

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
1	Public Facilities and Infrastructure Improvements	2022	2026	Non-Housing Community Development	Meridian Citywide	Create a Suitable Living Environment	CDBG: \$197,423	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
2	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
3	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
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: \$45,000	Other: 1 Other

TABLE 53 – GOALS SUMMARY

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	<p>Public Facilities and Improvements are publicly-owned facilities and infrastructure such as streets, playgrounds, underground utilities, and buildings owned by non-profits open to the general public. Safe and accessible infrastructure is essential to the quality of life and building communities that support community diversity and stability. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned or owned by a nonprofit and open to the general public. Acquisition, construction, reconstruction, rehabilitation, and installation of public facilities and improvements are eligible activities.</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"> • ADA Improvements • Senior Centers • Homeless and Domestic Violence Facilities • Neighborhood Facilities • Health Facilities • Sidewalks
2	Goal Name	Public Services
	Goal Description	<p>Public services are an integral part of a comprehensive community development strategy. Public Service activities provide for a wide range of activities that address needs in the community provided for the target population. Public services can strengthen communities by addressing the needs of specific populations. They can address a range of individual needs and increase CDBG dollars' impact by complementing other activities.</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"> • Employment services • Crime prevention and public safety • Child care • Health services

		<ul style="list-style-type: none"> • Substance use services • Fair housing counseling • Education programs • Energy conservation • Services for homeless persons • Services for seniors • Welfare services (excluding income payments) • Recreational services
3	Goal Name	Housing
	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. Affordable and safe housing 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"> • Homeownership Assistance • Rehabilitation (single-unit residential and/or multi-family residential) • Energy efficiency improvements • Acquisition • The administrative cost for rehabilitation activities • Lead-based paint testing/abatement • Housing counseling
4	Goal Name	Program Administration
	Goal Description	<p>Program Administrative funds will pay reasonable program administrative costs and carrying charges related to the planning and execution of community development activities. Administering federal funds and ensuring compliance is critical for utilizing Federal resources. Meridian is committed to using CDBG entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful.</p> <p>Meridian may have administration projects that include, but are not limited to:</p>

	<ul style="list-style-type: none">• General management, oversight, and coordination• Providing local officials and citizens with information about the CDBG program• Preparing budgets and schedules• Preparing reports and other HUD-required documents• Program planning• Public Information• Monitoring program activities• Fair Housing activities• Indirect costs• Submission of applications for Federal programs
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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	2022 - Homeowner Repair Program
	Target Area	Meridian Citywide
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing
	Funding	CDBG: \$157,423
	Description	The Homeowner Repair Program will improve the weatherization, accessibility and visitability of existing homes of LMI Meridian residents, making them safer and more economically sustainable.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	7 LMI households - housing rehabilitation
	Location Description	Meridian Citywide
	Planned Activities	(14A) Rehabilitation: Single-Unit Residential
2	Project Name	2022 - Homebuyer Assistance
	Target Area	Meridian Citywide
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing
	Funding	CDBG: \$40,000
	Description	Provide assistance for eligible LMI persons to purchase homes in Meridian, with preference being given to public housing residents. Assistance will include down payment assistance, closing costs, and other eligible activities.
	Target Date	9/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	1 LMI households purchasing a home in Meridian.
	Location Description	Meridian Citywide
	Planned Activities	(13B) Homeownership Assistance
3	Project Name	2022 - Franklin and 7th Streetlights
	Target Area	Meridian Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: \$100,000
	Description	This project will assist with the installation of lights where the existing lighting is insufficient to meet current standards. May include the replacement of old inefficient lights with new LED fixtures.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	200 persons in the low- to moderate-income neighborhood will benefit from this project.
	Location Description	Citywide
	Planned Activities	(03K) Street Improvements
4	Project Name	2022 - Landing Subdivision Streetlights
	Target Area	Meridian Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: \$97,423
	Description	This project will assist with the installation of lights where the existing lighting is insufficient to meet current standards. May include the replacement of old inefficient lights with new LED fixtures.

	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	200 person in a low- to moderate-income neighborhood will benefit from this project.
	Location Description	Landing Subdivision
	Planned Activities	(03K) Street Improvements
5	Project Name	2022 - Emergency Rental Assistance
	Target Area	Meridian Citywide
	Goals Supported	Public Services
	Needs Addressed	Provide Decent Housing Expand Opportunities for LMI Persons
	Funding	CDBG: \$42,761
	Description	Services will be offered in the community and at provider offices and will benefit households throughout Meridian. Services may also be provided virtually.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 45 people will be assisted.
	Location Description	Meridian Citywide
	Planned Activities	(05Q) Subsistence Payments
6	Project Name	2022 - Youth Scholarship Program
	Target Area	Meridian Citywide
	Goals Supported	Public Services
	Needs Addressed	Expand Opportunities for LMI Persons
	Funding	CDBG: \$20,000

	Description	Provide funding for LMI eligible youth to participate in before and after school programs as well as summer programs at a free or reduced cost.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	45 low- to moderate-income children under age 13.
	Location Description	Meridian Citywide
	Planned Activities	(05L) Child Care Services
7	Project Name	2022 - Senior Transportation
	Target Area	Meridian Citywide
	Goals Supported	Public Services
	Needs Addressed	Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$14,859
	Description	The Meridian Senior Center will provide transport for seniors living in Meridian. This will allow seniors to access Senior Center lunches and activities, go to doctor appointments, and go shopping.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The Senior Center estimates that 75 persons will be assisted.
	Location Description	Meridian Citywide
	Planned Activities	05A Senior Services
8	Project Name	2022 - Program Administration
	Target Area	Meridian Citywide
	Goals Supported	Program Administration

	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$42,000
	Description	This project will conduct activities that relate to the administrative, planning, and technical assistance for the CDBG program during PY22.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Meridian Citywide
	Planned Activities	Administration and Planning
9	Project Name	2022 - Fair Housing
	Target Area	Meridian Citywide
	Goals Supported	Program Administration
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$3,000
	Description	This project will carry out activities that relate to fair housing. At a minimum, CDBG funds will be used to implement a Fair Housing Campaign in April. Other opportunities to promote fair housing activities will be evaluated as they arise.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	n/a

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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

The City's certification period includes program years 2021, 2022, and 2023. Outside of administration and fair housing, the City will allocate all funding for PY22 to LMI projects. The City commits to meet the 70% LMI benefit requirement of the federal CDBG program over the span of that three-year certification period.