable Accommodations**

A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with disabilities to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces, or to fulfill their program obligations. Please note that the ADA often refers to these types of accommodations as “modifications.”

Any change in the way things are customarily done that enables a person with disabilities to enjoy housing opportunities or to meet program requirements is a reasonable accommodation. In other words, reasonable accommodations eliminate barriers that prevent persons with disabilities from fully participating in housing opportunities, including both private housing and

in federally-assisted programs or activities. Housing providers may not require persons with disabilities to pay extra fees or deposits or place any other special conditions or requirements as a condition of receiving a reasonable accommodation.

Since rules, policies, practices, and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others will sometimes deny persons with disabilities an equal opportunity to enjoy a dwelling or participate in the program. Not all persons with disabilities will have a need to request a reasonable accommodation. However, all persons with disabilities have a right to request or be provided a reasonable accommodation at any time.

Under Section 504 and the ADA, public housing agencies, other federally-assisted housing providers, and state or local government entities are required to provide and pay for structural modifications as reasonable accommodations/modifications.

### **Reasonable Modifications**

Under the Fair Housing Act, a reasonable modification is a structural change made to existing premises, occupied or to be occupied by a person with a disability, in order to afford such person full enjoyment of the premises. Reasonable modifications can include structural changes to interiors and exteriors of dwellings and to common and public use areas. Examples include the installation of a ramp into a building, lowering the entry threshold of a unit, or the installation of grab bars in a bathroom. Under the Fair Housing Act, prohibited discrimination includes a refusal to permit, at the expense of the person with a disability, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises.

Under Section 504, a housing provider is required to provide and pay for the structural modification as a reasonable accommodation unless it amounts to an undue financial and administrative burden or a fundamental alteration of the program. If an undue burden or fundamental alteration exists, the recipient is still required to provide any other reasonable accommodation up to the point that would not result in an undue financial and administrative burden on the particular recipient and/or constitute a fundamental alteration of the program. Examples include:

- Assigning an accessible parking space for a person with a mobility impairment
- Permitting a tenant to transfer to a ground-floor unit
- Adjusting a rent payment schedule to accommodate when an individual receives income assistance
- Adding a grab bar to a tenant's bathroom
- Permitting an applicant to submit a housing application via a different means
- Permitting an assistance animal in a "no pets" building for a person who is deaf, blind, has seizures, or has a mental disability.



The requirement to provide reasonable accommodations and modifications applies to, but is not limited to individuals, corporations, associations and others involved in the provision of housing or residential lending, including property owners, housing managers, homeowners and condominium associations, lenders, real estate agents, and brokerage services. This also applies to state and local governments, including in the context of exclusionary zoning or other land-use decisions.

A provider is entitled to obtain information that is necessary to evaluate if a requested reasonable accommodation or modification may be necessary because of a disability. If a person's disability is obvious, readily apparent, or otherwise known to the provider, and if the need for the requested accommodation or modification is also readily apparent or known, then the provider may not request any additional information. If the disability and/or the disability-related need for the requested accommodation or modification is not known or obvious, the provider may request only information that is necessary to evaluate the disability and/or disability-related need for the accommodation. This information may be from the requesting individual, medical professional, a peer support group, a non-medical service agency, or a reliable third party who is in a position to know about the individual's disability. In most cases, an individual's medical records or detailed information about the nature of a person's disability is not necessary for this inquiry and may be inappropriate.

A housing provider can deny a request for a reasonable accommodation or modification if the request was not made by or on behalf of a person with a disability or if there is no disability-related need for the accommodation or modification. In addition, a request for a reasonable accommodation or modification may be denied if providing the accommodation or modification would impose an undue financial and administrative burden on the housing provider or it would fundamentally alter the nature of the housing provider's program. The determination of undue financial and administrative burden must be made on a case-by-case basis involving various factors. If an undue burden or fundamental alteration exists, the housing provider is still required to provide any other reasonable accommodation up to the point that would not result in an undue financial and administrative burden on the particular housing provider and/or constitute a fundamental alteration of the program.

When a housing provider denies a requested accommodation or modification, the provider should discuss with the requester whether there is an alternative accommodation or modification that would effectively address the requester's disability-related needs without a fundamental alteration to the provider's operations and without imposing an undue financial and administrative burden. As part of this interactive process, the housing provider should recognize that the individual requesting the accommodation or modification is most familiar with his or her disability and is in the best position to determine what type of aid or service will be effective to meet a disability-related need. These discussions often result in an effective accommodation or modification for the requester that does not pose an undue financial and administrative burden for the provider.

A provider has an obligation to provide prompt responses to reasonable accommodation requests. An undue delay in responding to a reasonable accommodation request may be deemed to be a failure to provide a reasonable accommodation. A failure to reach an agreement on an accommodation request is in effect a decision by the provider not to grant the requested accommodation.

### **Limited English Proficiency**

For persons who, as a result of national origin, do not speak English as their primary language and who have a limited ability to speak, read, write, or understand English. For purposes of Title VI and the Limited English Proficient (LEP) Guidance, persons may be entitled to language assistance with respect to a particular service, benefit, or encounter.

Title VI of the Civil Rights Act of 1964 is the federal law that protects individuals from discrimination on the basis of their race, color, or national origin in programs that receive federal financial assistance. In certain situations, failure to ensure that persons who are LEP can effectively participate in, or benefit from, federally assisted programs may violate Title VI's prohibition against national origin discrimination.

EO 13166, signed on August 11, 2000, directs all federal agencies, including the Department of Housing and Urban Development (HUD), to work to ensure that programs receiving federal financial assistance provide meaningful access to LEP persons. Pursuant to EO 13166, the meaningful access requirement of the Title VI regulations and the four-factor analysis set forth in the Department of Justice (DOJ) LEP Guidance apply to the programs and activities of federal agencies, including HUD. In addition, EO 13166 requires federal agencies to issue LEP Guidance to assist their federally assisted recipients in providing such meaningful access to their programs. This Guidance must be consistent with the DOJ Guidance. Each federal agency is required to specifically tailor the general standards established in DOJ's Guidance to its federally assisted recipients. On December 19, 2003, HUD published such proposed Guidance.

Federally assisted recipients are required to make reasonable efforts to provide language assistance to ensure meaningful access for LEP persons to the recipient's programs and activities. To do this, the recipient should:

1. conduct the four-factor analysis;
2. develop a Language Access Plan (LAP); and
3. provide appropriate language assistance.

The actions that the recipient may be expected to take to meet its LEP obligations depend upon the results of the four-factor analysis including the services the recipient offers, the community the recipient serves, the resources the recipient possesses, and the costs of various language service options. All organizations would ensure nondiscrimination by taking reasonable steps to ensure meaningful access for persons who are LEP. HUD recognizes that some projects' budgets and resources are constrained by contracts and agreements with HUD. These constraints may impose a material burden upon the projects. Where a HUD recipient can demonstrate such a

material burden, HUD views this as a critical item in the consideration of costs in the four-factor analysis. However, refusing to serve LEP persons or not adequately serving or delaying services to LEP persons would violate Title VI. The agency may, for example, have a contract with another organization to supply an interpreter when needed; use a telephone service line interpreter; or, if it would not impose an undue burden, or delay or deny meaningful access to the client, the agency may seek the assistance of another agency in the same community with bilingual staff to help provide oral interpretation service.

If a person believes that a HUD federally assisted recipient is not taking reasonable steps to ensure meaningful access to LEP persons, that individual may file a complaint with HUD's local Office of Fair Housing and Equal Opportunity (FHEO).

### **Actions for a Violation**

#### **Housing Discrimination Complaints filed with State and Federal Organizations**

Formal complaints related to housing discrimination in the State of Idaho are generally filed with HUD's Office of Fair Housing and Equal Opportunity (FHEO), the Housing and Civil Enforcement Section of the United States Department of Justice.

A party who believes they have been a victim of illegal discrimination, based on their membership in one of the federally protected classes, during a housing related transaction, may file a complaint with the Department of Housing and Urban Development (HUD). When a complaint is filed, HUD will investigate the complaint and try to conciliate the matter with both parties. FHEO administers and enforces federal laws and establishes policies that ensure all Americans have equal access to the housing of their choice.

In addition to general fair housing discrimination complaints, HUD accepts specific complaints that violate Section 504 of the Rehabilitation Act of 1973, prohibiting programs or organizations that receive federal funds from discriminating against persons with disabilities. In relation to housing, this means that any housing program that accepts federal funds must promote equal access of units, regardless of disability status. Both mental and physical disability are included in Section 504.

An example of a Section 504 violation is a public housing manager who demands a higher housing deposit to a person in a wheelchair because of the anticipated damage that a wheelchair may cause. This violates Section 504 in that a person cannot be held to different standards or liabilities due to disability.

Complaints that are in violation of Section 504 are filed and processed in the same manner as general fair housing complaints.

The Housing and Civil Enforcement Section of the Department of Justice works to protect some of the most fundamental rights of individuals, including the right to access housing free from discrimination, the right to access credit on an equal basis, the right to patronize places of business that provide public accommodations, and the right to practice one's faith free from discrimination.

### **HUD – Multifamily Housing Complaint Line**

The Multifamily Housing Complaint Line is a service provided by HUD's Multifamily Housing Clearinghouse (MFHC) that enables residents of HUD-insured and -assisted properties and other community members to report complaints with a property's management concerning matters such as poor maintenance, dangers to health and safety, mismanagement, and fraud. It can be accessed by dialing 1-800-MULTI-70 (1-800-685-8470).

Callers to this line can speak to MFHC information specialists in English and Spanish, who will help them resolve their problem. MFHC staff explain how to report problems to building management more effectively, answer questions about residents' rights, and refer callers to local Public Housing Agencies and other organizations, if needed. If a complaint is serious enough to bring to HUD's attention, MFHC information specialists write up a report on the problem and fax or email it to the appropriate HUD Field Office for action.

The Multifamily Housing Complaint Line supports HUD's enforcement efforts by empowering tenants and community residents to act as HUD's eyes and ears to ensure safe, decent, and sanitary housing. Complaints of housing discrimination are handled by the Office of Fair Housing and Equal Opportunity.

### **Fair Housing Assistance Program (FHAP)**

Through the Fair Housing Assistance Program (FHAP), HUD funds state and local agencies that administer fair housing laws that HUD has determined to be substantially equivalent to the Fair Housing Act.

The Fair Housing Act contemplates that, across the country, state and local governments will enact and enforce their own statutes and ordinances that are substantially equivalent to the Fair Housing Act. HUD provides FHAP funding annually on a non-competitive basis to state and local agencies that administer fair housing laws that provide rights and remedies that are substantially equivalent to those provided by the Fair Housing Act.

A state or local agency may be certified as substantially equivalent after it applies for certification. HUD then determines that the agency administers a law that provides substantive rights, procedures, remedies, and judicial review provisions that are substantially equivalent to the Fair Housing Act. Typically, once certified, HUD will refer complaints of housing discrimination that it receives to the state or local agency for investigation.

FHAP is an intergovernmental enforcement partnership between HUD and the state or local agencies. As in any partnership, both parties must contribute to the success of the program.

While HUD provides significant resources to Substantially Equivalent Agencies in the form of training, technical assistance, and funding. The agencies must demonstrate a commitment to thorough and professional complaint processing. This includes all phases of complaint processing, from accurate identification of issues at intake, through complete and sound

investigations, to following through on administrative or judicial enforcement to ensure that victims of unlawful housing discrimination obtain full remedies and the public interest is served. The agencies should also work to develop relationships with public, private, and non-profit organizations in a grassroots approach to making fair and open housing a reality.

The Fair Housing Act covers most housing. In very limited circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family houses sold or rented by the owner without the use of an agent, and housing operated by religious organizations and private clubs that limit occupancy to members.

***Idaho is one of only a handful of states that do not currently have a FHAP.***

## **Fair Housing Initiatives Program (FHIP)**

Fair housing organizations and other non-profits that receive funding through the Fair Housing Initiatives Program (FHIP) assist people who believe they have been victims of housing discrimination.

FHIP organizations partner with HUD to help people identify government agencies that handle complaints of housing discrimination. They also conduct preliminary claims investigations, including sending "testers" to properties suspected of practicing housing discrimination.

In addition to funding organizations that provide direct assistance to individuals who feel they have been discriminated against while attempting to purchase or rent housing, FHIP also has initiatives that promote fair housing laws and equal housing opportunity awareness.

**Both Idaho Legal Aid and Intermountain Fair Housing Council provide resources and support for fair housing complaints to residents in Meridian.**

## **Intermountain Fair Housing Council**

4696 W. Overland Rd., Suite 140

Boise, Idaho 83705

Phone: (208) 383-0695

Email: [contact@ifhcidaho.org](mailto:contact@ifhcidaho.org)

The Intermountain Fair Housing Council (IFHC), is a nonprofit organization whose mission is to ensure open and inclusive housing for all persons without regard to race, color, sex, religion, national origin, familial status, sexual orientation, gender identity, a source of income, or disability. The IFHC attempts to eradicate discrimination through, education on the fair housing laws, housing information and referral, housing counseling, and assistance with mediating and or filing fair housing complaints, among other things. The IFHC also provides education and outreach on fair housing laws and practices to housing providers and others.

Currently, most of IFHC's efforts for testing of fair housing violations is directed toward investigating complaints.

## **The IFHC:**

1. Provides information and education services to housing consumers, housing providers, community organizations, and lending institutions.
2. Monitors fair housing compliance of housing providers, lending institutions, and local and state governments.
3. Engages in enforcement activities which include investigation, testing, and complaint filing with State or Federal authorities.
4. Negotiates fair housing settlements by mediation, conciliation, or litigation, if necessary.

## **Idaho Legal Aid Services, Inc.**

1447 S Tyrell Lane

Boise, Idaho 83706

Phone: (208) 746-7541

Idaho Legal Aid's mission is to provide quality civil legal services to low-income and vulnerable Idahoans.

Every year Idaho Legal Aid Services helps thousands of Idahoans with critical legal problems such as escaping domestic violence and sexual assault, protecting abused and neglected children, preserving housing, helping vulnerable seniors and stopping discrimination. The Indian Law Unit provides legal help focused on Idaho's Indian Reservations. The Migrant Farmworker Law Unit provides services tailored to the needs of Idaho's migrant population.

Idaho Legal Aid provides assistance with the housing laws and issues such as:

- Evictions
- Fair Housing Act Homeowner rights House foreclosure Mobile home tenants
- Property taxes Rights of tenants Safe housing Utility bills
- Idaho Legal Aid Services is limited in what types of cases that can be accepted based on program priorities, available staff and funding in each local office.

Protecting the civil rights of Idahoans is key to ILAS's mission of providing equal access to justice for low-income people in our state. Our advocacy attorneys identify issues and develop strategies to address the systemic problems affecting Idaho's most vulnerable residents.

An example of this work is ILAS's ongoing case of *Bell v. City of Boise*. The case concerns homeless people in Boise, a large percentage of which have chronic physical and mental disabilities. In *Bell v. City of Boise* ILAS challenged an ordinance that made it a misdemeanor, punishable by a fine and up to six months in jail, to sleep outside. Homeless people could be cited even when there were no shelter beds available or the person could not stay in a shelter due to a disability. This essentially criminalized sleeping, an activity as necessary to life as eating or breathing.

### ***Bell v. City of Boise***

ILAS filed suit challenging the ordinance in 2009 with pro bono assistance from the Washington D.C. office of Latham Watkins LLP and the National Center for Homelessness and Poverty. Like many impact cases *Bell v. City of Boise* has moved slowly through the courts. The case is currently on appeal at the Ninth Circuit Court of Appeals.

In August 2016, *Bell v Boise* caught national attention when the US Department of Justice (DOJ) filed a Statement of Interest, agreeing with ILAS's position that the city may not punish a homeless person for conduct that is inextricably linked to their homeless status. The DOJ noted that the lack of available shelter space and housing alternatives make it "impossible for some homeless individuals to comply" with the camping ban, and stated "[i]f a person literally has nowhere else to go, then enforcement of the anti-camping ordinance against that person criminalizes her for being homeless" a clear violation of the Eighth Amendment's protections against cruel and unusual punishment.

*ILAS Community Report, 2015*

### ***Martin v. Boise***

The City of Boise has reached an agreement in *Martin v. Boise* in February 2021. This historic settlement concludes 12 years of litigation about homelessness in Boise.

The agreement ensures people experiencing homelessness will not be cited or arrested for sleeping outdoors when no shelter is available, and the city will continue to take steps to put every person experiencing homelessness in Boise on a path to permanent housing.

The City will invest \$1,335,000 in preventing homelessness in the community in 2021, at least one-third of which will be committed to rehabilitating or creating additional overnight shelter space.

Boise will amend two ordinances to bring them in line with the City's current practice of protecting the constitutional rights of those who are unable to access shelter based on disability, sexual orientation, or religious practices. The Boise Police Department will adopt and implement additional guidance and training for officers to further ensure no person experiencing homelessness is issued a citation when no shelter is available to them.

This agreement is a roadmap to a final dismissal of all remaining claims against the City.<sup>7</sup>

### **City of Meridian Fair Housing Survey**

The City of Meridian distributed a housing survey in the winter and spring of 2022 to assess whether residents were informed about fair housing rights, whether they had experienced discrimination in attaining housing, and how they chose to deal with discriminatory practices.

---

<sup>7</sup> "Settlement Reached in Groundbreaking *Martin v. Boise Case*" City of Boise Press Release

The City received 280 survey responses.

- 76% of respondents had a primary residence in Meridian. 16% were renters.
- 89% of respondents identified as white. 9% of respondents identified as Hispanic or Latino.
- 8% of respondents identified that they are living with a disability.
- 99% of respondents reported that they do not have internet in their home.

Generally, residents in Meridian stated that they were aware of fair housing requirements and that housing discrimination is not an issue.

- 88% of respondents answered that they were aware of basic fair housing requirements.
- **12% of respondents answered that they believe that housing discrimination is an issue in Meridian.**

A small portion of respondents reported that housing discrimination was something that they had personally experienced.

- 6% of respondents stated that they had experienced housing discrimination.
- 10% of respondents stated that they knew someone who experienced housing discrimination.

The most common housing discrimination reported in survey results centered around rental housing. Of those that reported they had been discriminated against:

- **37% stated that there are housing providers who refused to rent or deal with a resident.**
- 20% answered that a real estate agent directed people to certain neighborhoods.
- 16% of respondents stated that the housing providers refused to make reasonable accommodations for a tenant with disabilities.
- 14% of respondents stated that the housing provider falsely denied that housing was available.

The survey responses showed that respondents were unlikely to report housing discrimination because they did not believe it would help or they did not know how to file a complaint. Only 12% of respondents who stated they had experienced housing discrimination stated that they reported the incident. Of these respondents:

- 43% stated that they did not believe filing a complaint would make a difference.
- 22% stated that they did not know where to file a complaint.
- 19% stated that filing a complaint was too much trouble.
- 15% stated that they were afraid of retaliation if they filed a complaint.



## **Sampling of comments from the Meridian Community Survey**

These are a sample of comments received from respondents of the Meridian Community Survey to fair housing questions.

### **Do you believe or think that you or someone you know encountered housing discrimination?**

- I know two separate LGBTQIA couple who were
  1. Essentially ran out of their apartment due to harassment that was allowed and enabled to continue via the apartment manager and
  2. That were essentially allowed to apply (\$) but then told that nothing was available to them (this couple included a black person).
- After I returned from Viet Nam and well into the 80's Military personnel were routinely refused housing in the civilian marketplace.
- Because I'm on a Housing Voucher. No one will rent to us. I've been living at my current residence for 10 years with the voucher. It's not fair.

### **On what basis do you believe you or someone you know were discriminated against?**

- I know a family with 9 children that was pushed out of their rental and they struggled for months to find something that would accommodate them. They didn't want to buy, as they are feeling as though they should leave the area anyhow.
- Certain demographics of tenants were treated poorly, forced out without technically being evicted, and were less likely to receive deposits back.
- discrimination based on gender identity, religion
- Was told housing was available and to apply, but none was and therefore I paid a fee for something that didn't exist.

### **If you believe you have been subjected to discrimination, why did you not report the incident?**

- Its very hard to prove. But its obvious what they were doing. And this type of discrimination is not covered by the law description.

# Identification of Impediments to Fair Housing Choice

The AI is a comprehensive review of a jurisdiction's laws, regulations, and administrative policies, procedures, and practices affecting the location, availability, and accessibility of housing, as well as an assessment of conditions, both public and private, affecting fair housing choice.

The AI is a review of impediments to fair housing choice in the public and private sector. Impediments to fair housing choice are any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin that restrict housing choices or the availability of housing choices, or any actions, omissions, or decisions that have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin. Policies, practices, or procedures that appear neutral on their face but operate to deny or adversely affect the housing provision to persons of a particular race, color, religion, sex, disability, familial status, or national origin may constitute such impediments.

Impediments include actions or omissions in the jurisdiction's public or private housing sector that:

- Constitute violations, or potential violations, of the Fair Housing Act
- Are counterproductive to fair housing choice, such as NIMBYism:
- Community resistance when minorities, persons with disabilities, and/or low-income persons first move into White and/or moderate- to high-income areas
- Community resistance to the siting of housing facilities for people with disabilities in residential neighborhoods based on their disabilities
- Have the effect of restricting housing opportunities on the basis of race, color, religion, sex, disability, familial status, or national origin.

## **Public Sector**

### **Zoning and Site Selection**

Local government policies that limit or exclude housing facilities for persons with disabilities or other housing for homeless people from certain residential areas may violate the provisions of the Fair Housing Act. This is because they may indirectly discriminate against persons with disabilities and minorities, many of whom are homeless. Building codes that require certain amenities or setbacks also affect the feasibility of providing low- and moderate-income housing development.

Even where zoning or other government policies are permissive, neighborhood residents often resist the placement of certain types of housing in their area. The attitude of local government officials, public pronouncements of general policy, and careful planning and implementation of individual housing efforts by providers are key aspects for overcoming resistance of this kind.

Placement of new or rehabilitated housing for lower-income people is one of the most controversial issues communities face. If fair housing objectives are to be achieved, the goal must be to avoid high concentrations of low-income housing.

Whether the persons to be served are families with children, persons with disabilities, homeless persons, or lower-income minorities, many communities feel strongly that housing for these persons should be provided but “not in my back yard” (NIMBY). This attitude seriously affects the availability of housing for people in these groups and is one of the most difficult challenges jurisdictions encounter in promoting fair housing objectives.

HUD has regulations governing the selection of sites for certain HUD-assisted housing programs. These regulations are flexible and express the goal previously stated. Jurisdictions should strive to meet the intent and spirit of these regulations in providing or approving sites for all of the low- and moderate- income housing developed in the community.

### **Housing Alliance and Community Partnerships (HACP)**

***Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high-rise apartments for elderly families.***

U.S. Department of Housing and Urban Development (HUD) administers Federal aid to Housing Alliance and Community Partnerships (HACP), the City’s Housing Authority, to help manage the housing for low-income residents at rents they can afford.

Public housing is limited to low-income families and individuals. HACP determines eligibility based on:

- 1) annual gross income; 2) whether you qualify as elderly, a person with a disability, or as a family; and
- 3) U.S. citizenship or eligible immigration status.

Rent, referred to as the Total Tenant Payment (TTP) in this program, is based on a family's anticipated gross annual income less deductions, if any. HUD regulations allow HACP to exclude from annual income the following allowances: \$480 for each dependent; \$400 for any elderly family or a person with a disability; and some medical deductions for families headed by an elderly person or a person with disabilities. HACP determines if any allowable deductions should be subtracted from the client’s annual income based on the application. Annual income is the anticipated total income from all sources received from the family head and spouse, and each additional member of the family 18 years of age or older.

The formula used in determining the TTP is the highest of the following, rounded to the nearest dollar:

1. 30 percent of the monthly adjusted income. (Monthly Adjusted Income is annual income less deductions allowed by the regulations);
2. 10 percent of monthly income;
3. welfare rent, if applicable; or
4. a \$25 minimum rent or higher amount (up to \$50) set by a housing authority.

### ***Housing Choice Vouchers***

Section 8 vouchers can be an extremely effective tool in reducing concentrations of low-income households. This was the intent of the voucher choice program when it was introduced in 1974. Sometimes voucher holders are discriminated against by landlords who are unwilling to accept Section 8 vouchers. Source of income is not a protected class in Idaho.

Consequently, voucher holders must be located where rental housing is available. The voucher holder's rental options are limited, in most cases, to rental units priced at or below Fair Market Rent.

The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants can find their own housing, including single-family homes, townhouses, and apartments.

The participant is free to choose any housing that meets the program's requirements and is not limited to units located in subsidized housing projects.

Housing choice vouchers are administered locally by public housing agencies (PHAs). Housing Alliance and Community Partnerships (HACP), the housing authority for the City of Meridian, receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program.

A family issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum health and safety standards, as determined by the Housing Alliance and Community Partnerships.

A housing subsidy is paid to the landlord directly by the HACP on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the HACP, a family may use its voucher to purchase a modest home.

Eligibility for a housing voucher is determined based on the total annual gross income and family size. It is limited to US citizens and specified categories of non-citizens who have eligible immigration status. In general, the family's income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live. By law, HACP must provide 75 percent of its vouchers to applicants whose incomes do not exceed 30 percent of the area median income. Median income levels are published by HUD and vary by location.

Since the demand for housing assistance often exceeds the limited resources available to HUD and the local housing agencies, long waiting periods are common. A PHA may close its waiting list when it has more families on the list than can be assisted in the near future.

PHAs may establish local preferences for selecting applicants from their waiting list.

The HACP calculates the maximum amount of housing assistance allowable. The maximum housing assistance is generally the lesser of the payment standard minus 30% of the family's monthly adjusted income or the gross rent for the unit minus 30% of the monthly adjusted income.

For example, PHAs may give a preference to a family who is (1) homeless or living in substandard housing, (2) paying more than 50% of its income for rent, or (3) involuntarily displaced. Families who qualify for such local preferences move ahead of other families on the list who do not qualify for any preference. Each PHA has the discretion to establish local preferences to reflect its particular community's housing needs and priorities.

### **Sale of Subsidized Housing and Possible Displacement**

In the sale of subsidized housing, the objective should be to preserve lower-income housing opportunities to the maximum extent feasible. However, suppose any displacement of a current minority or disabled low-income families occurs. In that case, the objective should be to provide other housing opportunities to displaced households by giving them a real choice to relocate inside and outside minority neighborhoods or in buildings predominantly occupied by minorities or persons with disabilities. Because a relocation plan often places sole reliance on the provision of certificates or vouchers to displaced households, a good program to promote real choice in the use of certificates and vouchers is essential. Housing Alliance and Community Partnerships does not have any properties that would be impacted by the sale of property or would displace tenants.

### **Private Sector**

Under the broad term “private sector” are many specific aspects of the jurisdiction’s housing market that should be examined to determine whether fair housing objectives are being served. Government policies and procedures that regulate, monitor, or otherwise impact rental, sales, and property insurance practices can play a significant role in promoting fair housing choice.

## **Lending Policies and Practices**

Until very recently, mortgage lending and real estate appraisal policies and practices were openly discriminatory. Decisions regarding property values, lending criteria, and related factors frequently rested on the race or ethnicity of the applicant and the racial or ethnic identity of the neighborhood in which the subject property was located. Lending policies and practices also treated applicants differently based on gender. Because of the close relationship between mortgage lending and appraisal activities, the policies and practices in one area significantly impact those in the other area.

Appraisal and lending criteria that look at age, size, or minimum value of a dwelling in light of “stability” factors—such as whether the neighborhood is homogeneous or changing culturally or socially—may be more recent iterations of previous policies and criteria that referred openly to neighborhood stability or change in terms of racial characteristics. Intentional or inadvertent discrimination may result from applying these criteria or various other factors, some of which may be very difficult or impossible to detect in a fair housing review by a regulatory or other agency.

Lending policies and requirements related to credit history, current credit rating, employment history, and general character of applicants enable lenders to use a great deal of discretion and in the process deny loans even though the prospective borrower would have been an acceptable risk. In October 1992, the Federal Reserve Bank of Boston released a study of 131 Boston area lenders that showed that the subjectivity built into the loan process is a principal cause of discrimination in lending.

The study is based on the review of 3,062 loan applications. The study concluded that, after controlling for all objective indicators of applicant risk, lenders still rejected members of minority groups 56 percent more often than otherwise identical White applicants. For Whites, “compensating factors” are considered that result in loan approval at a much higher rate than for Blacks or Hispanics.

Studies such as this point to the need for affirmative action by lenders themselves to look at their policies and practices and change the manner in which judgments are made by every person who plays a role in the lending process.

Lenders may apply different terms for different applicants or dwellings in different neighborhoods. Frequently, the terms offered to Blacks or other minority borrowers have been less favorable than those offered to nonminority borrowers. Part of this issue is that the less favorable terms have been the only terms available for the dwellings minority borrowers plan to purchase or in the neighborhoods where they reside or the dwellings they plan to purchase. Often, the limited lending options available in such neighborhoods have been offered by lenders who operate only in such areas.

Because some banks or savings and loan institutions in cities will not make loans in minority neighborhoods, minority borrowers cannot benefit from competitive loan offerings available in the larger market.

### **Home Mortgage Disclosure Act**

The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. The Act was implemented in response to mortgage credit shortages in older urban neighborhoods (particularly those with predominantly minority populations).

On July 21, 2011, the rule-writing authority of Regulation C was transferred to the Consumer Financial Protection Bureau (CFPB). This regulation provides the public loan data that can be used to assist:

- in determining whether financial institutions are serving the housing needs of their communities;
- public officials in distributing public-sector investments to attract private investment to areas where it is needed;
- and in identifying possible discriminatory lending patterns.

The Fair Housing Act applies to mortgage lending just as it does to other aspects of housing. Lenders may not:

- Refuse to make a mortgage loan;
- Refuse to provide information regarding loans;
- Impose different terms or conditions on a loan (such as different interest rates, points, or fees); or
- Discriminate in appraising property based on race, color, national origin, religion, sex, familial status, or disability.

Most banks and other lending institutions must report to the Federal Financial Institutions Examination Council (FFIEC) on their lending practices. Information from the Federal Financial Institutions Examination Council (FFIEC) is available to the public as Home Mortgage Disclosure Act data (HMDA).

Information reported about the clients and the properties includes data related to such elements as race, gender, marital status, income level of the mortgagee, location of the dwelling by census tract, type of housing, value of housing, etc. The information required and the manner of reporting has been modified several times since the adoption of the HMDA. Collection information requirements continue to be modified to meet the changing needs of those who utilize this information for the purposes

intended by Congress. Additionally, the criteria that determine which institutions must report continue to be modified as well.

HMDA data is filed with the regulatory agency given oversight for the particular financial institution performing the reporting. These agencies include the Comptroller of the Currency, the Federal Reserve Board, the Federal Deposit Insurance Corporation, the Office of Thrift Supervision, or the National Credit Union Association. The Federal Financial Institutions Examination Council (FFIEC) is directed to compile annual data by census tract.

The disparities in homeownership across racial and ethnic lines reflect only the symptoms of underlying impediments in the home mortgage application process. The Home Mortgage Disclosure Act (HMDA) data was compiled for City of Meridian to better understand the barriers that members of protected classes face in obtaining mortgages.

## **Public and Private Sector**

### **Fair Housing Enforcement**

Effective fair housing enforcement lies at the heart of a comprehensive program to affirmatively further fair housing. The structure of this program varies among communities based on community size and resources.

To assure good standing for HUD's Community Planning and Development (CPD) programs, the jurisdiction should address any and all concerns expressed by HUD in contract conditions that relate to fair housing and equal opportunity performance as required by the laws and regulations governing these programs. These concerns include any and all court decisions relating to fair housing and other civil rights laws to which the jurisdiction or the PHA is subject.

The City of Meridian can request that all subrecipients who received HUD CDBG funds from the City provide their clients with information on fair housing and the process for filing a complaint. Additionally, the materials should, at a minimum, be available in Spanish.

### **Informational Programs**

Regardless of whether they have completed an AI, all jurisdictions should be conducting fair housing education and outreach activities.

The City of Meridian has robust fair housing program. The City has a process for recording all fair housing activities and evaluating their effectiveness.

- The City promotes Fair Housing week each April.
- The City fields fair housing complaints and refers residents to the Intermountain Fair Housing Council.
- The City has a limited English proficiency plan (LEP) and utilizes it as a way to reach residents.
- The City sponsors training and outreach on fair housing.



## Assessment of Current Public and Private Fair Housing Program

Census data, HMDA data, and state and federal complaints provide a statistical basis for fair housing issues. There also may be situations where discrimination or other unfair housing practices occur but go unreported. To elicit a deeper understanding of fair housing issues within a community, an analysis of the City of Meridian's policies and procedures can provide a more detailed assessment of the community, extending the analysis beyond just the reported statistics. The key factor in reviewing the City of Meridian's policies is evaluating how the jurisdiction manages the HUD Community Development Block Grant funds and supports fair housing practices.

### **HUD Five-Year Consolidated Plan**

The U.S. Department of Housing and Urban Development (HUD) requires each entitlement jurisdiction to complete a Consolidated Plan and certify compliance with the Consolidated Plan Final Rule.

The Consolidated Plan is intended to:

- Serve as the long-range planning document for affordable housing development and community service funding;
- Provide priorities for funding for HUD programs and strategies for implementing the priorities; and
- Be an accessible tool to measure the effect of the local funding strategies.

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

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

When developing a Consolidated Plan, the City must first analyze the needs within City of Meridian and then propose strategies to meet those needs.

## Conclusions and Recommendations

The City of Meridian is committed to eliminating racial and ethnic segregation, illegal physical and other barriers to persons with disabilities, and other discriminatory practices in housing.

The City works to:

- Analyze and eliminate housing discrimination;
- Promote fair housing choice for all persons;
- Provide opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability, and national origin;
- Promote housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities; and
- Foster compliance with the nondiscrimination provisions of the Fair Housing Act.

Impediments to fair housing choice are:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin that **restrict housing choices** or the **availability of housing choices; and**
- Any actions, omissions, or decisions that have this effect.

Policies, practices, or procedures that appear neutral on their face but operate to deny or adversely affect the provision of housing to persons of a particular race, color, religion, sex, disability, familial status, or national origin may constitute such impediments.

Impediments include actions or omissions in the jurisdiction's public or private housing sector that:

- Constitute violations, or potential violations, of the Fair Housing Act
- Community resistance when minorities, persons with disabilities, and/or low-income persons first move into white and/or moderate- to high-income areas
- Community resistance to the siting of housing facilities for people with disabilities in residential neighborhoods
- Have the effect of restricting housing opportunities on the basis of race, color, religion, sex, disability, familial status, or national origin.

## **Impediments to Fair Housing Choice and Action Steps**

As a recipient of HUD CDBG Entitlement funds, the City of Meridian is committed to Affirmatively Further Fair Choices for all residents. Although many issues that affect fair housing choice have been identified, the City is limited in resources and ability to impact all areas. The City of Meridian recognizes the following impediments which may have a direct and substantial impact on fair housing choice and are within the City's ability to impact.

### **IMPEDIMENT #1 – Lack of data on Fair Housing violations**

The Community Needs survey identified that many residents have experienced varying degrees of potential fair housing violations based upon race, ethnicity, sexual orientation, and gender. In order to fully understand and address fair housing in Meridian, a greater effort needs to be made to gather quantitative data.

**Goal:** Gather data on the level and types of Fair Housing challenges faced by residents.

#### **Action Items**

- Partner with Intermountain Fair Housing Council to have fair housing testing conducted on an annual basis. This should be a separate activity from investigating fair housing complaints.
- Log all fair housing calls received by the City of Meridian. Analyze data annually to see if calls increase or if the nature of the calls changes.

### **IMPEDIMENT #2 – Lack of complaints out of sync with community feedback**

Community feedback and input from residents in the Community Needs Assessment consistently focused on the challenges faced by people renting housing.

**Goal:** Provide greater outreach and support to residents experiencing fair housing violations. Ensure that residents are aware of the ways to file a fair housing violation complaint.

#### **Action Items**

- Ask CDBG subrecipients and community partners on Fair Housing and how to make a fair housing complaint to distribute information to all of their clients.
- Ask Intermountain Fair Housing Council and Idaho Legal Aid to update the City annually on the amount and nature of fair housing complaints received from residents in Meridian.
- Target outreach to protected classes.
- Partner with the local service providers who advocate for and assist residents who are members of a protected class.
- Ask for Intermountain Fair Housing Council and Idaho Legal Aid for number, types, and resolutions for complaints filed from Meridian residents each year.

### **IMPEDIMENT #3 – Concern with rental market and fair housing violations**

Community feedback and input from residents in the Community Needs Assessment consistently focused on the challenges faced by people renting housing. The Community Needs Survey had a high percentage of people reporting potential fair housing violations who are renters.

**Goal:** Provide a more robust way to ensure that the fair housing rights of people renting housing is met.

#### **Action Items**

- Provide consistent outreach and education on what constitutes a fair housing violation to rental management companies, rental property organizations, and individuals renting housing.

## APPENDIX A - Housing and Related Laws File a Complaint

### HUD, FAIR HOUSING AND EQUAL OPPORTUNITY

#### Region X

Alaska, Idaho, Oregon, and Washington Seattle Regional Office of FHEO  
U.S. Department of Housing and Urban Development Seattle Federal Office Building  
909 First Avenue, Room 205  
Seattle, Washington 98104-1000

(206) 220-5170  
(800) 877-0246  
TTY (206) 220-5185

*Civil Rights Complaints:*      ComplaintsOffice10@hud.gov  
                                         <https://www.hud.gov/fairhousing>

FHEO Intake Specialist 1-800-669-9777 or 1-800-877-8339

### Information About Filing a Complaint

If you believe your rights may have been violated, you are encouraged to submit a complaint. Because there are time limits on when a complaint can be filed with HUD after an alleged violation, you should submit a complaint as soon as possible.

When submitting a complaint, please provide as much information as possible, including:

- Your name and address;
- The name and address of the person(s) or organization your complaint is against;
- The address or other identification of the housing or program involved;
- A short description of the event(s) that cause you to believe your rights were violated; and
- The date(s) of the alleged violation.

**Privacy Statement:** The information submitted to HUD may be used to investigate and process claims of housing and other types of discrimination. It may be disclosed for lawful investigatory purposes, including to the U.S. Department of Justice for its use in the filing of pattern and practice suits of housing discrimination or the prosecution of the person(s) who committed the discrimination where violence is involved; the public, where appropriate; and to State or local fair housing agencies that administer substantially equivalent fair housing laws for complaint processing. Though disclosure of the information is voluntary, failure to provide some or all of the requested information may result in the delay or denial of help with your housing discrimination complaint.

**Retaliation Is Illegal**

It is illegal to retaliate against any person for making a complaint, testifying, assisting, or participating in any manner in a proceeding under HUD's complaint process at any time, even after the investigation has been completed. The Fair Housing Act also makes it illegal to retaliate against any person because that person reported a discriminatory practice to a housing provider or other authority. If you believe you have experienced retaliation, you can file a complaint.

**Assistance for Persons with Disabilities**

HUD provides a toll-free teletypewriter (TTY) line: 1-800-877-8339. You can also ask for disability-related assistance when you contact FHEO, including reasonable accommodations and auxiliary aids and services.

**Assistance for Persons with Limited English Proficiency**

You can file a complaint in any language. For persons with limited English proficiency, HUD provides interpreters. HUD also provides a Spanish language version of the online housing complaint form. You can find descriptions of your fair housing rights in several languages other than English at <https://www.hud.gov/fairhousing>.

**Idaho Legal Aid Services, Inc.**

1447 S Tyrell Lane  
Boise, Idaho 83706  
Phone: (208) 746-7541

Idaho Legal Aid is Idaho's largest nonprofit law firm with seven regional and two satellite offices, three toll-free legal advice lines, and a website with legal forms and educational content. Their mission is to provide quality civil legal services to low-income and vulnerable Idahoans.

Every year Idaho Legal Aid Services helps thousands of Idahoans with critical legal problems such as escaping domestic violence and sexual assault, protecting abused and neglected children, preserving housing, helping vulnerable seniors and stopping discrimination. Our Indian Law Unit provides legal help focused on Idaho's Indian Reservations. The Migrant Farmworker Law Unit provides services tailored to the needs of Idaho's migrant population.

Idaho Legal Aid provides assistance with the housing laws and issues such as:

- Evictions
- Fair Housing Act
- Homeowner rights
- House foreclosure
- Mobile home tenants

- Property taxes
- Rights of tenants
- Safe housing
- Utility bills

Idaho Legal Aid Services is limited in what types of cases that can be accepted based on program priorities, available staff and funding in each local office.

**Housing Legal Advice Line.** If you are a tenant and need help with a legal problem related to your housing (such as evictions, repairs, security deposits, or housing discrimination) or you are a homeowner that needs help with foreclosure prevention, you have a question you think a lawyer should answer, or you have been sued and don't know where to turn, call our Housing Advice Line.

**Intermountain Fair Housing Council**

4696 W. Overland Rd., Suite 140

Boise, Idaho 83705

Phone: (208) 383-0695

Email: [contact@ifhcidaho.org](mailto:contact@ifhcidaho.org)

The Intermountain Fair Housing Council (IFHC), is a nonprofit organization whose mission is to ensure open and inclusive housing for all persons without regard to race, color, sex, religion, national origin, familial status, sexual orientation, gender identity, a source of income, or disability. The IFHC attempts to eradicate discrimination through, education on the fair housing laws, housing information and referral, housing counseling, and assistance with mediating and or filing fair housing complaints, among other things. The IFHC also provides education and outreach on fair housing laws and practices to housing providers and others.

The IFHC:

- Provides information and education services to housing consumers, housing providers, community organizations, and lending institutions.
- Monitors fair housing compliance of housing providers, lending institutions, and local and state governments.
- Engages in enforcement activities which include investigation, testing, and complaint filing with State or Federal authorities.
- Negotiates fair housing settlements by mediation, conciliation, or litigation, if necessary.

## **Statutes**

### **Fair Housing Act**

*42 U.S.C. §§ 3601-19*

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, because of race, color, religion, sex, familial status, national origin, and disability. It also requires that all federal programs relating to housing and urban development be administered in a manner that affirmatively furthers fair housing.

### **Title VI of the Civil Rights Act of 1964**

*42 U.S.C. § 2000d-1*

Title VI prohibits discrimination on the basis of race, color, and national origin in programs and activities receiving federal financial assistance.

### **Section 504 of the Rehabilitation Act of 1973**

*29 U.S.C. § 794*

Section 504 prohibits discrimination based on disability in any program or activity receiving federal financial assistance.

### **Section 508 of the Rehabilitation Act of 1973**

*29 U.S.C. § 794d*

Section 508 requires federal agencies to ensure that the electronic and information technology they develop, procure, or use allows individuals with disabilities to have ready access to and use of the information and data that is comparable to that of individuals without disabilities.

### **Title II of the Americans with Disabilities Act of 1990**

*42 U.S.C. §§ 12131 – 12165*

Title II of the ADA prohibits discrimination based on disability in programs and activities provided or made available by public entities. HUD enforces Title II with respect to housing-related programs and activities of public entities, including public housing, housing assistance and housing referrals.

### **Title III of the Americans with Disabilities Act of 1990**

*42 U.S.C. § 12181 – 12189*

Title III of the ADA prohibits discrimination based on disability in the goods, services, facilities, privileges, advantages, and accommodations of places of public accommodations owned, leased, or operated by private entities. The Department of Justice enforces Title III of the ADA, but certain HUD recipients and private entities operating housing and community development programs are covered by Title III of the ADA.

### **Architectural Barriers Act of 1968**

*42 U.S.C. § 4151 et seq.*

The Architectural Barriers Act requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 must be accessible to and useable by persons with disabilities.



### **Section 109 of Title I of the Housing and Community Development Act of 1974**

*42 U.S.C. § 5309*

Section 109 prohibits discrimination on the basis of race, color, national origin, sex, and religion in any program or activity funded in whole or in part under Title I of the Community Development Act of 1974, which includes Community Development Block Grants.

### **Title IX of the Education Amendments Act of 1972**

*20 U.S.C. §§ 1681-83, 1685-88*

Title IX prohibits discrimination on the basis of sex in any education programs and activities that receive federal financial assistance. HUD enforces Title IX when it relates to housing affiliated with an educational institution.

### **Violence Against Women Act**

*42 U.S.C. § 14043e-11*

VAWA provides housing protections for victims of domestic violence, dating violence, sexual assault, and stalking in many of HUD's housing programs. VAWA also requires the establishment of emergency transfer plans for facilitating the emergency relocation of certain tenants who are victims of domestic violence, dating violence, sexual assault, or stalking.

### **Age Discrimination Act**

*42 U.S.C. §§ 6101 – 6107*

The Age Discrimination Act of 1975 prohibits discrimination on the basis of age in programs and activities receiving federal financial assistance.

## **Executive Orders**

### **Executive Order 11063**

#### **Equal Opportunity in Housing**

Executive Order 11063, issued on November 20, 1962, prohibits discrimination in the sale, leasing, rental, or other disposition of properties and facilities owned or operated by the federal government or provided with federal funds.

### **Executive Order 12892**

#### **Leadership and Coordination of Fair Housing in Federal Programs: Affirmatively Furthering Fair Housing**

Executive Order 12892, issued on January 17, 1994, requires federal agencies to affirmatively further fair housing in their programs and activities, and provides that the Secretary of HUD will be responsible for coordinating the effort.

### **Executive Order 12898**

#### **Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations**

Executive Order 12898, issued on February 11, 1994, requires that each federal agency conduct its program, policies, and activities that substantially affect human health or the environment in a manner that does not exclude or otherwise subject persons to discrimination based on race, color, or national origin.

### **Executive Order 13166**

#### **Improving Access to Services for Persons With Limited English Proficiency**

Executive Order 13166, issued on August 11, 2000, requires each federal agency to take steps to ensure that eligible persons with limited English proficiency are provided meaningful access to all federally-assisted and federally-conducted programs and activities.

### **Executive Order 13217**

#### **Community Based Alternatives for Individuals With Disabilities**

Executive Order 13217, issued on June 18, 2001, requires federal agencies to evaluate their policies and programs to determine if any can be revised or modified to improve the availability of community-based living arrangements for persons with disabilities.

## **Regulations**

### **Accessibility Standards for Design, Construction, and Alteration of Publicly Owned Residential Structures**

24 C.F.R. part 40

### **Affirmative Fair Housing Marketing**

24 C.F.R. part 108

24 C.F.R. part 110

24 C.F.R. part 200, subpart M

24 C.F.R. § 203.12(b)(3)

### **Affirmatively Furthering Fair Housing**

24 C.F.R. §§ 5.150 – 5.168

### **Certification and Funding of State and Local Fair Housing Enforcement Agencies**

24 C.F.R. part 115

### **Collection of Data**

24 C.F.R. part 121

### **Discriminatory Conduct Under the Fair Housing Act**

24 C.F.R. part 100

### **Equal Access Rule**

24 C.F.R. § 5.105

24 C.F.R. § 5.106

### **Fair Housing Act Complaint Processing**

24 C.F.R. part 103

### **Fair Housing Poster**

24 C.F.R. part 110

### **Fair Housing Initiatives Program**

24 C.F.R. part 125

### **Information and Communication Technology Standards and Guidelines**

36 C.F.R. part 1194

### **Nondiscrimination and Equal Opportunity in Housing Under Executive Order 11063**

24 C.F.R. part 107

### **Nondiscrimination Based on Handicap in Federally-Assisted Programs and Activities of the Department of Housing and Urban Development**

24 C.F.R. part 8

### **Nondiscrimination in Federally-Assisted Programs of the Department of Housing and Urban Development – Effectuation of Title VI of the Civil Rights Act of 1964**

24 C.F.R. part 1

### **Nondiscrimination in Programs and Activities Receiving Assistance under Title I of the Housing and Community Development Act of 1974**

24 C.F.R. part 6

### **Nondiscrimination on the Basis of Age in HUD Programs or Activities Receiving Federal Financial Assistance**

24 C.F.R. part 146

### **Nondiscrimination on the Basis of Disability in State and Local Government Services**

28 C.F.R. part 35

### **Nondiscrimination on the Basis of Sex in Education Programs or Activities Receiving Federal Financial Assistance**

24 C.F.R. part 3

### **Protection for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking**

24 C.F.R. §§ 5.2001 – 5.2011

## CITY OF MERIDIAN

### Analysis of Built Environment and Opportunities for Improvement



Prepared by Resource Consultants LLC

## Table of Contents

<b>INTRODUCTION .....</b>	<b>3</b>
DEMOGRAPHICS.....	5
<b>ELIGIBLE ACTIVITIES.....</b>	<b>6</b>
<b>HOMEOWNER REHABILITATION ASSISTANCE PROGRAM .....</b>	<b>9</b>
BACKGROUND .....	9
RECOMMENDATIONS .....	11
FUNDING SOURCES & PARTNER .....	11
<b>SIDEWALKS/URBAN TRAILS .....</b>	<b>12</b>
BACKGROUND .....	12
RECOMMENDATIONS .....	13
FUNDING SOURCES & PARTNERS.....	14
<b>STREET LIGHTING .....</b>	<b>15</b>
BACKGROUND .....	15
RECOMMENDATIONS .....	15
FUNDING SOURCES & PARTNERS.....	16
<b>GREEN SPACES – PARKS.....</b>	<b>17</b>
BACKGROUND .....	17
RECOMMENDATIONS .....	19
FUNDING SOURCES & PARTNERS.....	19
<b>COMMUNITY CENTERS .....</b>	<b>20</b>
BACKGROUND .....	20
RECOMMENDATIONS .....	21
FUNDING SOURCES & PARTNERS.....	21
<b>FUTURE CONSIDERATIONS: COMMUNITY GARDENS AND FOOD ACCESS .....</b>	<b>22</b>
<b>SUMMARY .....</b>	<b>23</b>

## Introduction

The purpose of this study is to present opportunities that exist to improve or enhance the built environment for Meridian residents, with a focus on the five neighborhoods that are eligible for HUD's Community Development Block Grant funding. Resource Consultants LLC is assisting the City in evaluating the following elements of built environments: homeowner rehabilitation programs, sidewalks and urban trails, street lighting, green spaces, food access, and community centers. These elements have been shown to have significant impacts on the health of residents.

The goal is to provide information for Meridian's leaders and planners to help maximize the impact of possible improvements and interventions. These measures are also aligned with Meridian's Comprehensive Plan, which encourages the creation of enriching and inviting environments to support residents of all lifestyle choices, ages, and backgrounds.

### Defining The "Built Environment"

The Center for Disease Control (CDC) describes the built environment as "all of the physical parts of where we live and work." <sup>1</sup>

Focus areas<sup>2</sup> that support a strong built environment include:

- Parks, Trails, and Health
- Physical Activity
- Transportation

Connecting the built environment with health is not a new concept. The first noted link between the built environment and health was documented in 1854 when a London doctor suspected a certain water pump of spreading disease. Since then, public health studies have continued to affirm a link between environment and health. In 2010 the CDC released a plan titled Healthy People 2020. The document includes four goals, of which the third is very pertinent to this study:

- Attain high-quality, longer lives free of preventable disease, disability, injury, and premature death;
- Achieve health equity, eliminate disparities, and improve the health of all groups;
- **Create social and physical environments that promote good health for all;** and
- Promote quality of life, healthy development, and healthy behaviors across all stages.

The recent CDC update, Healthy People 2030, expands the link even further by adding these five domains of emphasis:

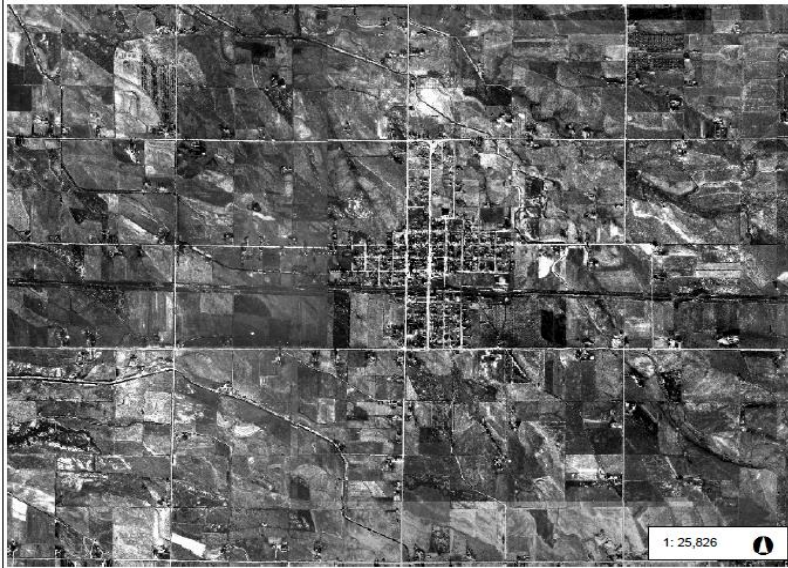
- Economic stability;
- Education access and quality;
- Healthcare access and quality;
- Neighborhood and built environment; and
- Social and community context.



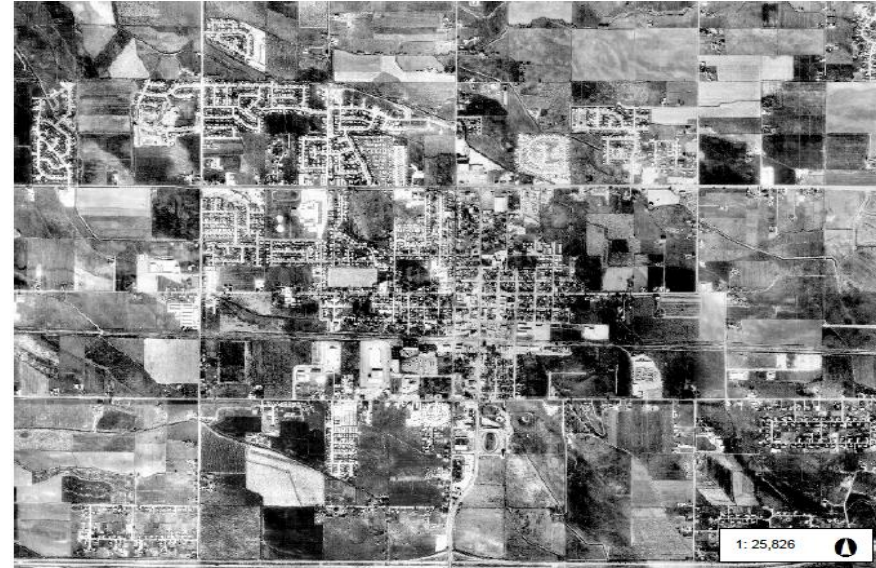
<sup>1</sup> The Built Environment Assessment Tool", Center for Disease Control (2011).. Accessed online: <https://www.cdc.gov/nccdphp/dnpao/state-local-programs/built-environment-assessment/index.htm#:~:text=The%20built%20environment%20includes%20the,physical%20activity%20and%20healthy%20eating.>

<sup>2</sup> Healthy community design topics, Centers for Disease Control and Prevention. (2017). Accessed online: <https://www.cdc.gov/healthyplaces/>

The built environment of a given neighborhood evolves over time and in response to changing priorities of planners and residents. A review of Meridian's history demonstrates that, as in many communities, housing was originally built near work and transportation.



Meridian 1939



Meridian 1986

As Meridian has grown rapidly, housing has primarily been constructed outward from the city core. This common strategy prioritizes economic development and urban planning whereas the City is now considering the importance of environmental planning. Studies have revealed how the elements of the built environment: physical exercise, community social cohesion, and access to healthy food, plays a direct relationship to quality of life. Meridian aims to find opportunities to improve the wellness of its citizens with these findings in mind.

## Demographics

The City of Meridian is nestled just west of Idaho's capital city and is one of the top-ten fastest growing cities in United States. These factors make it desirable for those relocating to southwestern Idaho, both from within and out of the state.

Based on 2020 Census Data<sup>1</sup>, Meridian is comprised of:

- 117,635 people (adding approximately 40,000 residents since the 2010 Census)
- \$75,515 median household income
- 40,194 households
- 43,627 housing units
- 11,228 Hispanic or Latino population (~10% of total population)
- Median age: 36 years

<b>Age</b>	<b>Number of People in Age Group</b>	<b>Percent of People in Age Group</b>	<b>Percent of People in Age Group (Idaho)</b>
<b>Under 5</b>	6,324	6.21%	6.66
<b>Under 18</b>	28,551	28.02	26.68%
<b>Working Age (18-64)</b>	60,303	59.18%	58.9%
<b>Aging (65+)</b>	13,051	12.81%	15.42%

Data demonstrates the majority of Meridian's population is within the working age category. There is an average of three (3) persons per household.

---

<sup>1</sup> United States Census Bureau (2020). Accessed online: <https://data.census.gov/cedsci/profile?q=1600000US1652120>



## Eligible Activities

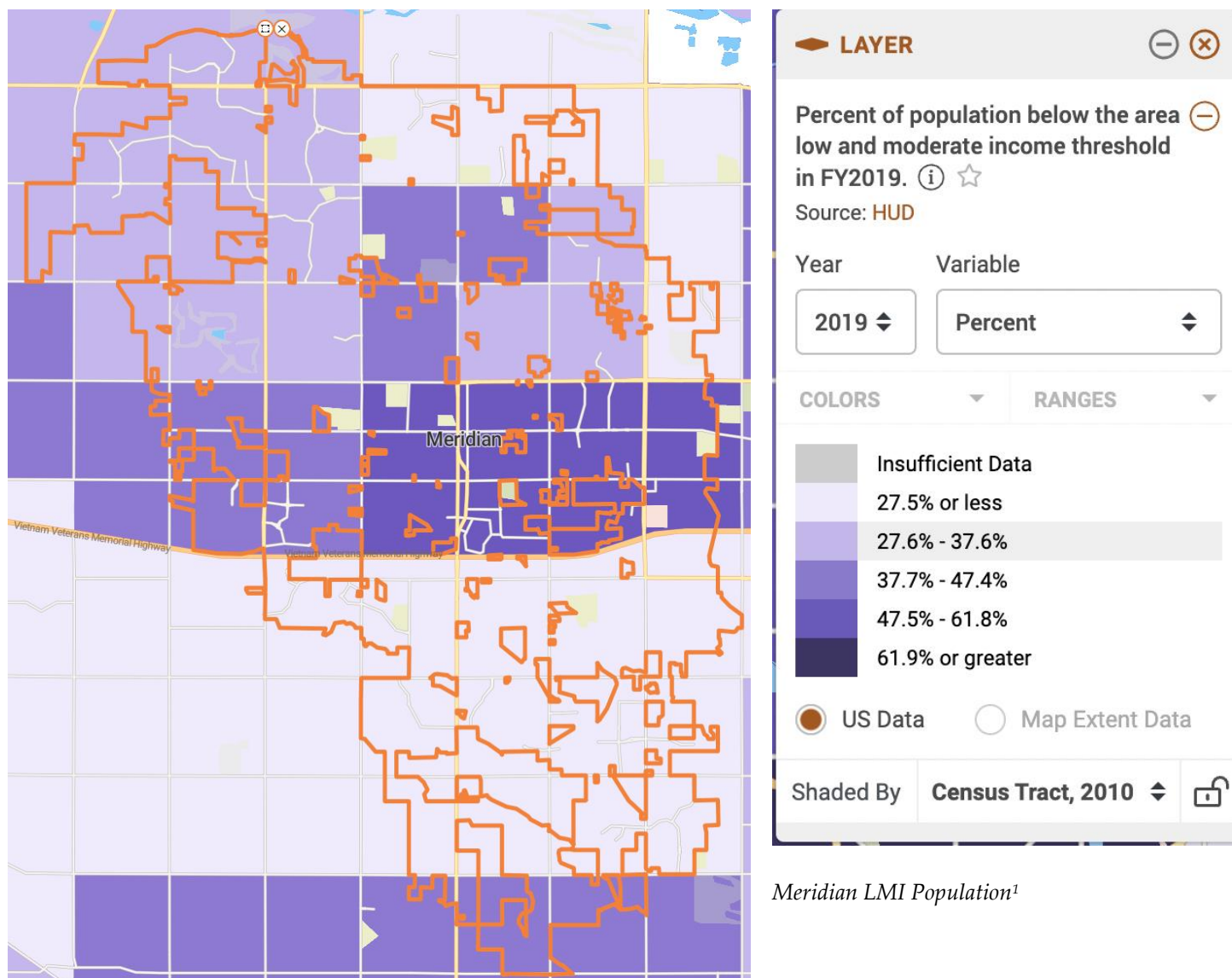
The City of Meridian receives entitlement funding from the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) program. CDBG<sup>1</sup> supports activities that build strong and resilient communities. Activities may include:

- Infrastructure (sidewalks, lights, cross walks, etc.)
- Public facilities
- Community centers
- Housing rehabilitation
- Public services
- Homeowner assistance

---

<sup>1</sup> Community Development Block Grant. Accessed online: <https://www.hudexchange.info/programs/cdbg/>

Eligible activities must serve either households who earn 80% or less of Area Median Income or activities within an eligible block group.



Meridian LMI Population<sup>1</sup>

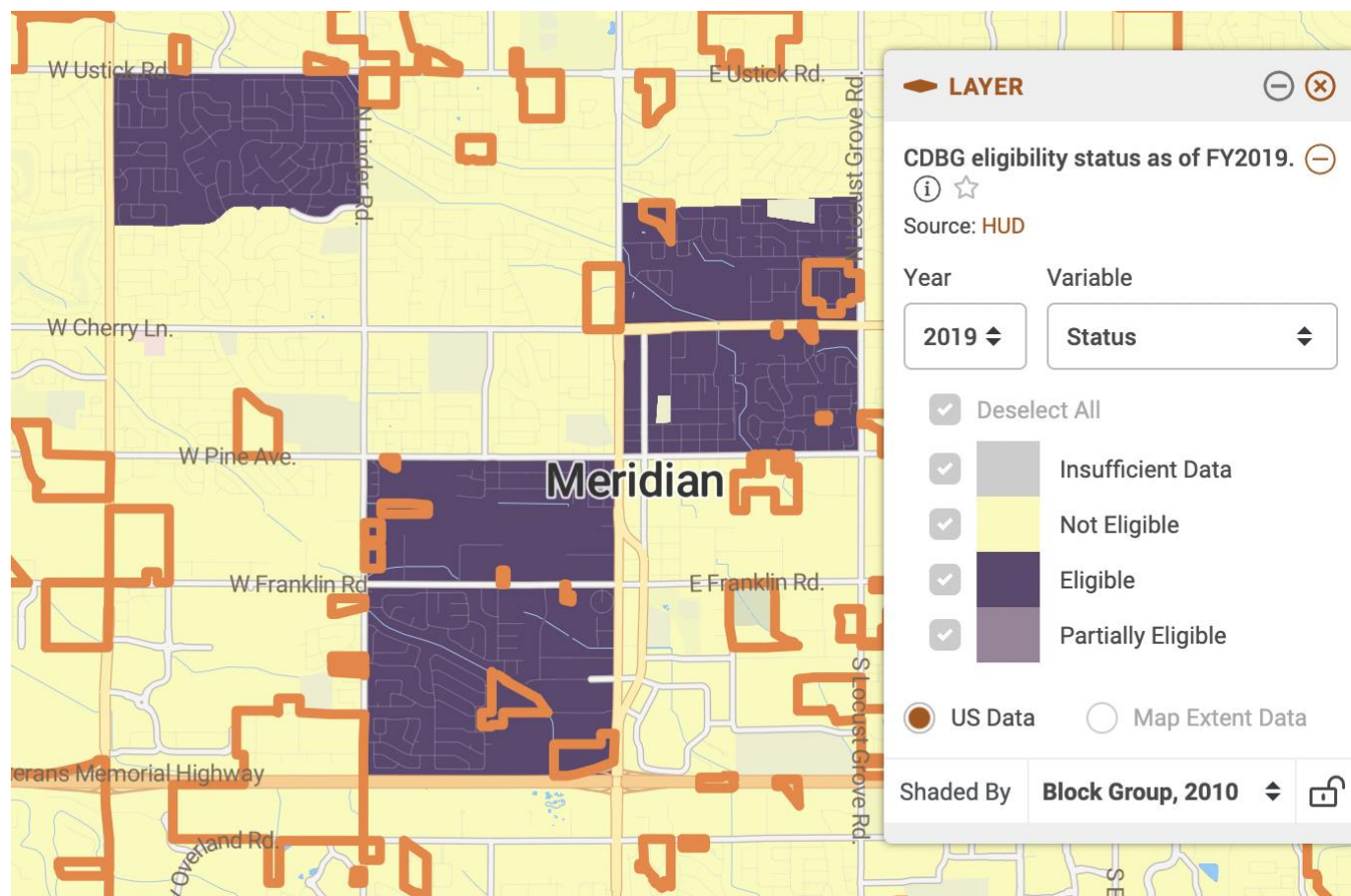
<sup>1</sup> Policy Map. Accessed online: [https://www.policymap.com/newmaps#/Meridian Built Environment](https://www.policymap.com/newmaps#/Meridian%20Built%20Environment)

This document considers two CDBG benefit categories for the City of Meridian. Areas comprised of 51% or more LMI persons qualify under the LMA (low moderate area) benefit category. The map<sup>1</sup> below represents these neighborhoods in Meridian. In addition, the LMC (limited clientele benefits) category qualifies specific groups who are 51% or more LMI without regard to their location.

With income below the area median, residents of Meridian's CDBG eligible block groups are generally at a higher general risk of chronic illness related to the built environment, particularly diabetes and heart disease. Research shows a powerful connection between lower incomes and

poorer health outcomes; health behaviors such as nutrition and exercise are closely linked to the surroundings in which people live and work.

In Meridian, opportunities exist to improve equitability in built environments and therefore improve the health of residents who fall within either of these categories. The following sections include recommendations to enhance key aspects of the built environment, with identified partners (as applicable) and recommended funding sources.



<sup>1</sup> Policy Map. Accessed online: [https://www.policymap.com/newmaps#/Meridian Built Environment](https://www.policymap.com/newmaps#/Meridian%20Built%20Environment)

## Homeowner Rehabilitation Assistance Program

The City of Meridian has been investing in and partnering with NeighborWorks Boise to assist income eligible homeowners with needed improvements.

### Background

An identified affordable housing solution is the investment of providing repairs or improvements to existing housing. These repairs or improvements can ensure that a housing unit remains affordable, while improving the safety and/or habitability of the unit. Some of the most common repairs or improvements to an existing housing unit involve roofs, HVAC, plumbing, windows, and insulation.

According to Local Housing Solutions (n.d.)<sup>1</sup>, “The goal of these programs is to allow homeowners who might not otherwise be able to afford necessary repairs to maintain a safe and healthy living environment...These programs can help prevent the displacement of low-income households who otherwise may struggle to keep their home in a livable condition.” The below table and image can be compared to see how many improvements might be anticipated in Meridian’s existing housing stock.

### **Average Life Expectancy of Major Improvements**

Housing System	Average Life Expectancy	If built in 1990, should be replaced by:
Roof (depends on type)	15-30 years	2005-2020
HVAC	15-25 years	2005-2015
Water Heaters	8-12 years	1998-2002 <sup>1</sup>
Windows (depends on type)	15-30 years	2005-2020

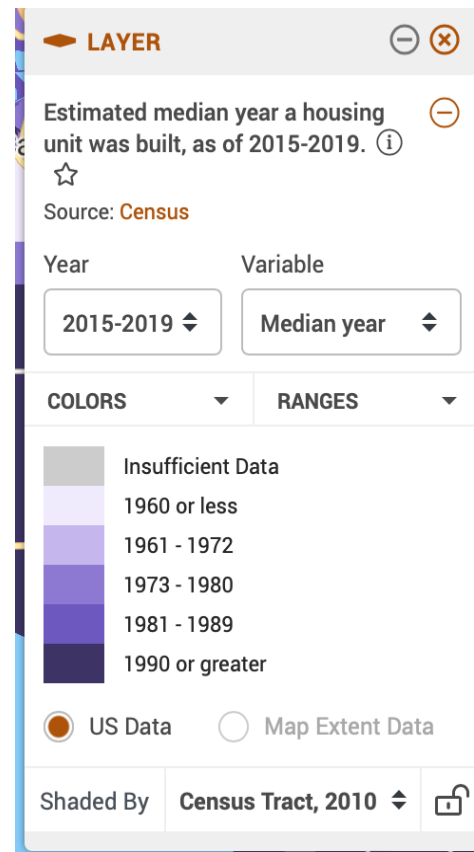
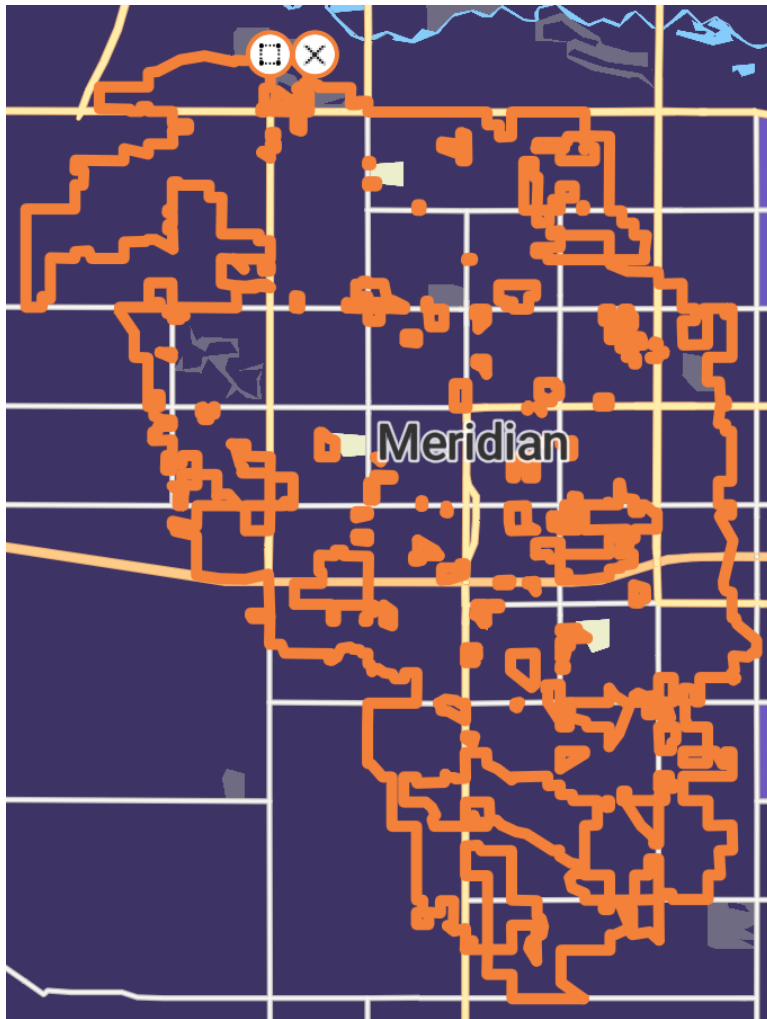
Source:

<https://www.interstatebrick.com/sites/default/files/library/nahb20study20of20life20expectancy20of20home20components.pdf>

---

<sup>1</sup> Homeowner Rehabilitation Assistance Programs. Accessed online: <https://localhousingsolutions.org/housing-policy-library/homeowner-rehabilitation-assistance-programs/>

## Meridians Housing Construction by Date<sup>1</sup>



<sup>1</sup> Policy Map. Accessed online: [https://www.policymap.com/newmaps#/Meridian Built Environment](https://www.policymap.com/newmaps#/Meridian%20Built%20Environment)

## Recommendations

According to HUD, the fair market rental cost for a three-bedroom apartment in Ada County is \$1,577. Data from the Federal Reserve shows that close to 30% of residents who rent are considered “rent-burdened”-tenants paying more than 30% of their income to housing costs. With rising costs for purchase of real estate across Idaho, options for low-income homeowners to rent or buy other housing is extremely limited in the current economy.

We recommend that the City of Meridian continue to invest in assisting income eligible homeowners with needed improvements to preserve housing affordability. Reduction of pollutants has a direct positive effect on health, and lower utility costs allow residents more budget security and flexibility. This is one of the most direct and visible ways to improve the built environment for households.

## Funding Sources & Partner

CDBG (Eligible Matrix Code – 14A)

NeighborWorks Boise

## Sidewalks/Urban Trails

### Background

Paved sidewalks serve as safe pathways for pedestrians to access essential locations like supermarkets or medical offices. Neighborhood sidewalks pave the way for residents to walk their dogs, exercise, and provide a surface for human-powered wheeled vehicles, like bikes, roller skates, and strollers. Urban trails are similar to sidewalks but are not necessarily along roads – rather, trails connect neighborhoods and schools so that individuals can cycle, walk, or jog to their destination, or access green spaces.

According to the CDC, regular physical activity is one of the most important things you can do for your health.<sup>1</sup> One study showed that individuals in neighborhoods with sidewalks were 47% more likely to exercise at least 39 minutes per day compared to individuals that did not live in neighborhoods with sidewalks.<sup>2</sup> Increased exercise is directly linked to better health outcomes, particularly with chronic disease such as high blood pressure and diabetes.

There is cause for concern in safety for those lacking sidewalks, roadways without them are twice as likely to have crashes involving pedestrians.<sup>3</sup> A lack of sidewalks forces pedestrians to use the shoulder of the roadway which exposes them to traffic. An additional consideration is that road shoulders are not designed for users with mobility aids such as wheelchairs. If adequate sidewalks are limited in a neighborhood, then residents may choose to walk/bike on the shoulder of the roadway, or simply drive instead of walking.

Increasing carbon emissions is a growing concern in the United States and in many parts of the world. Urban trails are an attractive alternative to more roads as they separate pedestrians and cyclists from motor vehicle traffic, increasing safety and decreasing stress for everyone. Urban trails also provide areas of a city that would otherwise be secluded and can provide space for local artwork or sculptures. Studies on viewing community art have shown that individuals exposed to art in the community have lower levels of stress.<sup>4</sup>

---

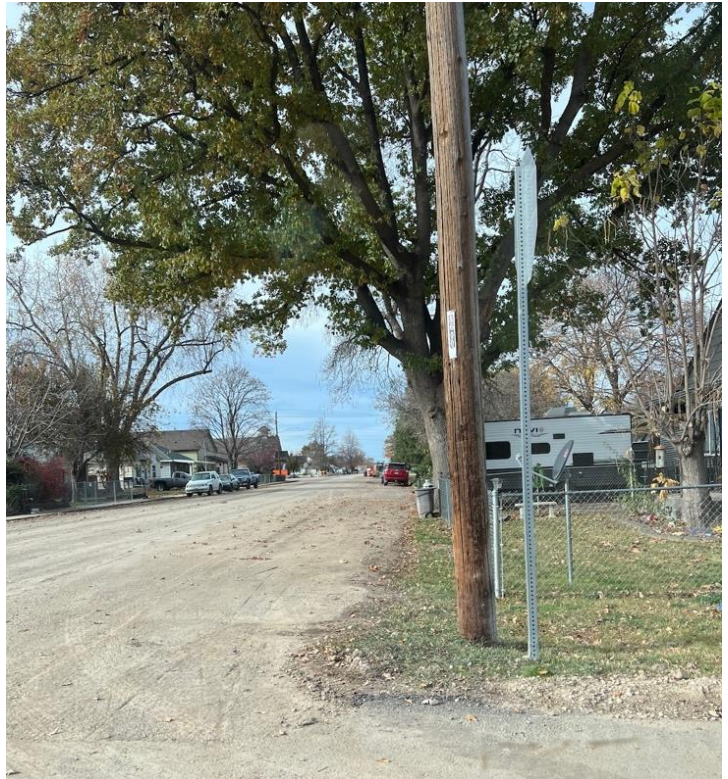
<sup>1</sup> Benefits of Physical Activity. CDC (2022). Accessed Online: <https://www.cdc.gov/physicalactivity/basics/pa-health/index.htm>

<sup>2</sup> Neighborhood Built Environment & Income. James F. Sallis (2009). Accessed online: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3500640/>

<sup>3</sup> FHWA (1987). Accessed online: [https://www.governmentattic.org/12docs/FHWAstyleManual\\_1987.pdf](https://www.governmentattic.org/12docs/FHWAstyleManual_1987.pdf)

<sup>4</sup> Evidence for the Effects of Viewing Visual Artworks on Stress Outcomes. BMJ Open (2021). Accessed Online: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC8246362/>





Many neighborhoods in the eligible block groups that were surveyed lack paved sidewalks to make walking safe and easy. Some of these neighborhoods have dirt shoulders that often double as parking spots for motor vehicles, which forces pedestrians to walk in the roadway. Where paved sidewalks existed in an eligible block group, the path was, at times, obstructed by mailboxes. This design inhibits those with limited mobility from safely moving around their neighborhood via sidewalk.

### Recommendations

Alternatives to using cars are a key part of a healthy built environment and equitable access to transportation and recreation. We recommend the City of Meridian prioritize installing sidewalks that are at least five to seven feet in width, in neighborhoods that are currently lacking.

Sidewalk installation should include both sides of residential streets, marked crosswalks with warning signs, and wheelchair accessible corner ramps with tactile paving. Mailboxes that obstruct sidewalks should be consolidated to a central neighborhood location or cluster box unit. Intersections with traffic signals should be equipped with auditory pedestrian signals which communicate back to the pedestrian to either “wait” or “walk.”

Given the scope of this intervention, we recommend the City of Meridian release an RFQ to identify design and engineering firms to bid on the design, engineering, and project management aspects of the sidewalk installations. A subsequent RFP to concrete and construction companies can then follow, ensuring that the project(s) meet all requirements for use of CDBG federal funding.



## Funding Sources & Partners

CDBG (Eligible Matrix Codes: 03K, 03L)

American Rescue Plan Act (Eligible Code: 3.13)

Design/Engineering firms

Concrete/Construction companies

## Street Lighting

### Background

Street lighting is ubiquitous in cities across the world and provides residents the ability to navigate outside long after dusk. Lighting can illuminate sidewalks, giving residents the opportunity to walk more safely at night. Street lighting also improves driver safety through better visibility of pedestrians, signs, and obstacles in the road.

Street lighting helps residents feel more at ease in their neighborhoods between dusk and dawn. It has been shown that increased levels of lighting can lead to fewer index crimes that include murder, aggravated assault, robbery, as well as certain property crimes that take place outdoors after dusk.<sup>1</sup> Other studies have found that increased lighting does make people feel safer. When households feel safer they increase their time outside, reduce social isolation, and improve their mental and physical well-being.<sup>2</sup>

A review of eligible block groups in Meridian found street lighting only to be present at the entrance of neighborhoods, intersections within the neighborhoods, and about mid-way down a block. This built environment less than ideal in terms of supporting outside recreation and non-automobile transportation at night, in the early morning, and during inclement weather.



Many high-pressure sodium lamps were identified on neighborhood streets, but none of the urban trails or connected paths examined were lit. The lack of street lighting can be addressed to support a built environment that encourages more equitable access to foot travel, outside recreation, and community connection.

### Recommendations

The City of Meridian has previously invested in street lighting upgrades. This activity should continue and prioritize new light fixtures in residential areas and walking paths. The City has

approved LED lighting to be mounted on metal poles 25-30 feet high, and should be 4400 Lumens or above. It is most beneficial for the distance between light poles to be between 300-600 feet apart.

Placing light poles on alternating sides of the street will increase their efficacy. When more lights are added, the following steps will lead to increased use of the space: aim lights directly at the path, use a warm LED color, and place the lights more closely together.

As the City of Meridian continues to develop and establish connecting streets and routes between neighborhoods, we recommend updating the GIS system of all the light poles in city limits.

---

<sup>1</sup> Reducing Crime Through Environmental Design. Chalfin et al., (2021). Accessed online: [https://www.nber.org/system/files/working\\_papers/w25798/w25798.pdf](https://www.nber.org/system/files/working_papers/w25798/w25798.pdf)

<sup>2</sup> Evaluation of Pedestrian Reassurance Gained by Higher Illuminances in Residential Streets Using the Day-Dark Approach. Uttley, J., et al., (2018). Accessed online: <https://journals.sagepub.com/doi/full/10.1177/1477153518775464>

## Funding Sources & Partners

CDBG (Eligible Matrix Codes: 03K, 03L)

American Rescue Plan Act (Eligible Code: 3.13)

Ada County Highway District

## Green Spaces – Parks

### Background

Access to parks and other areas for physical activity are beneficial for decreasing obesity rates, promoting stress relief, and increasing social connectivity. Stress is a known detriment to overall well-being and access to green spaces, like parks and gardens, can aid in stress relief. Outdoor areas that are open and free to the public aid in routine and recreational physical exercise, increase time spent outside for all ages, and build community.

Built environments that lack opportunity for physical activity reduce healthy options available for individuals to spend their free time, “...there are fewer opportunities in daily life to burn calories: children watch more television daily; many schools have done away with or cut back on physical education; many neighborhoods lack sidewalks for safe walking...”<sup>1</sup>

Parks can promote an area for children to develop skills from intramural sports, socializing with friends to play games, and allowing their imaginations to have free range. Adults may find time to walk their dogs, take leisurely strolls, or meet up with friends and family to have lunch. During the ongoing pandemic, many find themselves indoors more than ever. Outdoor activities are safer, with regards to social distancing, and more casual for people to take part in.

The benefit of parks come from easy access and free use; all communities need access to open spaces, regardless of their socioeconomic status. “...Researchers found that children with better access to parks within 500m of their homes and recreation programs within 10km of their homes had a reduced risk of being overweight or obese at age 18.”<sup>2</sup>

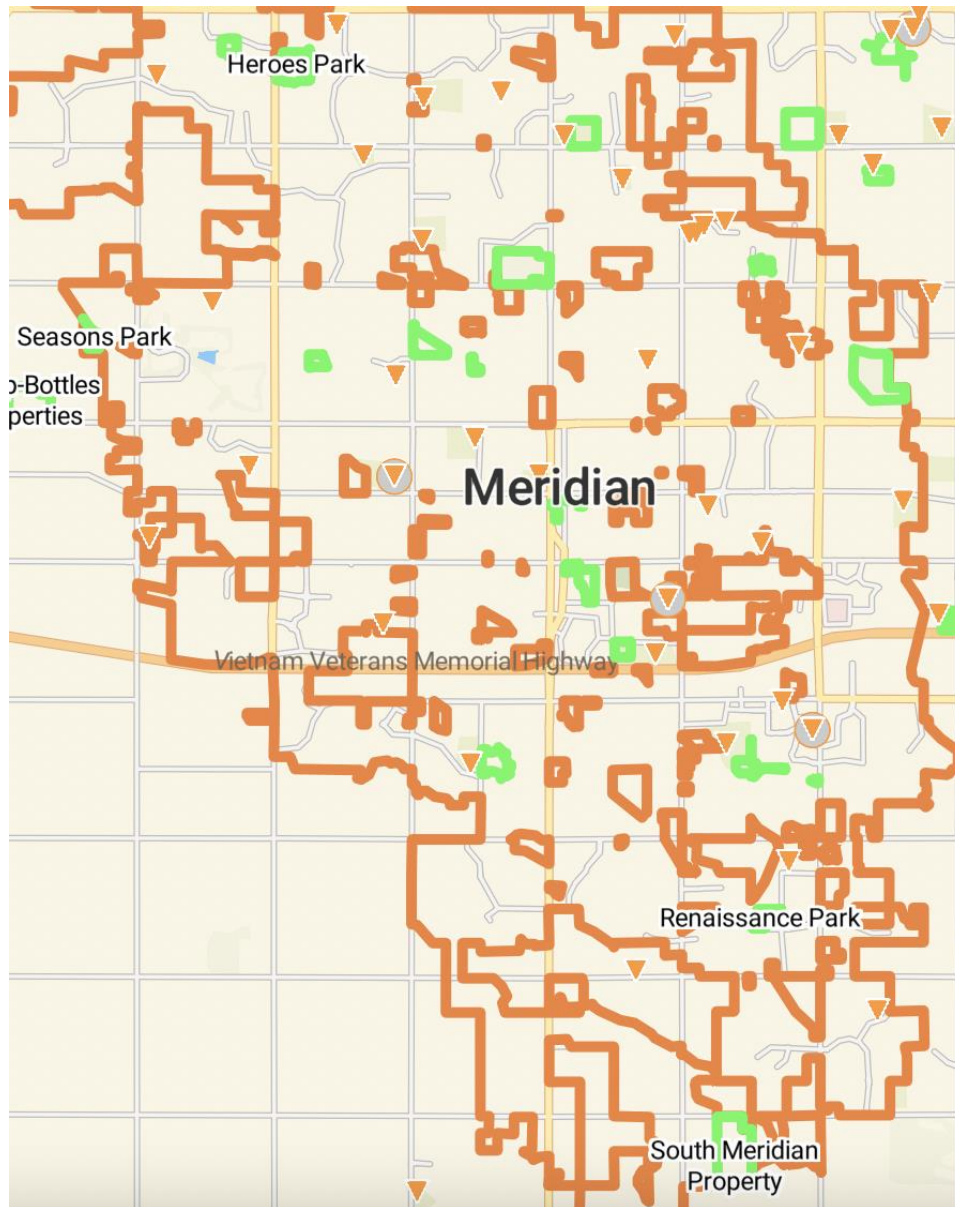
Parks also have an economic impact that can enhance property values, tourism, health costs and attract businesses. A study by the Urban Institute and the New York Academy of Medicine found the following: “In Pennsylvania, properties near Three Rivers Park in Pittsburgh increased in value by 60% since 2001. During that same period, other city properties outside the park zones increased in value by only 32%.”<sup>3</sup>

---

<sup>1</sup> Center for Disease Control (1999). Accessed online: <https://www.cdc.gov/media/pressrel/r991026.htm>

<sup>2</sup> Childhood obesity and proximity to urban parks and recreational resources: A longitudinal cohort study (2011). Accessed online: [https://www.researchgate.net/publication/232410795\\_Childhood\\_obesity\\_and\\_proximity\\_to\\_urban\\_parks\\_and\\_recreational\\_resources\\_A\\_longitudinal\\_cohort\\_study](https://www.researchgate.net/publication/232410795_Childhood_obesity_and_proximity_to_urban_parks_and_recreational_resources_A_longitudinal_cohort_study)

<sup>3</sup> (HRG (2019). Accessed online: <https://www.hrg-inc.com/5-economic-benefits-of-parks-and-recreational-facilities/>



### Parks & Public Schools in Meridian

For most who live in an eligible block group, the average distance is over a mile to a community or regional park. A cooperative agreement with the school district might also allow for the City of Meridian to invest resources for playground equipment.

☒ **Park Locations** ☆ − ×  
 Source: Trust for Public Land

COLOR ▼ FILTERS ▶

☒ **Public Schools: Enrollment and Demographics (NCES)** ☆ − ×  
 Source: National Center for Education Statistics

🔍

Display:
 

☒ Points
 ☐ Clusters

1

<sup>1</sup> Policy Map. Accessed online; [https://www.policymap.com/newmaps#/Meridian Built Environment](https://www.policymap.com/newmaps#/Meridian%20Built%20Environment)

## Recommendations

As the City of Meridian continues to grow, so will the need for access to regional and community parks. While newer housing developments tend to provide green spaces and community amenities, areas that developed primarily in the 1990s are lacking in access. A simple, yet effective solution may include Meridian Parks and Recreation entering into a formal agreement with the West Ada School district for access to elementary and middle school playgrounds during after school hours. This would increase access to open green spaces for households, particularly for those who live in eligible block groups. Parks and Recreation could explore expanded offerings utilizing these spaces in areas with few organized recreational opportunities.

A second recommendation is adding pocket parks on small, vacant, and underutilized parcels. These can provide access to promote activity and a sense of community. The National Recreation and Park Association defines a pocket park as “a small outdoor space, usually no more than ¼ of an acre.”<sup>1</sup> These small spaces may provide a safe and inviting environment for the community around it.

## Funding Sources & Partners

CDBG (Eligible Matrix Codes: 03E, 03F)

American Rescue Plan Act (Eligible Code: 3.13)

Meridian Parks and Recreation

West Ada School District

Ada County Highway District

Idaho Department of Transportation

---

<sup>1</sup> The National Recreation and Park Association. Accessed online:  
<https://www.nrpa.org/contentassets/f768428a39aa4035ae55b2aaff372617/pocket-parks.pdf>



## Community Centers

### Background

As part of the built environment, community centers are a prime opportunity for city planning interventions. These spaces are a viable option for children to spend their free time in safe environments. Opportunities for children (primarily after school) to have environments that promote healthy decision making, develop a sense of community, and provide activities that reduce stress levels are important.

Youth can find themselves in unsafe environments where poor choices can lead to unhealthy habits. There are benefits from community centers that don't just surround physical health; through physical activity, teamwork, and other disciplines, there comes mental growth, behavior guidance, and a place of protection to the outside world. "Community centers create the perfect setting for local mentorship programs, providing guidance and leadership development for the youth of the community."<sup>1</sup> Youth will have the opportunity to partake in activities that are beneficial to their development.

Community centers are also important for elderly populations. The opportunity for seniors to socialize can provide a sense of community between all ages, and may help create community goals. Physical activity and community engagement improves quality of life, not only for their physical health, but mental health as well. "As seniors are more likely to experience inactivity and isolation, they are more likely to suffer from depression and loneliness. Those two quickly lead to physical ailments, which then lead to even further separation from the real world."<sup>2</sup>

### Meridian Senior Center<sup>3</sup>



<sup>1</sup> The Positive Impact of Community Recreation Centers. Sports Facilities (2016). Accessed online: <https://sportsfacilities.com/the-positive-impact-of-community-recreation-centers/>

<sup>2</sup> Why Recreation is Important for Seniors. Optimum Personal Care (2020). Accessed online: <https://optimumpersonalcare.com/why-recreation-is-important-for-seniors/>

<sup>3</sup> City of Meridian. Accessed online: <https://meridiancity.org/parks/currentparks/kleiner>

## Recommendations

Indoor community centers provide options for recreational exercise and socialization. Community centers have a multitude of benefits, especially pertaining to community development. “These spaces are meant for all ages, ethnicities and skills levels and should promote cultural diversity and inclusion.”.<sup>1</sup>

Given the time and cost to construct a community center, it is not feasible to recommend the construction of additional community centers in Meridian (particularly in eligible block groups) at this time. However, much like recommendations in the ‘Green Spaces’ section, there may be options to increase access and programs through partnerships. The City of Meridian Parks and Recreations activity guide highlights the importance of using a variety of locations to deliver programs. The City might work to identify more locations in eligible block groups that would increase equitable access for those residents.

## Funding Sources & Partners

CDBG (Eligible Matrix Codes: 03E, 03F, 03M, 03P)

American Rescue Plan Act (Eligible Code: 3.13)

West Ada School District

Boys and Girls Club

YMCA

Churches

Non-profits

---

<sup>1</sup> The LYCY Community Center Would Benefit All Community Members. LCYC (2020). *Accessed online:* <https://www.lcycinc.org/community-center-benefits/>



## Future Considerations: Community Gardens and Food Access

This study noted another important aspect of Meridian's built environment which may be negatively impacting the health of residents: food access. This is a complex problem with many factors, but there is no doubt that households which lack accessibility or reliable transportation to nutritional food sources because of the built environment may resort to purchasing unhealthy food such as fast food or packaged items from convenience stores. Increased access to affordable and nutritional sources would provide Meridian's residents with food options that can lead to improved health outcomes. It is recommended city planners continue to take food access into account while making decisions on zoning, transportation, and other factors of the built environment.

Another opportunity that Meridian officials may consider is to continue furthering efforts in existing and future community gardens. There are lots throughout the block grant eligible neighborhoods that could possibly be developed into community gardens, which offer many benefits in terms of community connection, food availability, and education. However, successful community garden programs need a robust corps of volunteers and often a dedicated program manager at the city level. These elements may take some time to put in place.

## Summary

In summary, this project identified some key factors of a built environment, linked those factors to the health and wellbeing of residents, and analyzed five CDBG eligible block groups within the City of Meridian to find suggested potential improvements.

There are opportunities throughout Meridian to create more equitable access to a healthy built environment. In particular, it is recommended that the City and its partners pursue the following actions, which are eligible for CDBG funding:

- Continue supporting low-income home rehabilitation and improvement programs;
- Continue installing more sidewalks and urban trails;
- Continue improving and installing street and trail lighting;
- Continue increasing access to parks and playgrounds; and
- Identify opportunities to accessible recreational and community events in neighborhoods.

In addition, the City could evaluate and seek to improve food access for residents when making decisions about transportation and other aspects of the built environment in Meridian. The CDC supports several methods to bring healthy food into neighborhoods with CDBG eligible block groups, including farmers' markets, community-supported agriculture, cooperative grocery stores, and community gardens. Increasing these opportunities will enhance the overall health and wellness of Meridian's residents.

## ATTACHMENT C: APPLICATION, CERTIFICATIONS, AND RESOLUTION

---

## Application for Federal Assistance SF-424

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☐ New  
☒ Continuation  
☐ Revision

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

**\* Other (Specify):**

**\* 3. Date Received:**

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

B-22-MC-16-0006

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

City of Meridian

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

82-6000225

**\* c. UEI:**

J8EZGMTAPHN5

**d. Address:**

**\* Street1:**

33 E. Broadway Ave.

**Street2:**

**\* City:**

Meridian

**County/Parish:**

**\* State:**

ID: Idaho

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

83642-2619

**e. Organizational Unit:**

**Department Name:**

Mayor's Office

**Division Name:**

Economic Development

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

**Prefix:**

Mrs.

**\* First Name:**

Crystal

**Middle Name:**

**\* Last Name:**

Campbell

**Suffix:**

**Title:** Community Development Program Coordinator

**Organizational Affiliation:**

City of Meridian

**\* Telephone Number:** (208) 489-0575

**Fax Number:**

**\* Email:** ccampbell@meridiancity.org

## Application for Federal Assistance SF-424

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

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

United States Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

### \* 12. Funding Opportunity Number:

14.218

\* Title:

Community Development Block Grants/Entitlement Grant

### 13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

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

Invest funds to create/sustain suitable living environments, expand affordable housing opportunities, eliminate slum and blight, and administer Meridian's CDBG Program.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

## Application for Federal Assistance SF-424

### 16. Congressional Districts Of:

\* a. Applicant

1-ID

\* b. Program/Project

1-ID

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

Add Attachment

Delete Attachment

View Attachment

### 17. Proposed Project:

\* a. Start Date:

10/01/2022

\* b. End Date:

09/30/2023

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

\* a. Federal

517,466.00

\* b. Applicant

0.00

\* c. State

0.00

\* d. Local

0.00

\* e. Other

0.00

\* f. Program Income

0.00

\* g. TOTAL

517,466.00

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

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

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

☐ Yes

☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

☒ \*\* I AGREE

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

### Authorized Representative:

Prefix:

Mr.

\* First Name:

Robert

Middle Name:

\* Last Name:

Simison

Suffix:

\* Title:

Mayor

\* Telephone Number:


(208) 888-4433

Fax Number:

\* Email:

rsimison@meridiacity.org

\* Signature of Authorized Representative:



\* Date Signed:



## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Meridian	DATE SUBMITTED 7/28/22



## CERTIFICATIONS

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

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

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

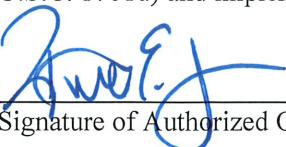
**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

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

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

  
\_\_\_\_\_  
Signature of Authorized Official

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2021, 2022, 2023 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

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

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

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

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

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

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

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

  
\_\_\_\_\_  
Signature of Authorized Official

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Title

## OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

  
\_\_\_\_\_  
Signature of Authorized Official

7/25/22  
\_\_\_\_\_  
Date

Mayor  
\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

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



**CITY OF MERIDIAN**

**RESOLUTION NO. 22-2339**

**BY THE CITY COUNCIL:**

**BERNT, BORTON, CAVENER, HOAGLUN,  
PERREAULT, AND STRADER**

**A RESOLUTION APPROVING SUBMISSION AND ADOPTION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT FIVE-YEAR CONSOLIDATED PLAN (2022-2026), WITH ITS INCLUDED PROGRAM YEAR 2022 ACTION PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE, TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THE SAME ON BEHALF OF THE CITY OF MERIDIAN; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary that a five-year strategic plan be submitted to the United States Department of Housing and Urban Development (“HUD”) in order to receive Community Development Block Grant (“CDBG”) funding for the Program Years 2022-2026; and

**WHEREAS**, it is necessary that an Analysis of Impediments to Fair Housing Choice be submitted to the United States Department of Housing and Urban Development (“HUD”) in order to receive Community Development Block Grant (“CDBG”) funding for the Program Years 2022-2026; and

**WHEREAS**, it is necessary that an annual action plan be submitted to the United States Department of Housing and Urban Development (“HUD”) in order to receive Community Development Block Grant (“CDBG”) funding for the Program Year 2022; and

**WHEREAS**, the City held public hearings on the 2022-2026 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and Program Year 2022 Action Plan on April 5, 2022, July 28, 2022, and August 9, 2022, and held a public comment period on the draft application materials from June 24, 2022 to August 9, 2022;

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO:**

**Section 1.** That the 2022-2026 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and Program Year 2022 Action Plan, and its certification documents, copies of which are attached hereto as ATTACHMENT C and incorporated herein by reference, be, and the same hereby are, adopted as to both form and content.

**Section 2.** That the Community Development Program Coordinator be, and hereby is, authorized to submit such 2022-2026 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and Program Year 2022 Action Plan to HUD.

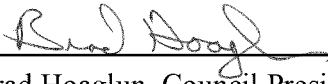
**Section 3.** That the Mayor and the City Clerk be, and they hereby are, authorized to respectively execute and attest the certifying documents for the 2022-2026 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and Program Year 2022 Action Plan for and on behalf of the City of Meridian.

**Section 4.** That this Resolution shall be in full force and effect immediately upon its adoption and approval.

**ADOPTED** by the City Council of City of Meridian, Idaho this 9<sup>th</sup> day of August, 2022.

**APPROVED** by the Council President of the City of Meridian, Idaho, this 9<sup>th</sup> day of August, 2022.

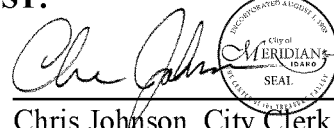
**APPROVED:**



Brad Hoaglund, Council President

**ATTEST:**

By:



Chris Johnson, City Clerk