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CR-05 Goals and Outcomes

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

Idaho Department of Commerce

Of the five goals established in the consolidated plan:

\$1,800,000 in CDBG funds were awarded to five projects meeting the **Public Facilities / Infrastructure- Compliance Goal**. 6,704 Idaho residents will benefit from these projects, as they will help bring their public facilities systems (infrastructure, community facilities, public utilities) into compliance with environmental laws, federal and state standards, industry standards, or best management practices. 5,603 of the residents are low-to-moderate income. The five projects consist of three wastewater systems, one senior center, and one public park

\$3,150,000 in CDBG funds were awarded to nine projects meeting the **Public Facilities / Infrastructure – Rehabilitation Goal**. 8,485 Idaho residents will benefit from the rehabilitation, replacement, or remodeling of a public facility system. 6,698 of the residents are low-to-moderate income. The nine projects consist of three wastewater systems, two water systems, two senior centers, one medical clinic and one imminent threat.

\$2,411,007 in CDBG funds were awarded to six projects meeting the **Public Facilities / Infrastructure – New Construction Goal**. 31,214 Idaho residents will benefit from projects that will construct new systems or facilities in their community. 17,375 of the residents benefiting are low to moderate income. The six projects consist of one water systems, one wastewater system, one library, two fire trucks and one public park.

\$0 in CDBG funds were awarded to projects meeting the **Economic Development – Job Creation Goal**.

\$978,650 in CDBG funds were awarded to two projects meeting the **Economic Development – Downtown Revitalization Goal**. 13,178 Idaho residents will benefit from the elimination of sub-standard infrastructure systems (prevention of slum and blight) from their city's downtown redevelopment area.

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

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

CDBG- See narrative above

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

Note: For the CDBG program, Program Year 2018 Table 1 identifies the goals and their corresponding objectives having a low percentage of completion or even zero percent (0%) of completion. This is misleading because a goal with its applicable objective is not reported until a project is closed out. It is not uncommon for CDBG projects to take over a year to complete, therefore, a CDBG project may be trending towards meeting a specific goal and its objective, but the trending data is not captured in the table because the project is not closed out.

For the economic development – downtown revitalization goal, CDBG did not fund any downtown revitalization projects in 2015, funded two in 2016, one in 2017 and two in 2018. Of the five downtown projects, one closed out in 2017 and one closed out in 2018. The other three are expected to close out in 2019, next year's CAPER.

For the economic development - job creation goal, CDBG highly exceeded its objective because of the closeout of the City of Twin Falls (2014) job creation project that created 208 jobs. This project was unique as most job creation projects typically create about 30 jobs. CDBG did not receive any job creation applications for 2018.

Under public facilities / infrastructure compliance goal, CDBG is trending toward meeting its objective under the public facilities or infrastructure activities for low-to-moderate income household indicator but is not trending to meet its objectives under overnight shelter or transitional housing indicators. This is primarily due to IDC not receiving any overnight shelter or transitional housing applications in 2015, 2016, 2017 or 2018.

For public facilities / infrastructure new construction goal, CDBG has exceeded its objective under the public facilities or infrastructure activities for low-to-moderate income household indicator.

Under public facilities / infrastructure rehabilitation goal, CDBG is trending toward its objective under the public facilities or infrastructure activities for low-to-moderate income household indicator. However, CDBG is not trending to meet its objectives under rental unit rehabilitation, overnight shelter, transitional housing, and housing for the homeless indicators. This is primarily due to IDC not receiving any rental unit rehab, overnight shelter, transitional housing, or housing for the homeless applications in 2015, 2016, 2017 or 2018.

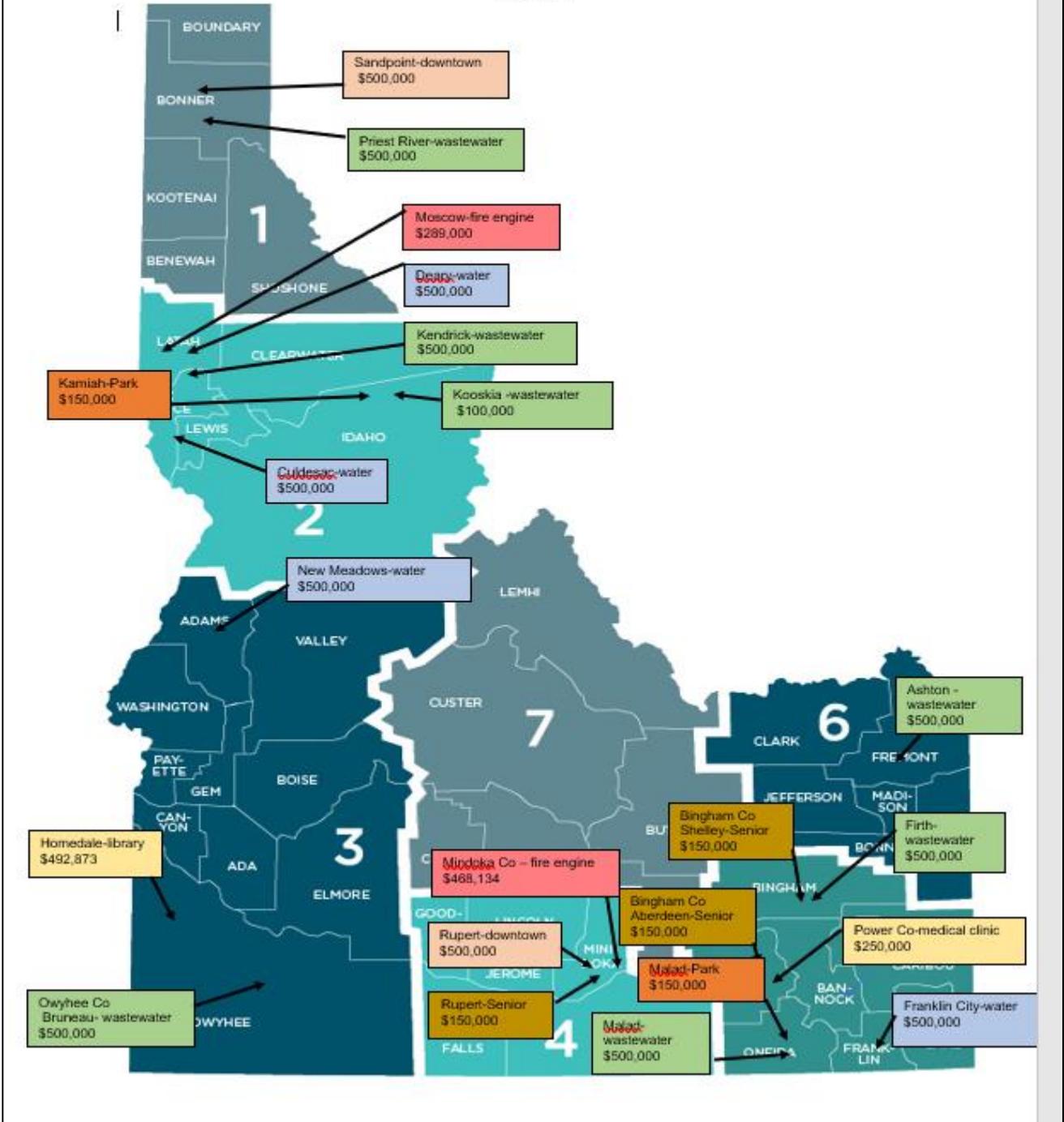
CR-15-Resources and Investments

CDBG

In the table below, the column identified as "Amount Expended during Program year (2018) as reported in PR-50.

Matrix Code	Activity Group	Matrix Code Name	Disbursements	Percent of Total
 <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> <p>Office of Community Planning and Development U.S. Department of Housing and Urban Development Integrated Disbursement and Information System Expenditure Report Use of CDBG Funds by IDAHO from 04-01-2018 to 03-31-2019</p> </div> <div style="text-align: right;"> <p>DATE: 04-04-19 TIME: 11:17 PAGE: 1</p> </div> </div>				
03A	PI	Senior Centers	366,881.00	4.80%
03E	PI	Neighborhood Facilities	53,537.00	0.70%
03F	PI	Parks, Recreational Facilities	485,520.00	6.35%
03J	PI	Water/Sewer Improvements	5,414,491.00	70.87%
03L	PI	Sidewalks	40,760.00	0.53%
03O	PI	Fire Station/Equipment	341,697.00	4.47%
Subtotal for : Public Facilities and Improvements			6,702,886.00	87.73%
21A	AP	General Program Administration	681,813.86	8.92%
21J	AP	State Administration	207,185.58	2.71%
Subtotal for : General Administration and Planning			888,999.44	11.64%
19H	OT	State CDBG Technical Assistance to Grantees	48,356.42	0.63%
Subtotal for : Other			48,356.42	0.63%
Total Disbursements			7,640,241.86	100.00%

**Idaho Community Development Block Grants (ICDBG)
Public Facility, Community Senior Centers, Public Parks and Economic Development
Projects**



Leveraging

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

Idaho Department of Commerce- CDBG Program

2018 CDBG LEVERAGE		
Type/Source	Match Amount	Goals Addressed
<p>Local:</p> <p>Cash, bonds, in-kind</p>	\$27,878,211	<ul style="list-style-type: none"> · Public Facilities Infrastructure-Rehabilitation · Public Facilities Infrastructure-Compliance · Public Facilities Infrastructure-New Construction · Economic Development-Job Creation · Economic Development- Downtown Revitalization
<p>State:</p> <p>Grants from Idaho Dept. of Environmental Quality</p>	\$791,626	<ul style="list-style-type: none"> · Public Facilities Infrastructure-Rehabilitation · Public Facilities Infrastructure-Compliance · Public Facilities Infrastructure-New Construction · Economic Development-Job Creation · Economic Development- Downtown Revitalization
<p>Federal:</p> <p>Grants from USDA- Rural Development and US Army Corp of Engineers</p>	\$9,950,614	<ul style="list-style-type: none"> · Public Facilities Infrastructure-Rehabilitation · Public Facilities Infrastructure-Compliance · Public Facilities Infrastructure-New Construction · Economic Development-Job Creation · Economic Development- Downtown Revitalization
<p>Private:</p> <p>Business, Foundation Grants</p>	\$25,000	<ul style="list-style-type: none"> · Public Facilities Infrastructure-Rehabilitation · Public Facilities Infrastructure-Compliance · Public Facilities Infrastructure-New Construction · Economic Development-Job Creation · Economic Development- Downtown Revitalization
Total	\$38,645,451	

IDC received \$8,213,561 in CDBG funds for PY 2018. The state and local communities leveraged \$38,645,451 to match CDBG funds that were used to fund projects and state administration activities. For every CDBG dollar invested, IDC and local communities leveraged \$4.71 to match the 2018 HUD CDBG grant award. In regard to IDC program administration, IDC has provided \$164,271 in match to the CDBG program.

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

CR-20- Affordable Housing

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

HOME and HTF Units Completed During PY2018-By Region

Region	Activity	Units	County
1	Single- family Homebuyer- A/R	1	Bonner
1	Single- family Homebuyer- A/R	1	Kootenai
1	Multifamily Rental- N/C	10	Kootenai
1	Single- family Homebuyer- A/R	1	Kootenai
1	Single- family Homebuyer- A/R	1	Kootenai
	Total	14	
2	Multifamily Rental- N/C	3	Nez Perce
	Total	3	
3	Multifamily Rental- N/C	5	Canyon
3	Acquisition Only	1	Canyon
	Total	6	
4	Multifamily Rental- N/C	11	Cassia
	Total	11	
4	Single-family Rental- N/C	4	Blaine
4	Single-family Rental- N/C	4	Blaine
	Total	8	
5	Single-Family Homebuyer - N/C	1	Bannock
5	Single-Family Homebuyer - N/C	1	Bannock
5	Single-Family Homebuyer - N/C	1	Bannock
5	Single-Family Homebuyer - N/C	1	Bannock
5	Single-Family Homebuyer - N/C	1	Bannock
5	Single-Family Homebuyer - N/C	1	Bannock
5	Single-Family Homebuyer - N/C	1	Bannock
5	Single-Family Homebuyer - N/C	1	Bannock
5	Single-Family Homebuyer - N/C	1	Bannock
	Total	9	
7	Multifamily Rental- N/C	6	Ada
	Total	6	
Total (56 HOME + 1 HTF)		57	
A/R= Acquisition and rehabilitation			
N/C= New Construction			



- Region 1: Benewah, Bonner, Boundary, Kootenai, Shoshone
- Region 2: Clearwater, Idaho, Latah, Lewis, Nez Perce
- Region 3: Adams, Boise, Canyon, El More, Gem, Owyhee, Payette, Valley, Washington
- Region 4: Blaine, Camas, Cassia, Gooding, Jerome, Lincoln, Minidoka, Twin Falls
- Region 5: Bannock, Bear Lake, Bingham, Caribou, Franklin, Oneida, Power
- Region 6: Bonneville, Butte, Clark, Custer, Fremont, Jefferson, Lemhi, Madison, Teton
- Region 7: Ada

CR-35-Other Actions

- **Actions taken to address obstacles to meeting underserved needs.**

91.220(k); 91.320(j)

IDC staff continues to offer training and technical assistance to cities and counties, grant administrators, and design professionals. In the spring/summer of 2019, IDC will hold CDBG application workshops in five locations across the State and provided ongoing one-on-one technical assistance to communities. IDC has available at its website [<http://commerce.idaho.gov/>] both the CDBG grant administration manual and application handbook.

To help build local government capacity to manage CDBG projects, IDC will train consultants to become CDBG grant administrators, instead of relying on resource-limited cities and counties to ensure requirements and rules are met. IDC conducted its biannual certified grant administration training August 2018. The two day training focused on CDBG program requirements such as national objectives, eligible activities, environmental reviews, labor standards, property acquisition, procurement, financial management, fair housing, 504 / ADA, and civil rights. As part of the certification requirements prospective grant administrators are required to successfully complete an exam. 71 attendees successfully completed the exam.

- **Actions taken to reduce the number of poverty-level families.**

91.220(k); 91.320(j)

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

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

ICDBG funded grantees and their sub-recipient, contractors or businesses must make a good faith effort to award contracts to Section 3 business concerns and utilize Section 3 area residents as trainees and employees. In program year 2018, IDC assisted Twenty-four Section 3 residents and One Section 3 businesses.

Third, IDC advertised ICDBG funded projects through the Idaho Small Business Development Center and Idaho's Procurement Technical Assistance Center and Disadvantage Business Enterprises to ensure professional and construction services on CDBG funded projects were directly solicited:

- (25) Disadvantaged Businesses,
- (75) Women Business Enterprises,
- (41) HUB Zone businesses,
- (15) SBA Section 8(a) businesses,
- (24) disabled veteran owned businesses and
- (43) minority owned businesses

State of Idaho 2018 CAPER - Unique Appendices

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

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

IHFA applied for additional funding in 2019 and received additional VASH vouchers as well as Mainstream.

IHFA issued project-based vouchers in some areas for persons with disabilities.

Section 3 and Minority/Women-Owned Business Entities (MBE/WBE) - During 2018 requirements helped target local economic development to low-income residents, business entities, minority, and women-owned business entities. *See Narrative- CR-15 Resources and Investments for 2018 HOME MBE/WBE reporting*

- **Actions taken to develop institutional structure.**

91.220(k); 91.320(j)

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

Staff specialists provided on site-technical assistance to 108 cities and counties during PY 2018. Technical assistance activities can range from strategic planning and project development to on-site training.

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

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

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

- **Actions taken to enhance coordination between public and private housing and social service agencies.**

91.220(k); 91.320(j)

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

State of Idaho 2018 CAPER - Unique Appendices

- Idaho's Regional Housing Roundtable
 - Idaho Rural Partnership (www.irp.idaho.gov)
 - The Idaho Community Review (http://irp.idaho.gov/home/community_review)
 - NW Community Development Institute (<https://commerce.idaho.gov/communities/northwest-community-development-institute>)
 - Association of Idaho Cities (<https://idahocities.org>)
 - Disability Action Center NW (<http://dacnw.org>)
 - Consortium for Idahoans with Disabilities (<https://www.idahocid.com>)
 - Idaho Commission on Hispanic Affairs (<https://icha.idaho.gov>)
 - Idaho Commission on Aging (<https://aging.idaho.gov>)
 - Idaho Association of Counties (<http://idcounties.org>)
 - Local Planning Districts
 - Idaho Center for Fiscal Policy (<https://www.jannus.org/program/idaho-center-for-fiscal-policy>)
 - USDA-RD
- 2) Continuing in 2018 IHFA and the City of Boise worked together to develop a multifamily rental model that follows Boise's Housing First Initiative. The approved proposal is mixed-income, targeting low, very low, and extremely low-income households. Idaho's LIHTC and HOME programs and the City of Boise will provide the development financing. The City of Boise/Ada County Housing Authority has awarded 40 Project-based vouchers to the project, which will include 40 one-bedroom units.
- 3) Both IHFA and IDC are participating members of the Fair Housing Forum, which works with various agencies throughout Idaho to address fair housing concerns.

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

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

ISSUES AND CONTRIBUTING FACTORS ADDRESSED	GOAL	MILESTONES	RESPONSIBLE ENTITY	2018 ACTIONS TAKEN
<p>Higher housing needs of Hispanic, Native American, disabled and elderly households</p>	<p>A. Support residents with disproportionate housing needs living in non-entitlement areas:</p> <ol style="list-style-type: none"> 1. Continue preferences for deeply subsidized rental housing. 2. Support tenant preferences that target priority housing needs populations as identified in the 5-Year Consolidated Plan. 3. Support partner efforts to develop a recurring source of state funding for the Idaho Housing Trust Fund, emphasizing the unique needs of non-entitlement communities. 4. Require affordable rental housing projects to be located in communities that are 	<ol style="list-style-type: none"> 1. Complete 10 units of rental housing annually that target priority housing needs populations (Disabled, Elderly, ≤30% AMI. 2. Retain current preferences in LIHTC QAP for 2017 and 2018; evaluate effectiveness of income targeting during subsequent years based on applications received in 2017 and 2018. 3. Encourage efforts to provide state support for housing trust fund. 4. Three to five completed multifamily housing rental projects per year in communities that support affirmatively furthering fair housing. 	<p>IHFA</p>	<ol style="list-style-type: none"> 1. Approved LIHTC/HOME &/or HTF multifamily rental projects: 48 rental units targeting the elderly (age 62+) in Eagle ID; 4 single-family units targeting ≤30 AMI- Owned by a non-profit organization that works with refugee populations in the Boise area; 30 multifamily units, 2 units @ 30% AMI- Owned by a non-profit that works with victims of domestic violence. 2. The 2018 QAP retained a preference for project applications that target very low and extremely low-income households. QAP also provided scoring points for projects providing permanent supportive housing to homeless veterans. 3. No committee action taken during the 2018 (January- March) legislative session. 4. The 2018 QAP and Annual Administrative Plan continue to require proof communities in which

	committed to Affirmatively Furthering Fair Housing Choice.			the HOME, HTF or LIHTC programs are involved be committed to Fair Housing. Evidenced by the submission of an adopted Fair Housing Resolution, and a Fair Housing Plan or Analysis of Impediments to Affirmatively Furthering Fair Housing (CDBG Entitlement Communities) at the time the application is submitted for funding. In 2018, development rental and /or homebuyer projects were completed Bonner, Kootenai, Nez Perce, Canyon, Blaine, and Bannock counties.
Disproportionately lower homeownership rates among Hispanic, Native American and African American households	B. Help qualified renters attain homeownership: Support credit counseling and homeownership readiness though affirmative marketing.	Continue Finally Home! Homebuyer Education classes in Moscow, Sandpoint, Coeur d Alene, Idaho Falls, Twin Falls, Nampa, and Boise, and online to reach 5,000 or more potential homebuyers. Continue bilingual outreach, training, and customer service efforts.	IHFA	In 2018, over 6,000 potential homebuyers participated in the Finally Home! Homebuyer Education classes. Bilingual outreach, training, and customer services efforts continue.
Landlord lack of fair housing awareness resulting in fair housing complaints and higher use of publicly subsidized housing by minority residents	C. Increase fair housing knowledge: <ol style="list-style-type: none"> 1. Continue current fair housing capacity building and educational outreach activities, particularly among property owners and persons with disabilities. 2. Continue to provide information about and 	<ol style="list-style-type: none"> 1. With Idaho Fair Housing Forum partners, support 2 to 10 fair housing training events annually with landlord groups 2. Support efforts to add familial status to state protections. 3. During program years 2017-2020, Commerce will continue to award preference points to CDBG applicants that include fair housing protections for familial 	IHFA-1,2, & 4 Commerce -3	<ol style="list-style-type: none"> 1. On 4/26/18, Idaho Fair Housing Forum partners sponsored a free <u>"Equal Access for All"</u> workshop for housing providers and managers, realtors and lenders to coincide with the 50th Anniversary of the Fair Housing Act. The event was preceded by the Fair Housing/ Vision Conference on 4/18/18. IHFA participated in multiple panels/presentations along with

	<p>support expansion of state fair housing protections to include familial status.</p> <p>3. Continue to award preferences points to CDBG applicants with fair housing protections that include familial status.</p> <p>4. Require affordable rental housing projects to be located in communities that are committed to Affirmatively Furthering Fair Housing Choice or have adopted a Fair Housing Plan (CDBG non-entitlement areas).</p>	<p>status.</p> <p>4. HOME and HTF written agreements specify Federal fair housing and nondiscrimination laws, including familial status as a protected class in accordance with Title VIII of the Civil Rights Act of 1968.</p>		<p>other Fair Housing Forum members.</p> <p>2. As noted in 2018, IHFA researched substantial equivalency and adding familial status to Idaho Fair Housing law; during an 8/30/17 meeting with Joseph Pelletier, Director, Fair Housing Assistance Program, IHFA learned it is ineligible to pursue this on behalf of the state of Idaho. We subsequently turned over all findings to the Idaho Department of Labor/Idaho Commission on Human Rights.</p> <p>3. Commerce: For the 2018 grant applicants, Commerce reviewed 22 applicants to determine and award points to applicants who had adopted familial status</p> <p>4. HOME and HTF written agreements include language regarding ongoing compliance with the Federal Fair Housing and Nondiscrimination laws, and regulations, including familial status as a protected class in accordance with Title VIII of the Civil Rights Act of 1968.</p>
<p>Housing in rural areas developed without Visitable/Accessible features due to limited development in rural areas and when housing was</p>	<p>D. Increase accessible, affordable housing options:</p> <p>1. Continue with HOME, HTF, and LIHTC application preference points for rental housing that benefits elderly, ≤30% AMI</p>	<p>1. Retain current preferences in QAP and Administrative Plan.</p> <p>2. Provide funding preferences for Visitable single-family rental housing.</p> <p>3. Encourage regional partners</p>	<p>IHFA 1,2,3,4,5 Commerce-6</p>	<p>1. Multifamily rental applications receive additional scoring points if the owner commits to serving households with annual incomes at or below 30% AMI, or disabled, or elderly (age 62+).</p> <p>2. In 2018: Single-family rental housing (new construction and</p>

<p>developed. Local policies that limit group homes</p>	<p>households, and persons with disabilities.</p> <p>2. Explore ways to incent Visitable housing.</p> <p>3. Explore peer states' efforts to create assisted living-like community supported environments in rural communities. 4. Continue educational efforts to inform local jurisdictions of best practices and legal risks associated with land use and zoning laws, including requiring conditional use permits for group homes.</p> <p>5. Encourage use and completion of Transition Plans and prioritize CDBG to making identified needed accessibility improvements.</p> <p>6. Explore creation of a more coordinated and comprehensive effort to address the access needs of persons with disabilities.</p>	<p>to use Avenues for Hope and other private funding options to create accessible home modification in rural communities.</p> <p>4. Coordinate annual training on best practices in land use and zoning, focusing on group homes.</p> <p>5. Five percent of all new multifamily rental housing will be wheelchair accessible; two percent will accommodate persons living with sensory impairments.</p> <p>6 Continue to market ADA improvements as eligible activities for CDBG</p> <p>a. Complete 15 projects that improve ADA accessibility during 2017-2021 assuming national objectives are met.</p> <p>b. Ensure all CDBG grantees (cities and counties) have updated their ADA Transition Plans prior to project closeout.</p> <p>c. Increase CDBG application priority ranking points for projects that focus on the removal of architectural barriers or improve ADA accessibility.</p>	<p>rehabilitation) eleven visitable single-family units were created in 2018; Five new construction multifamily projects were completed, which required a minimum 5% of the units to be handicap accessible, with an additional 2% accessible for persons with hearing and visual disabilities.</p> <p>3. No funding available in 2018.</p> <p>4. IHFA requested FHIP funds to support a best practices training on land use, zoning and group homes to coincide with the October, 2018 Idaho American Planning Association conference, but the request was turned down. 'Essential Trends and Strategies' in housing planning and development to support fair housing choice; 7/13/18 Presentation: 'Housing as a Second Language: Expanding the conversation' - NW Community Development Institute.</p> <p>5. In 2018, multifamily rental housing project architects must certify design specifications as applicable to the type of project (new construction vs. rehabilitation): Fair Housing Accessibility Guidelines, Section 504 of the Rehabilitation Act and HUD's Fair Housing Design Criteria (if federal funding in the projects), Americans with Disabilities Act, and Uniform Accessibility Standards.</p> <p>6. Commerce: For 2018,</p>
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				<p>a. Eight (8) CDBG funded projects will help to improve ADA accessibility in their perspective communities.</p> <p>b. With exception to a post disaster grant, all of the 2018 CDBG grantees are required to update their transition plans, as per the Commerce grant agreement.</p> <p>c. The State of Idaho Legislature approved a scoring point increase for projects that improve ADA accessibility. The State rule change was enacted for 2017 CDBG projects.</p>
<p>Gaps in educational achievement for students with disabilities; African American, Native American and Hispanic students; LEP students; and students in transition and at-risk and economically disadvantaged students</p>	<p>E. Help address education proficiency gaps:</p> <p>1. Consider Utah's best practice of adding preferences for LIHTC location in areas with high proficiency schools*</p>	<p>Explore effectiveness of Utah's LIHTC program in 2019 and 2020 (after it has been utilized for three years)</p>	<p>IHFA</p>	
<p>Low wages in economically disadvantaged rural areas due to limited economic growth and growth in low wage industries (e.g.,</p>	<p>F. Increase employment in economically disadvantaged communities:</p> <p>1. Continue to allocate CDBG to job creation activities in rural</p>	<p>1. Use CDBG funds to leverage the creation of 30 moderate to high paying jobs created or retained annually, 2017 through 2020</p>	<p>Commerce</p>	<p>For 2018, Commerce received no CDBG job creation applications. Using CDBG for job creation does remain as an eligible activity under the program.</p> <p>Commerce provided staff support to</p>

<p>service jobs)</p>	<p>communities.</p>			<p>community reviews McCammon (10/2018) to create economic development and job creation strategies.</p>
<p>Inaccessible (pre-ADA) public buildings, commercial establishments, and infrastructure. Lack of funding for—and high cost of—accessibility improvements to streets, sidewalks, and other public infrastructure.</p>	<p>G. Dedicate additional federal support to increasing employment and accessibility in non-entitlement areas:</p> <p>1. Support federal efforts to expand infrastructure redevelopment in rural areas and ensure that these include creating environments that are more accessible.</p>	<p>1. Activities to be determined in future action plans depending upon federal activities to improve infrastructure.</p> <p>2. Promote community accessibility practices such as Ramp Up Idaho to increase awareness of access and opportunity.</p>	<p>Commerce-1 IHFA-2</p>	<p>1. In 2018, Commerce attended four quarterly meetings with other infrastructure funding agencies, USDA-RD, DEQ, and USACE.</p> <p>Commerce helps provide support and guidance to these federal agencies in their efforts to improve infrastructure and facilities in rural communities.</p> <p>2. IHFA participated in or coordinated presentations during PY 2018 for the Association of Idaho Cities, the Idaho Chapter of the American Planning Association, the NW Community Development Institute, Regional Housing Roundtables, Idaho Rural Partnership and the Idaho Women’s Charitable Foundation. Each presentation featured information about the importance of residential and community access and housing choice. IHFA staff continued to promote <i>Ramp Up Idaho</i>, fair housing design and construction and ADA principles, and distributed/updated copies of ‘Housing Diversity: Supporting Community and Economic Stability.’ Which features information on fair housing law, housing choice and access at conferences, meetings and trade shows.</p>

<p>Insufficient transportation services to support independent, integrated community living for seniors and persons with disabilities. Lack of public transportation in rural areas.</p>	<p>H. Dedicate additional federal support to increasing employment and accessibility in non-entitlement areas—contingent on participation of Idaho Transportation Department and Federal Highway Administration):</p> <ol style="list-style-type: none"> 1. Encourage local government grantee's ability to play a role in transportation planning at the state and regional levels. 2. Through AAAs, roundtable discussions, public-private partnerships, explore the demand to expand and create formal rideshare programs in rural communities with need. 	<ol style="list-style-type: none"> 1. Ensure CDBG grantees (cities and counties) located in resort communities or college towns have completed the transportation component of their comprehensive plan (as per Idaho's Local Land Use Planning Act). At a minimum, the transportation component should assess bicycle and pedestrian circulation and the existing (or feasibility of) public transportation - bus or van. Further, the city or county should address the transportation factors that are contributing to limiting opportunities for its residents in their fair housing assessment. 2. Convey the importance of transportation alternatives in an integrated community living to the Idaho Transportation Department's Public Transportation Interagency Working Group. 	<p>Commerce-1 IHFA-2</p>	<ol style="list-style-type: none"> 1. Commerce: As of 2018, All CDBG applicants (Grantees) were required to identify if the transportation component of their plan did address public transportation options. Additional points were awarded to applicants who had addressed public transportation options. Commerce's CDBG program does request Grantees to review the transportation options in their community under their Fair Housing Assessment. 2. IHFA staff maintain contact with our partners through ITD's Statewide Bicycle and Pedestrian Advisory Committee (BPAC) to promote diverse transportation and mobility options.
<p>Challenges housing persons with criminal backgrounds who cannot qualify for publicly supported housing and for whom private sector may be reluctant to provide housing.</p>	<p>I. Explore programs to provide housing options for persons with criminal backgrounds, particularly those who are disproportionately represented by certain protected classes:</p> <ol style="list-style-type: none"> 1. Explore best practices 	<p>Publish annual updates and information in Cornerstones and Rent Sense newsletters; include best practice information in correspondence to affordable housing providers.</p>	<p>IHFA</p>	<p>IHFA no longer publishes "Cornerstones" or "Rent Sense" newsletters; relevant outreach and updates on best practices are disseminated via stakeholder networks and conferences.</p> <p>Fair Housing trainings provided by HUD and offered through Idaho AHMA (Idaho's Affordable Housing</p>

	<p>(e.g., Sponsors, Inc. in Oregon) to assist men and women in corrections re-integrating into communities.</p> <p>2. Educate housing partners statewide on appropriate language on criminal backgrounds in rental agreements.</p>		<p>Management Association) and Fair Housing Forum partners continue to include a section regarding VAWA, criminal background checks, and reasonable tenant selection policies regarding "criminal history." VAWA language is included in the HOME and HTF project regulatory agreements with owners.</p>
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CR-40 - Monitoring

91.220 and 91.230

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

Idaho Department of Commerce

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

-Pre-Development Monitoring-

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

-Application Monitoring-

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

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

-Project Monitoring-

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

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

IDC continues to update its project-monitoring guide, which must be completed by a staff project specialist prior to closeout. IDC specialists approve every CDBG request for payment. Requests for payment are required to be supported by an invoice and executed contract. IDC has an established process of receiving and reviewing a local government's independent financial audit for any open project or project closed out within one year. The audit is

reviewed by IDC to determine if there are any findings and if so do they affect the CDBG funds. IDC has also implemented an audit checklist to help ensure a grantee's compliance with 2 CFR Part 200.501 Audit Requirements.

-On-Site Monitoring-

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

-Women/Minority Business Enterprises Outreach-

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

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

Idaho Housing and Finance Association

-Rental Housing Compliance Monitoring-

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

On an annual basis, owners certify each building in the project is suitable for occupancy (state and local health, safety, and other applicable codes, ordinances and requirements, and the ongoing property standards established by the program). Owners also certify vacant low-income units are advertised and filled before other units of comparable size. ***See 2018 HOME Compliance Monitoring and Risk Assessment Report on Page 24.***

-Homebuyer Residency Monitoring-

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

The 2018 homebuyer monitoring is substantially complete with no corrective actions taken

-Risk-Based Financial Assessment-

The HOME Programs Department conducts financial assessments on assisted multifamily rental projects, as required by HOME and HTF regulations. The assessment includes a review of the current annual financial statements and the

project's projected budget as well as information regarding most current physical inspection and tenant file review, and owner's certification of continuing compliance.

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

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

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

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

In 2018, 16 projects were subjected to the Tier 1 Financial Risk Assessment. None of these projects required a higher level of assessment. IHFA is currently in the process of completing the Tier 1 Risk Assessment on 2 additional projects.

See Attachments- 2018 Compliance Monitoring Report

-CHDOs-

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

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

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

In 2018, IHFA certified eight (8) non-profit development organizations as CHDOs. All eight organizations applied for and received a CHDO Operating Assistance Grant. IHFA awards the grant to CHDOs following a published NOFA, competitive scoring application process.

-Minority/Women Business Outreach-

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

CR-50 - HOME

91.520(d)

Describe other actions taken to foster and maintain affordable housing. 91.220(k.) Include the coordination of LIHTC with the development of affordable housing). 91.320(j)

HOME & HTF Programs

Whenever HOME or HTF funds are used to acquire, construct, or rehabilitate homebuyer and rental housing projects, the project owner is required to meet the applicable income restrictions and affordability requirements. If a project fails to meet the affordability requirements during the period of affordability, IHFA is required to repay the funds invested in the project [§92.504 (c) (ii)] [§93.403] to HUD. Therefore, IHFA enforces the affordability requirements through deed restriction and a restrictive covenant in the senior position. The period of affordability is determined by the amount of HOME or HTF funds invested in the activity on a per-unit basis. IHFA does not impose a period of affordability longer than the program's regulatory minimum.

Low-Income Housing Tax Credit Program

IHFA is the State of Idaho's Low-Income Housing Tax Credit administrator, a program established under the 1986 Tax Reform Act. LIHTC provides an incentive to create affordable rental housing. The program provides a dollar-for-dollar federal tax reduction under Section 42 of the Internal Revenue Code. Each development's annual Housing Tax Credit eligibility is based upon depreciable real property costs applicable to the units designated for low-income tenants. The amount the allocation to a rental project is based upon the lesser of, credit eligibility, or the amount necessary to fill the funding gap, or the amount necessary to generate a reasonable return to the investor.

2018 Set-asides

- (1) Federal regulations require a minimum of 10% of the state's housing credit ceiling for any calendar year set-aside for awards to developments involving qualified nonprofit organizations. Developments qualify for this set-aside if a qualified nonprofit organization owns an interest in such developments (directly or through a partnership) and materially participates (within the meaning of Section 469(h)* of the Internal Revenue Code ("IRC")) in the development and operation of the development throughout the 15-year compliance period. Additionally, the qualified nonprofit organization must meet the following federal requirements:

In the calendar year 2018, 29.23% of the state housing credit ceiling (\$5,272,581) was allocated to qualified nonprofit organizations. This equates to \$1,541,376 in annual tax credit or \$15,413,760 in total tax credit over 10 years.

 - Such organization is described in paragraph (3) or (4) of Section 501(c) of the IRC and is exempt from tax under Section 501(a) of the IRC;
 - Such organization must be determined by the State housing credit agency not to be affiliated or controlled by a for-profit organization; and
 - One of the exempt purposes of such organization includes the fostering of low-income housing.
- (2) Upon determination of a special housing need within the state, the Association in its sole discretion may set aside up to 15% of the annual per capita tax credit amount to address this housing need, and announce specific guidelines, which may apply to application for these funds. Additional guidance will be provided by the Association in the Request for Funds ("RFP") outlining the requirements that should be included in an application applying for the set-aside. If the Association does not utilize this set aside or if qualified applications are not received, the set-aside will be made available to other qualified non-targeted applications. If utilized, the Association will announce specific guidelines, which may apply to the application for these funds a minimum of 180 days prior to the application round.

- (3) Twenty percent (20%) of the annual per capita Idaho tax credit is set-aside for the rehabilitation of existing federally-assisted, rent restricted projects, provided the scope of the rehabilitation is defined as substantial. The set-aside is available on a statewide basis during the LIHTC/HOME multifamily funding round if sufficient applications are received. Otherwise, the set-aside will be available for all other qualified non-targeted applications.
- (4) Twenty percent (20%) of the annual per capita tax credit will be set-aside for the rehabilitation of existing federally assisted rent-restricted developments and/or for the new construction of developments financed or guaranteed by USDA Rural Development. For rehabilitation developments the scope of the rehabilitation must meet the per unit hard cost requirements mentioned in Section 4.17 [2018 QAP].

2018 HOME & HTF Compliance Monitoring and Risk Assessment Report

PY 2018 HOME Compliance Monitoring Financial Risk Assessment Report

Project Name	IDIS#	City	Total Units	Audit Year	Total Compliance Score	Total Performance Indicator	Leasing & Occupancy	Physical Score	Audit Open/Closed	Next Audit	HOME/HT F Units	POA starts	POA ends	Easy RAT FY 2018	Tier 2 RAT
Arbor Cove	2944	Caldwell	9	2017	99	Superior	Pass	Pass	Closed	2020	9	2006	2026		
ARCH - 118 6th Street	6876	Bellevue	2	2018	69	Below Avg	46	87	Closed	2019	2	2017	2037		
ARCH - 120 6th Street	6875	Bellevue	2	2018	61	Below Avg	35	77	Closed	2019	2	2017	2037		
ARCH - 3831 Glenbrook Drive	6838	Hailey	1	2018	69	Below Avg	50	85	Closed	2019	1	2017	2037		
ARCH - 3841 Glenbrooke Drive	6839	Hailey	1	2018	69	Below Avg	49	86	Closed	2019	1	2017	2037		
Autumn Court Apartments	880	Emmett	30	2016	92	Superior	100	79	Closed	2019	7	2002	2022		
Avalon Park	3813	Chubbuck	54	2017	76	Satisfactory	96	43*(2018)	Closed(*)	2019	7	2007	2027		
Baltray Apartments	54	Jerome	36	2016	85	Above Avg	99	64*(2017)	Closed(*)	2019	8	1999	2019		
Berkshire Apartments	2613	Nampa	60	2018	88	Above Avg	100	74	Closed	2021	4	2005	2025		
Brandon Bay	1511	Payette	28	2018	88	Above Avg	95	75	Closed	2021	4	2003	2023		
Brittas Bay /foreclosed	24	Weiser	28	2016	85	Above Avg	96	69*	Closed	2019	7	2001	2021		
Buttes, The (Castlerock)	4720	Idaho Falls	80	2017	78	Satisfactory	95	63*(2018)	Closed(*)	2019	8	2008	2028		
Caldwell Ashton Place	1393	Caldwell	48	2017	76	Satisfactory	98	42*(2018)	Closed(*)	2019	6	2003	2023		
Cardona Senior	5184	Chubbuck	48	2017	92	Superior	97	84	Closed	2020	10	2010	2030	Passed	
Carlow Senior	6776	Rexburg	48	2018	98	Superior	98	97	Closed	2021	7	2017	2037		
Carnoustie I Apartments	612	Shelly	36	2017	92	Superior	99	82	Closed	2020	8	1999	2019		
Carnoustie II Apartments	3970	Shelly	32	2017	92	Superior	98	82	Closed	2019	4	2005	2025		
Carriage Lane	82	Twin Falls	42	2016	86	Above Avg	100	65*(2017)	Closed(*)	2019	6	1999	2019		
Carriage Lane II	3025	Twin Falls	36	2018	95	Superior	95	97	Closed	2021	6	2004	2024		
Challis Assisted Living	1395	Challis	18	2018	50	Unsatisfactory	N/A	82	Closed	2019	8	2004	2024		
Chaparral Meadows I	9	Blackfoot	28	2017	87	Above Avg	100	68*(2018)	Closed(*)	2020	4	1999	2019		
Chaparral Meadows II	17	Blackfoot	24	2017	87	Above Avg	97	71	Closed	2020	24	1999	2019	Passed	
Clearwater Terrace	135	Lewiston	10	2017	88	Above Avg	94	76	Closed	2019	10	1999	2019	Passed	
Clover Creek I	5153	Jerome	22	2018	92	Superior	99	81	Closed	2021	9	2009	2024		
Clover Creek II	5154	Bliss	17	2018	84	Above Avg	87	72*(2019)	Closed(*)	2021	5	2009	2024		
Clover Creek III	5155	Wendell	8	2018	92	Superior	97	82	Closed	2021	3	2010	2025		
CLUB- 4th Street Project	3914	Idaho Falls	9	2017	83	Above Avg	82	80	Closed	2020	9	2007	2022		
Colmar Village	548	Weiser	20	2016	90	Superior	93	83	Closed	2019	3	1999	2019		
CORE	1022	Twin Falls	8	2017	8	LOW Risk	5	3	Closed	2020	8	2003	2023		
Cottage, The	4832	CDA	1	2018	95	Superior	95	93	Closed	2021	1	2008	2028		
Creekside Apartments	3310	Moscow	60	2017	92	Superior	95	85	Closed	2019	4	2007	2027		
Creekside Senior Apts.	4312	Moscow	54	2017	90	Superior	96	78	Closed	2020	7	2007	2027		
Devon Sr. Apartments	4301	Twin Falls	48	2017	84	Above Avg	100	94	Closed	2020	8	2006	2026		
Diamond Court Apartments (E)	38	Pocatello	96	2017	92	Superior	100	81	Closed	2020	9	1999	2019		
Donegal Apartments (E)	21	Rexburg	32	2017	99	Superior	100	97	Closed	2020	7	1999	2019		
Eagle Pointe Apartments	3323	Ammon	8	2017	21	LOW Risk	15	3	Closed	2019	8	2005	2025		
Eagle Senior Village II	2730	Eagle	20	2017	94	Superior	86	100	Closed	2020	4	2005	2025		
Elk Creek Apartments	1391	Idaho Falls	60	2017	90	Superior	87	88	Closed	2020	6	2003	2023		
Field Stream	6772	Twin Falls	60	2017	96	Superior	100	89	Closed	2020	9	2016	2036		
Fox Creek I	1105	Driggs	32	2017	86	Above Avg	95	69*	Closed	2020	7	2001	2021		
Fox Creek II	1889	Driggs	24	2017	85	Above Avg	100	62*(2018)	Closed(*)	2020	5	2003	2023		
Gateway Crossing	142	Nampa	72	2017	84	Above Avg	99	64*	Closed	2019	9	1999	2019		
Gleneagles Apartments	651	Twin Falls	30	2017	97	Superior	100	92	Closed	2020	9	1999	2019		
Greystone Court Apts. (So.Dale)	6665	Caldwell	40	2018	91	Superior	90	87	Closed	2021	5	2015	2030		
Heritage Place III	4704	CDA	25	2017	87	Above Avg	72	100	Closed	2020	4	2009	2029		
Independence Hill	3423	Moscow	14	2016	93	Superior	95	88	Closed	2019	4	2007	2027		
John O'Brien House	6294	CDA	14	2016	25	MEDIUM Risk	10	5	Closed	2019	12	2014	2034	Passed	
Kacy Meadows	1085	Buhl	36	2017	74	Satisfactory	99	36*(2018)	Closed(*)	2019	4	2001	2021		
Kenmare Trace	784	Payette	36	2018	88	Above Avg	100	70	Closed	2021	6	2000	2020		
Lakeview Family Apartments	4766	Roberts	23	2018	67	Below Avg	58	69*(2019)	Closed	2019	9	2010	2030		

PY 2018 HOME Compliance Monitoring Financial Risk Assessment Report

Project Name	IDIS#	City	Total Units	Audit Year	Total Compliance Score	Total Performance Indicator	Leasing & Occupancy	Physical Score	Audit Open/Closed	Next Audit	HOME/HT F Units	POA starts	POA ends	Easy RAT FY 2018	Tier 2 RAT
Lakewood Ranch Apartments (E)	139	CDA	80	2017	88	Above Avg	91	80	Closed	2020	9	1999	2019		
Leisure Village II Senior	5159	Payette	22	2017	82	Above Avg	70	84	Closed	2020	16	2008	2023	Underway	
Leisure Village VIII (Willowcreek)	5160	Middleton	12	2017	73	Satisfactory	72	63*(2018)	Closed(*)	2019	7	2009	2024		
Leisure Village X	5161	Middleton	14	2017	88	Above Avg	69	100	Closed	2020	8	2008	2028		
Lynn Peterson House	5574	CDA	15	2017	93	Superior	88	94	Closed	2020	7	2010	2030		
Main Street Station Apartments	2186	Rexburg	68	2017	96	Superior	98	92	Closed	2020	11	2004	2024	Passed	
Mallard Pointe	823	Garden City	158	2018	84	Above Avg	84	82	Open*	2021	8	2005	2025		
Marble Front - 1&2 Combined	137	Caldwell	14	2018	71	Satisfactory	76	69*(2019)	Closed	2020	11	2005	2025	Underway	
Market Lake	4940	Roberts	8	2018	58	Unsatisfactory	50	49*(2019)	Closed	2019	8	2009	2024		
Maryland Village	671	Nampa	40	2017	93	Superior	96	87	Closed	2020	8	1999	2019		
Maryland Village II	1083	Nampa	40	2017	96	Superior	97	94	Closed	2020	5	2000	2020		
Meadowbrook	939	Emmett	36	2017	87	Above Avg	91	76	Closed	2020	6	2001	2021		
Meridian Foothills Apartments	3308	Meridian	54	2017	80	Above Avg	100	50*	Closed	2019	3	2006	2026		
Mill Creek Commons	3159	Middleton	34	2018	88	Above Avg	97	78	Closed	2021	6	2006	2026		
Mill River Seniors	5955	CDA	50	2017	98	Superior	98	98	Closed	2020	4	2012	2032		
Nampa Courtyard at Ridgecrest I	1392	Nampa	60	2018	94	Superior	100	91	Closed	2021	6	2003	2023		
Nampa Courtyard at Ridgecrest II	3309	Nampa	54	2018	91	Superior	100	81	Closed	2021	4	2005	2025		
Neider House (Kathy Reed House)	5935	CDA	37	2017	89	Above Avg	78	96	Closed	2020	13	2012	2032	Passed	
NIHC - 1200 East Soft Breeze Avenue	6971	Post Falls	1	2018	78	Satisfactory	70	88	Closed	2020	1	2017	2032		
NIHC - 12114 North Hauser Lake Road	6987	Hauser	1	2018	76	Satisfactory	79	73	Closed	2020	1	2017	2032		
NIHC - 1225 East Stetson	6888	Post Falls	1	2018	73	Satisfactory	69	77	Closed	2020	1	2017	2032		
NIHC - 1262 East Homestead Avenue	7016	CDA	1	2018	81	Above Avg	76	88	Closed	2021	1	2017	2047		
NIHC - 20897 North Lonesome Lane	6974	Rathdrum	1	2018	76	Satisfactory	75	78	Closed	2020	1	2017	2032		
NIHC - 2103 North Cabinet Avenue	6970	Post Falls	1	2018	82	Above Avg	79	88	Closed	2021	1	2017	2032		
NIHC - 2553 North Cool Water Drive	6977	Post Falls	1	2018	83	Above Avg	84	97	Closed	2021	1	2017	2032		
NIHC - 2798 East Knapp Circle	7023	Post Falls	1	2018	80	Above Avg	72	100	Closed	2021	1	2017	2047		
NIHC - 3000 West Cami Avenue	6976	Post Falls	1	2018	81	Above Avg	70	95	Closed	2021	1	2017	2032		
NIHC - 309 East 15th Avenue	6968	Post Falls	1	2018	64	Below Avg	50	72	Closed	2019	1	2017	2032		
NIHC - 3610 East Jordan Drive	7015	Post Falls	1	2018	75	Satisfactory	59	92	Closed	2020	1	2017	2047		
NIHC - 636 South 6th Street	6986	St. Maries	1	2018	74	Satisfactory	70	78	Closed	2020	1	2017	2032		
NIHC - 8078 West Arizona Street	7006	Rathdrum	1	2018	77	Satisfactory	70	84	Closed	2020	1	2017	2047		
Northparke I	1102	Mt. Home	44	2017	81	Above Avg	98	55*(2018)	Closed(*)	2020	10	2003	2023	Passed	
Northparke II	2966	Mt. Home	36	2018	78	Satisfactory	87	65*(2019)	Closed	2020	5	2005	2025		
NWB - 1069 East Crossbill Court	6979	Meridian	1	2018	94	Superior	99	92	Closed	2021	1	2017	2032		
NWB - 1241 North Cathy Avenue	6980	Meridian	1	2018	90	Superior	97	82	Closed	2021	1	2017	2032		
Oak Street Apartments (E)	15	Sandpoint	40	2017	85	Above Avg	98	65*	Closed	2019	8	2006	2026		
Parkside	6803	Post Falls	24	2017	94	Superior	93	97	Closed	2020	3	2016	2031		
Ponderosa Apartments	5677	Ponderay	60	2017	93	Superior	100	82	Closed	2020	6	2010	2030		
Ponderosa Court	134	Lewiston	4	2017	94	Superior	94	92	Closed	2020	4	1999	2019		
Portstewart Apartments	1043	Caldwell	30	2017	90	Superior	96	80	Closed	2020	6	2001	2021		
Preston Vista (aka The Pines)	99	Preston	36		36/5						7	1999	2009		
Prestick Apartments	52	Jerome	28	2016	80	Above Avg	98	53*(2017)	Closed(*)	2019	9	1999	2019		
River Street Senior	5868	Hailey	24	2017	95	Superior	98	90	Closed	2020	6	2013	2033		
Riverstone Place	6637	CDA	114	2018	97	Superior	97	96	Closed	2021	14	2015	2035	Passed	
Riverstone Silver	6802	CDA	80	2018	89	Above Avg	88	90	Closed	2021	6	2016	2036		
Riverstone West	6118	CDA	50	2017	92	Superior	100	81	Closed	2020	8	2012	2032		
Riverstone West III	6638	CDA	38	2018	100	Superior	100	100	Closed	2021	5	2015	2035		
Riverton	6726	Heyburn	24	2016	85	Above Avg	90	84	Closed	2019	6	2016	2031		
Rockwell Court	6347	Rexburg	51	2017	88	Above Avg	84	87	Closed	2020	3	2014	2034		
Rose Park Place	5058	Blackfoot	40	2017	91	Superior	97	81	Closed	2020	10	2009	2029	Passed	

PY 2018 HOME Compliance Monitoring Financial Risk Assessment Report

Project Name	IDIS#	City	Total Units	Audit Year	Total Compliance Score	Total Performance Indicator	Leasing & Occupancy	Physical Score	Audit Open/Closed	Next Audit	HOME/HT F Units	POA starts	POA ends	Easy RAT FY 2018	Tier 2 RAT
Ross Point/St. Vincent	4748	Post Falls	24	2017	85	Above Avg	80	84	Closed	2020	11	2007	2022	Passed	
Rosslare Senior	5185	Idaho Falls	48	2017	99	Superior	97	100	Closed	2020	9	2009	2029		
Sagewood Sr. Apartments	3307	Caldwell	48	2017	86	Above Avg	89	79	Closed	2020	6	2006	2026		
Schweitzer Ranch	6143	Sandpoint	51	2017	100	Superior	100	100	Closed	2020	5	2013	2033		
Seapointe	6332	Lewiston	51	2017	97	Superior	90	94	Closed	2020	5	2013	2033		
SEICAA Manor	4090	Pocatello	10	2017	40	HIGH Risk	20	0	Closed	2020	10	2007	2027	Passed	
Seltice Senior	6784	CDA	66	2018	98	Superior	100	100	Closed	2021	11	2016	2036	Passed	
Shannon Glenn at Riverside Apts.	1390	Garden City	72	2017	85	Above Avg	98	64*	Closed	2019	8	2003	2023		
Silvercreek II	6145	Post Falls	40	2016	87	Above Avg	95	73	Closed	2019	4	2014	2034		
Sister's Villa	1686	Eagle	48	2018	91	Superior	96	81	Closed	2021	13	2005	2020	Passed	
Six Pines	132	Lewiston	6	2017	89	Above Avg	95	77	Closed	2019	6	2001	2021		
Soda Springs	98	Soda Springs	36		36/8						8	1999	2039		
Sojourner's - Moscow Trans. Hsg. **	763	Moscow	8	2018	82	Above Avg	76	84	Open*	2019	8	2006	2021		
St. Vincent Transitional Housing	6	CDA	16	2017	28	MEDIUM Risk	15	3	Closed	2019	16	2006	2026	Passed	
Tralee Apartments	653	Rigby	36	2017	95	Superior	95	92	Closed	2020	8	1999	2019		
Tramore Senior Apartments	1394	Meridian	72	2018	88	Above Avg	82	88	Closed	2021	8	2004	2024		
Trestle Creek Transitional Housing	701	Sandpoint	8	2016	31	MEDIUM Risk	0	0	Closed	2019	8	2003	2023		
Troon Apartments	858	Lewiston	40	2017	99	Superior	100	97	Closed	2020	11	2001	2021	Passed	
Tullamore Commons II	6453	Post Falls	51	2017	96	Superior	96	100	Closed	2020	5	2014	2034		
Tullamore Senior	4793	Lewiston	48	2017	97	Superior	99	94	Closed	2020	8	2008	2028		
Tullamore Senior II	5936	Post Falls	50	2017	96	Superior	95	100	Closed	2020	2	2012	2032		
Turnberry at Village Green (E)	18	Lewiston	77	2017	80	Above Avg	90	60* (2018)	Closed	2019	15	1999	2019	Passed	
Twin Falls Garden Apts.	53	Twin Falls	42	2017	87	Above Avg	100	68*	Closed	2019	8	1999	2019		
Valencia	6666	Fruitland	48	2016	95	Superior	90	94	Closed	2019	6	2015	2035		
Valley One Apartments	131	McCall	8	2018	78	Satisfactory	88	74	Closed	2020	8	1999	2019		
Valley Park	6725	Rupert	24	2016	88	Above Avg	100	69*(2017)	Closed(*)	2019	7	2016	2031		
Valley Run (aka Kuna Valley Run)	2614	Kuna	32	2018	82	Above Avg	81	73	Closed	2021	5	2003	2023		
Valley Vista	26	St. Maries	19	2016	69	Below Avg	60	96	Closed	2019	4	1999	2019		
Victor Teton View Village	1389	Victor	32	2017	72	Satisfactory	80	62*(2018)	Closed(*)	2019	7	2003	2023		
Vineyard at Broadmore	6369	Nampa	38	2017	95	Superior	100	88	Closed	2020	5	2014	2034		
Vineyard at Eagle Promenade	6779	Boise	30	2017	99	Superior	100	100	Closed	2020	5	2016	2036		
WCMHT - 16 Charters Drive	6981	Donnelly	1	2017	100	Superior	100	100	Closed	2020	1	2017	2032		
WCMHT - 24 Mangum Circle #5	6983	Donnelly	1	2017	100	Superior	100	100	Closed	2020	1	2018	2033		
WCMHT - 41 Mangum Circle #7	6984	Donnelly	1	2017	100	Superior	100	100	Closed	2020	1	2017	2032		
WCMHT - 51 Charters Drive	6982	Donnelly	1	2017	100	Superior	100	100	Closed	2020	1	2017	2032		
West Tisbury Apartments	652	Rexburg	34	2017	100	Superior	100	100	Closed	2020	3	2006	2026		
Western Gables Apartments	105	Jerome	32	2016	84	Above Avg	99	61*(2017)	Closed(*)	2019	4	2001	2021		
Westport Apartments	718	American Falls	31	2016	89	Above Avg	96	76	Closed	2019	7	2001	2021		
Wildwood	6759	Weiser	24	2016	95	Superior	100	87	Closed	2019	4	2016	2031		

*() = 2 year reinspection required- Year and score

(*) = Status of Reinspection Audit