

CITY OF MERIDIAN

RESOLUTION NO. 12-855

BY THE CITY COUNCIL:

BIRD, HOAGLUN, ROUNTREE, ZAREMBA

**A RESOLUTION APPROVING SUBMISSION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT FIVE-YEAR CONSOLIDATED PLAN (2012-2016) TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THE SAME ON BEHALF OF THE CITY OF MERIDIAN; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary that a five-year strategic plan be submitted to the United States Department of Housing and Urban Development (“HUD”) in order to receive Community Development Block Grant (“CDBG”) funding for Program Years 2012-2016; and

**WHEREAS**, the City held a public hearing on the Consolidated Plan (2012-2016) on July 24, 2012, and held a public comment period on the draft application materials from June 19, 2012 to July 24, 2012.

**NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN CITY, IDAHO:**

**Section 1.** That the Consolidated Plan (2012-2016) and its certification documents, copies of which are attached hereto as EXHIBIT A and incorporated herein by reference, be, and the same hereby are, approved as to both form and consent.

**Section 2.** That the Mayor and the City Clerk be, and they hereby are, authorized to respectively execute and attend the certifying documents for the Consolidated Plan (2012-2016) for and on behalf of the City of Meridian.

**Section 3.** That this Resolution shall be in full force and effect immediately upon its adoption and approval.

**ADOPTED** by the City Council of City of Meridian, Idaho this 24<sup>th</sup> day of July, 2012.

**APPROVED** by the Mayor of the City of Meridian, Idaho, this 24<sup>th</sup> day of July, 2012.

**APPROVED:**



**ATTEST:**

By: Jayne L. Holman  
Jaycee L. Holman, City Clerk

**Final Report**

# **PY2012–2016 Five-year Consolidated Plan**



City of Meridian, Idaho



---

**FINAL REPORT**

July 24, 2012

**PY2012–2016 Five-year  
Consolidated Plan**

**Prepared for**

City of Meridian  
33 E. Broadway Ave.  
Meridian, Idaho 83642

**Prepared by**

BBC Research & Consulting  
1999 Broadway, Suite 2200  
Denver, Colorado 80202  
303.321.2547 fax 303.399.0448  
[www.bbcresearch.com](http://www.bbcresearch.com)  
[bbc@bbcresearch.com](mailto:bbc@bbcresearch.com)

# Table of Contents

## EXECUTIVE SUMMARY

Background on the Consolidated Plan .....	ES-1
Compliance with Consolidated Plan Regulations.....	ES-2
Lead and Participating Organizations.....	ES-2
Top Housing and Community Development Needs .....	ES-2
Five-Year Strategies (2012-2016) .....	ES-9

## I. Introduction

Purpose of the Consolidated Plan .....	I-1
Compliance with Consolidated Plan Regulations.....	I-1
Lead Agency and Participating Organizations.....	I-1
Organization of Report.....	I-2
Index of HUD Requirements .....	I-2

## II. Housing and Community Development

Population and Household Composition .....	II-1
Homelessness .....	II-8
Economic Characteristics .....	II-12
Housing Market Analysis .....	II-15
Housing Condition and Needs Indicators .....	II-24

## III. Public Input and Participation

Resident Survey.....	III-1
Stakeholder Survey and Focus Group .....	III-15

## IV. Five-year Strategic Plan

Consultation, Institutional Structure and Coordination 91.200(b) .....	IV-1
Citizen Participation 91.200 (b) .....	IV-4
Institutional Structure 91.215 (k) .....	IV-7
Coordination 91.215 (l) .....	IV-8
Housing Needs 91.205 .....	IV-9
Homeless Needs 91.205 (c) .....	IV-13
Non-homeless Special Needs 91.205 (d) including HOPWA .....	IV-15
Lead-based Paint 91.205 (e) .....	IV-15

# Table of Contents

## IV. Five-year Strategic Plan (CONTINUED)

Housing Market Analysis 91.210 .....	IV-17
Public and Assisted Housing 91.210 (b) .....	IV-17
Homeless Inventory 91.201 (c) .....	IV-19
Special Need Facilities and Services 91.210 (d) .....	IV-20
Barriers to Affordable Housing 91.210 (e) .....	IV-20
General Priority Needs Analysis and Strategies 91.215 (a) .....	IV-22
Specific Objectives/Affordable Housing (Priority Housing Needs) 91.215 (b) .....	IV-23
Public Housing Strategy 91.215 (c) .....	IV-24
Priority Homeless Needs and Homeless Strategy .....	IV-25
Specific Objectives/Homeless (91.215) .....	IV-29
Priority Non-Homeless Needs 91.215 (e) .....	IV-29
Special Needs Objectives 91.215 (e) .....	IV-29
Priority Community Development Needs 91.215 (f) .....	IV-29
Neighborhood Revitalization Strategy Areas 91.215 (g) .....	IV-29
Antipoverty Strategy 91.215 (j) .....	IV-30
Housing Opportunities for People with AIDS (HOPWA) .....	IV-35

## Appendices

A. City of Meridian Citizen Participation Plan .....	A-1
B. Residential Anti-Displacement and Relocation Assistance Plan.....	B-1

# **EXECUTIVE SUMMARY**

---

# EXECUTIVE SUMMARY

## Meridian PY2012-2016 Consolidated Plan

### Background on the Consolidated Plan

Beginning in fiscal year 1995, the U.S. Department of Housing and Urban Development (HUD) required local communities and states to prepare a Consolidated Plan in order to receive federal housing and community development funding. The Plan consolidates into a single document the previously separate planning and application requirements for Community Development Block Grants (CDBG), Emergency Shelter Grants (ESG), the HOME Investment Partnerships Program including the new American Dream Downpayment Initiative (ADDI), Housing Opportunities for People with AIDS (HOPWA) funding and the Comprehensive Housing and Affordability Strategy (CHAS). Consolidated Plans are required to be prepared every three to five years; updates are required annually.

The purpose of the Consolidated Plan is:

1. To identify a city's or state's housing and community development (including neighborhood and economic development) needs, priorities, goals and strategies; and
2. To stipulate how funds will be allocated to housing and community development activities.

This report is the PY2012–2016 Five-year Consolidated Plan for the City of Meridian (city). The only federal grant through the U.S. Department of Housing and Urban Development (HUD) the city receives is CDBG.

**Annual Action Plan.** In addition to the Consolidated Plan, cities and states receiving block grant funding must complete an annual Action Plan. The Action Plan designates how cities and states propose to spend the federal block grant funds in a given program year.

**CAPER.** The Consolidated Annual Performance and Evaluation Report (CAPER) is also required yearly. The CAPER reports on how funds were actually spent (v. proposed in the Action Plan), the households that benefitted from the block grants and how well the city/state met its annual goals for housing and community development activities.

**Fair housing requirement.** HUD requires that cities and states receiving block grant funding take actions to affirmatively further fair housing choice. Cities and states report on such activities by completing an Analysis of Impediments to Fair Housing Choice (AI) every three to five years. In general, the AI is a review of impediments to fair housing choice in the public and private sector.

An update to the city's AI was completed in conjunction with this Consolidated Plan.

## **Compliance with Consolidated Plan Regulations**

The City of Meridian's PY2012–2016 Consolidated Plan was prepared in accordance with Sections 91.100 through 91.230 of the U.S. Department of Housing and Urban Development's Consolidated Plan regulations.

## **Lead and Participating Organizations**

The City of Meridian is the lead agency for the completion of the Five-year Consolidated Plan, annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). The city receives and administers the Community Development Block Grant (CDBG).

CDBG is both the oldest and largest of the HUD programs for housing and community development. CDBG can be used for a number of activities, such as:

- construction and rehabilitation of community facilities including those that help special needs populations (e.g., homeless shelters);
- removal of accessibility barriers from public buildings;
- loans or grants to business for job training and hiring of lower income workers;
- demolition of property;
- provision of operating dollars to social service organizations;
- public infrastructure improvements (streets, sidewalks);
- code enforcement;
- housing activities, such as infrastructure extension in support of affordable housing, housing rehabilitation, site acquisition, lead-based paint detection and removal, and downpayment assistance; and
- social service programs including childcare, homeless services, youth programs, disability services, neighborhood revitalization and senior services.

The city retained BBC Research & Consulting (BBC) of Denver to complete the City's Five-Year Consolidated Plan.

## **Top Housing and Community Development Needs**

The top housing needs identified through the quantitative (data collection and analysis) and qualitative (public input) research conducted for this Consolidated Plan are summarized in this section.

**Downtown Meridian—the city's area of greatest need.** The city's lowest income households largely live in the city's original downtown area. As demonstrated in Figure ES-1, two Census block groups in the downtown area contain concentrations of low income households.<sup>1</sup>

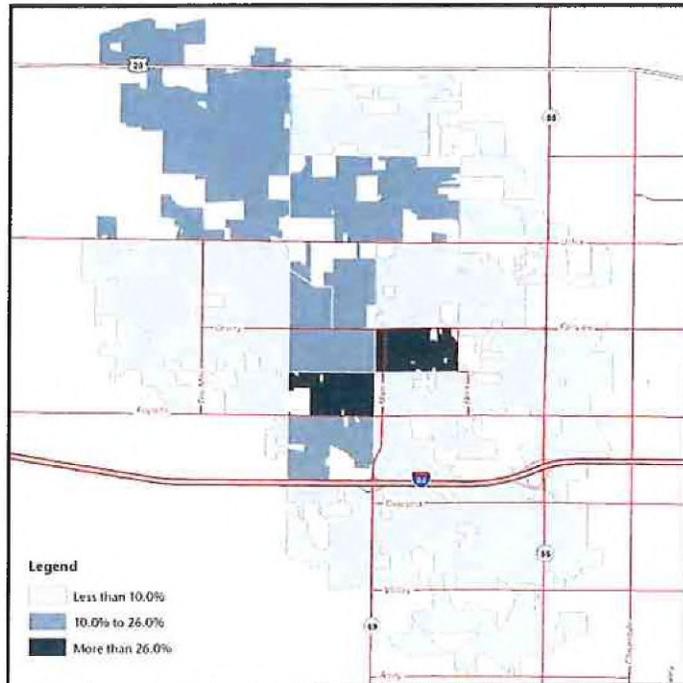
---

<sup>1</sup> A concentration occurs when an area has 10 percentage points or more of a particular group than the city overall. This definition of concentration aligns with HUD's definition of disproportionate need.

**Figure ES-1.  
Geographic Distribution  
of Low Income Households,  
City of Meridian, 2010**

Note:  
Households earning less than \$25,000 per  
year used as a proxy for low income.

Source:  
2010 Claritas.



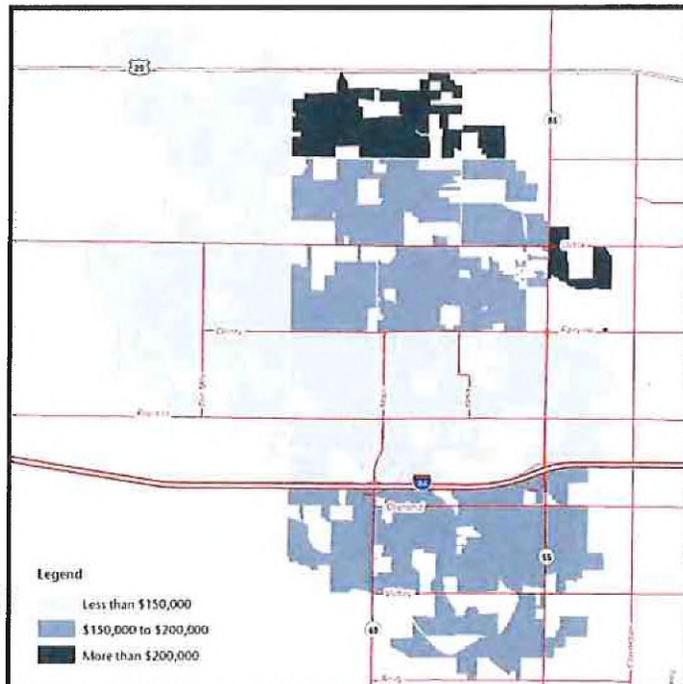
Meridian has three Census block groups that HUD has designated as LMI areas.

The city's downtown area also contains its oldest housing stock, as well as its lowest home average home prices. Figure ES-2 displays average sales prices by Census tract for homes sold in 2010. The average sales price for homes in one of the city's LMI areas was \$103,000 in 2010, which is 63 percent less than city's overall average sales price for the year.

**Figure ES-2.  
Average MLS Sales  
Price by Census Tract,  
City of Meridian, 2010**

Source:  
COMPASS and Intermountain MLS .

Tract	2006	2010	Percent Change
103.13	\$305,631	\$197,150	-35.5%
103.21	\$208,229	\$130,599	-37.3%
103.22	\$170,319	\$103,177	-39.4%
103.31	\$338,371	\$233,869	-30.9%
103.32	\$251,264	\$160,474	-36.1%
103.33	\$251,640	\$162,566	-35.4%
103.34	\$222,421	\$139,081	-37.5%
103.35	\$285,419	\$172,668	-39.5%



**Residents at-risk of homelessness.** The Meridian Food Bank and the Meridian School District work directly with children, adults and families at-risk of or currently experiencing homelessness in Meridian. In the focus groups conducted for this study, both organizations have mentioned that they have seen a surge in demand for services. Indeed, there are households in Meridian that are cost-burdened, which could lead to homelessness. As demonstrated in Figure ES-3, there are 1,700 extremely low income households in Meridian severely cost burdened. However, cost burden is not limited to the city's low income residents, as nearly 1,200 moderate income homeowners in the city are currently cost burdened.

**Figure ES-3.**  
**Summary of the Severe Cost Burden Being Experienced by Renters and Owners by Income Category, City of Meridian, 2010**

Source:  
 BBC Research and Consulting, 2010 American Community Survey and HUD CHAS database.

	Renters	Owners
<b>Household income less than 30% MFI</b>		
Cost Burden > 30%	1,271	722
Severe Cost Burden > 50%	1,096	604
<b>Household Income 30 to 50% MFI</b>		
Cost Burden > 30%	876	1,367
Severe Cost Burden > 50%	376	686
<b>Household Income 50 to 80% FMI</b>		
Cost Burden > 30%	564	1,630
Severe Cost Burden > 50%	106	316
<b>Household Income greater than 80% MFI</b>		
Cost Burden > 30%	120	1,168
Severe Cost Burden > 50%	-	53

Figure ES-4 quantifies the number of households in the city currently at-risk of homeless. More than 1,000 households in Meridian are currently at-risk of homelessness. Many of these households include small family households and elderly.

**Figure ES-4.**  
**At-risk of Homelessness: Extremely Low Income and Severely Cost Burdened Households, City of Meridian,**

Source:  
 BBC Research and Consulting, 2000 and 2010 Census, and SOCDs CHAS database.

Households		<i>continued</i>	Households
<b>Renters</b>		<b>Total At Risk</b>	
Elderly	52	Elderly	224
Small families	290	Small families	471
Large families	54	Large families	119
Others	151	Others	<u>216</u>
<b>Owners</b>		<b>Total at risk for homelessness</b>	
Elderly	172		<b>1,030</b>
Small families	181		
Large families	65		
Others	65		

**Housing market mismatch.** Figure ES-5 presents the findings from the city’s rental market gaps analysis. There are 682 renters earning less than \$10,000 per year living in Meridian—but just 229 units to serve them. This leaves a shortage of 453 units for the city’s lowest income households. These renters have such low incomes that they can only afford to pay \$250 per month in rent and utilities<sup>2</sup>.

Altogether, the City’s rental gap is 1,077 for renters earning less than \$25,000 per year. Renters earning more than this can find an adequate supply of units. In particular, renters earning between \$25,000 and \$50,000 have an abundance of units affordable to them.

**Figure ES-5.**  
**Mismatch in Rental Market by Household Income, City of Meridian, 2010**

Household Income Range	Renters		Maximum Affordable Rent (including utilities)	Available Housing (including Section 8 Vouchers and vacant units)		Rental Gap
	Number	Percentage		Number	Percentage	
Less than \$10,000	682	12%	\$ 250	229	4%	(453)
\$10,000 to \$14,999	442	8%	\$ 375	197	3%	(245)
\$15,000 to \$19,999	336	6%	\$ 500	74	1%	(262)
\$20,000 to \$24,999	270	5%	\$ 625	153	2%	(117)
\$25,000 to \$34,999	703	13%	\$ 875	1,768	29%	1,065
\$35,000 to \$49,999	1,037	18%	\$ 1,250	2,804	46%	1,767
\$50,000 to \$74,999	1,371	24%	\$ 1,875	775	13%	(596)
\$75,000 to \$99,999	357	6%	\$ 2,500	147	2%	(210)
\$100,000 to \$149,999	288	5%	\$ 3,750	0	0%	(288)
\$150,000 or more	123	2%	\$ 3,751	0	0%	(123)
<b>Total</b>	<b>5,609</b>	<b>100%</b>		<b>6,147</b>		

Source: BBC Research & Consulting.

Figure ES-6 displays market options for renters wanting to buy a home in Meridian. The city’s homeownership market is well-suited for households earning \$35,000 or more per year. However, some renter households may be challenged to save for a downpayment, given the increase in rental rates in Meridian in the last 10 years.

<sup>2</sup> This is based on 30 percent of household income.

**Figure ES-6.**  
**Market Options for Renters Wanting to Buy, City of Meridian, 2010**

Household Income Range	Renters		Maximum Affordable Home Price	Value of Homes (Including vacant units)		Difference in Proportion
	Number	Percentage		Percent	Cumulative Percentage	
Less than \$10,000	682	12%	\$ 39,840	3%	3%	-9%
\$10,000 to \$14,999	442	8%	\$ 59,757	0%	4%	-7%
\$15,000 to \$19,999	336	6%	\$ 79,677	0%	4%	-6%
\$20,000 to \$24,999	270	5%	\$ 99,597	1%	5%	-4%
\$25,000 to \$34,999	703	13%	\$ 139,437	8%	13%	-4%
\$35,000 to \$49,999	1,037	18%	\$ 199,198	34%	47%	16%
\$50,000 to \$74,999	1,371	24%	\$ 298,799	36%	83%	12%
\$75,000 to \$99,999	357	6%	\$ 398,400	11%	95%	5%
\$100,000 to \$149,999	288	5%	\$ 597,602	5%	99%	-1%
\$150,000 or more	123	2%	\$ 597,603	1%	100%	-1%
<b>Total</b>	<b>5,609</b>	<b>100%</b>		<b>100%</b>		

Source: BBC Research & Consulting.

**Top needs identified in quantitative research.** The following summarizes the major findings from the public input process. The public input process was comprised of three parts:

- A resident survey was distributed online and on paper between November 16<sup>th</sup> and December 15<sup>th</sup> of 2011—330 residents participated in the survey;
- An online stakeholder survey was promoted by city staff and BBC in fall 2011—15 housing and social service professionals responded; and
- A focus group and in-depth interviews with service providers and housing developers were conducted in fall and winter 2011—11 individuals participated.

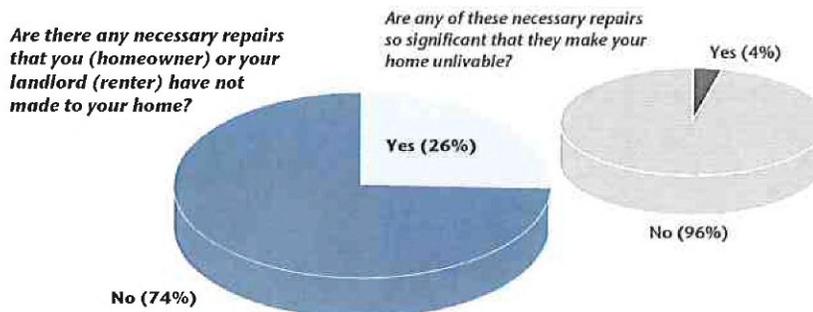
**Residents.** Overall, survey respondents were satisfied with their current living situation in Meridian. Eight-six percent of respondents ranked their level of satisfaction with their current living situation between a “6” and “9”, with “6” representing “satisfied” and “9” representing “extremely satisfied.”

The city’s housing stock is in relatively good condition, which could be aiding in residents’ overall satisfaction with their current living situation. As see in Figure ES-7, approximately three out of every four survey participants said their home does need any necessary repairs. Some survey participants did state that their home needed some necessary repairs; however, nearly all of those respondents said these home repairs did not make their home unlivable.

**Figure ES-7.**  
**Housing**  
**Condition, City of**  
**Meridian, 2011**

Note:  
 n=327 and n=84.

Source:  
 Meridian Resident Survey, 2011.

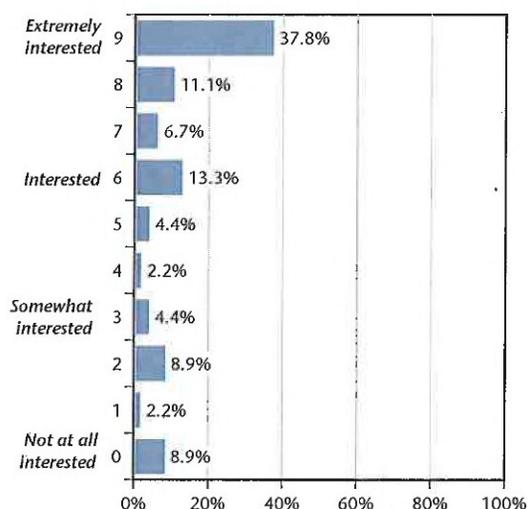


The survey did identify a group of renters in the city who would like to purchase a home in Meridian. As demonstrated in Figure ES-8, 38 percent of renter survey respondents said they were “extremely interested” in buying a home in Meridian. Nearly three in four renters (73%) said they have not purchased a home because they do not have money for a down payment.

**Figure ES-8.**  
**Renter Interest in Buying**  
**a Home in Meridian, 2011**

Note:  
 n=45.

Source:  
 Meridian Resident Survey, 2011.

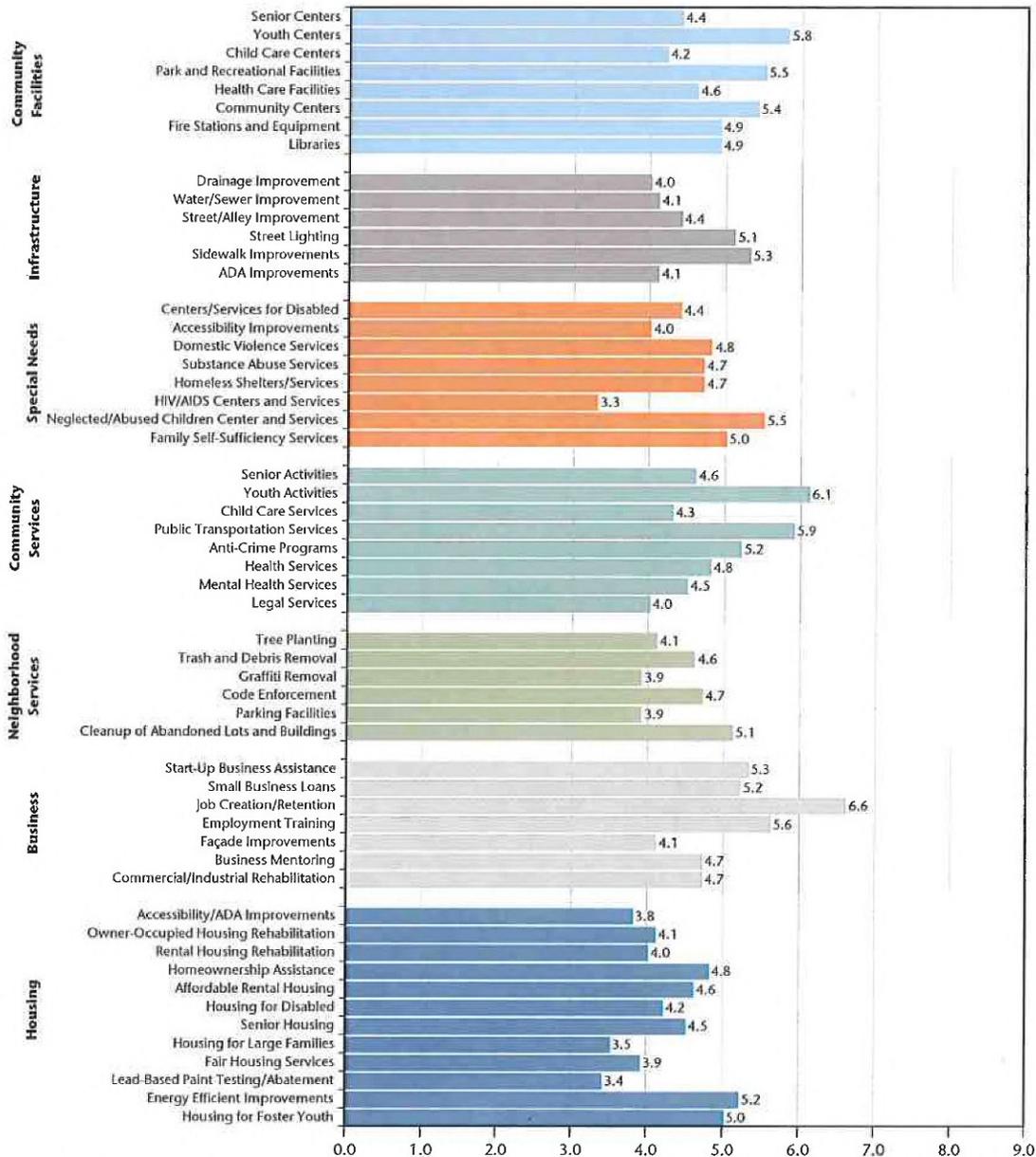


As part of the resident survey, residents were asked to rate the level of need for services within the following categories:

- Community facilities;
- Infrastructure;
- Special needs;
- Community services;
- Neighborhood services;
- Businesses and jobs; and
- Housing.

The results of this exercise are summarized in Figure ES-9. Residents consider job creation and retention the most important need within the city.

**Figure ES-9.**  
**Summary of Housing and Community Development Needs, City of Meridian, 2011**



Source: Meridian Resident Survey, 2011.

**Stakeholders.** Stakeholders identified downtown redevelopment, affordable housing, and services for persons at-risk of homelessness as the city's greatest housing and community needs.

**Downtown redevelopment.** Stakeholders would like to see continued investment in Meridian's downtown area. Stakeholders would like to see the area improved for the LMI households that live close to downtown, and stakeholders would also like to see more job creation and retention in the downtown area. There are currently few businesses in the downtown area. One stakeholder participating in the focus group stated that "I live in Boise only two miles from downtown Meridian and I have no reason to come to downtown Meridian."

**Affordable housing.** Stakeholders would like to see the city increase its inventory of affordable rental housing. Stakeholders recognize that federal and state funding is limited, but they encourage the city to be creative in finding ways to encourage affordable housing in Meridian.

**Services for persons at-risk of homelessness.** Stakeholders said that the recent national economic downturn has impacted Meridian households. Stakeholders have seen an increase in demand for services, and that these services are often necessary for families to remain in their homes (e.g., food bank, medical services).

### **Five-Year Strategies (2012-2016)**

Meridian has three strategies for its 2012-2016 Consolidated Plan.

**Strategy No. 1:** Improve access to affordable housing opportunities for Meridian residents.

**Strategy No. 2:** Improve the lives of Meridian residents with special needs and residents at-risk of homelessness.

**Strategy No. 3:** Improve economic opportunities in the city's LMI areas.

■ **Strategy No. 1 (Affordable Housing):** Improve access to affordable housing opportunities for Meridian residents.

➤ **Objective 1.1:** Address the need for affordable decent housing by supporting a down payment assistance program for qualifying households.

*HUD Specific Objective Category:* Availability/Affordability of Decent Housing (DH-2)

*5-year Consolidated Plan Outcome:* 7 households

■ **Strategy No. 2 (Suitable Living Environment):** Support services, programs and projects for the city's LMI residents, including persons with special needs and residents at-risk of homelessness.

➤ **Objective 2.1:** Support public service activities that serve the city's LMI residents.

*HUD Specific Objective Category:* Sustainability of Suitable Living Environment (SL-3)

*5-year Consolidated Plan Outcome:* 10,000 people

- **Objective 2.2:** Invest in public facility improvements that serve persons with special needs and low income residents, as well as public facility improvements located in the city's LMI areas or serving LMI residents.

*HUD Specific Objective Category:* Availability/Accessibility of Suitable Living Environment (SL-1)

*5-year Consolidated Plan Outcome:* 3 public facilities

■ **Strategy No. 3 (Economic Opportunities):** Improve economic opportunities in the city's LMI areas.

- **Objective 3.1:** Support public service activities that provide employment training or job creation/retention for the city's LMI residents

*HUD Specific Objective Category:* Availability/Accessibility of Economic Opportunity (EO-1)

*5-year Consolidated Plan Outcome:* 20 residents

- **Objective 3.2:** Invest in public facility improvements or activities in the downtown area that address one or more of the conditions which contributed to the deterioration of the area.

*HUD Specific Objective Category:* Availability/Accessibility of Economic Opportunity (EO-1)

*5-year Consolidated Plan Outcome:* 2 businesses or public facilities

**SECTION I.**  
**Introduction**

---

# SECTION I.

## Introduction

### **Purpose of the Consolidated Plan**

Beginning in fiscal year 1995, the U.S. Department of Housing and Urban Development (HUD) required local communities and states to prepare a Consolidated Plan in order to receive federal housing and community development funding. A Consolidated Plan is required of any city, county or state that receives federal block grant funding for housing and community development funding, including the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), the HOME Investment Partnerships Program and the Housing Opportunities for People with AIDS (HOPWA) program. Consolidated Plans are required to be prepared every three to five years; updates are required annually.

The purpose of the Consolidated Plan is:

1. To identify a city's, county's or state's housing and community development (including neighborhood and economic development) needs, priorities, goals and strategies; and
2. To stipulate how funds will be allocated to housing and community development activities.

**Consolidated Plan and Action Plan.** This report is the PY2012–2016 Five-year Consolidated Plan for the City of Meridian (City). The city is eligible to receive CDBG funds annually.

**CAPER.** The Consolidated Annual Performance and Evaluation Report (CAPER) is also required yearly. The CAPER reports on how funds were actually spent (versus how proposed in the Action Plan), the households that benefitted from the block grants and how well the jurisdiction met its annual goals for housing and community development activities.

**Fair housing requirement.** HUD requires that recipients of its block grant funds take actions to affirmatively further fair housing choice and, as such, an Analysis of Impediments to Fair Housing Choice (AI) is required every three to five years. In general, the AI is a review of impediments to fair housing choice in the public and private sector. An update to Meridian's current AI was completed in conjunction with this Consolidated Plan.

### **Compliance with Consolidated Plan Regulations**

This PY2012–2016 Consolidated Plan was prepared in accordance with Sections 91.100 through 91.230 of the U.S. Department of Housing and Urban Development's Consolidated Plan regulations.

### **Lead Agency and Participating Organizations**

The City of Meridian's Department of Community Development Planning Division administers the city's annual allocation of the Community Development Block Grant, or CDBG.

For Program Year 2012(PY2012), the city is estimated to receive \$256,727 in CDBG.

CDBG is both the oldest and largest of the HUD programs for housing and community development. CDBG can be used for a variety of activities including:

- Public infrastructure improvements (streets, sidewalks) in CDBG eligible areas or to support affordable housing development;
- Removal of accessibility barriers;
- Loans or grants to business for hiring of lower income workers;
- Provision of supportive service dollars to social service organizations;
- Demolition of property;
- Construction and rehabilitation of community facilities including those that help special needs populations (e.g., homeless shelters); and
- Down payment assistance for homeownership.

The City retained BBC Research & Consulting (BBC) of Denver to complete the Five-year Consolidated Plan and assist with the 2012 Action Plan.

### **Organization of Report**

The Consolidated Plan is organized into six sections and five appendices.

- The *Executive Summary* summarizes the top housing and community development needs for Meridian and details how the city intends to allocate CDBG in the next five years.
- *Section I* is the introduction to the report.
- *Section II* contains an analysis of the housing market in Meridian. It also provides demographic information and discusses the location and availability of assisted housing.
- *Section III* reports the findings from the public and stakeholder outreach process conducted for the Consolidated Plan. This process included a survey of residents that asked them to assign a priority rank to housing and community development needs; community meetings with stakeholders and residents; and interviews of stakeholders who work with low income and special needs populations.
- *Section IV* contains the city's Five-year Strategic Plan.
- *Appendix A* —Citizen Participation Plan, along with any comments received during the 30-day public comment period.

### **Index of HUD Requirements**

The following table serves as an index for the HUD Consolidated Plan reviewer. It identifies the HUD Consolidated Plan and Action Plan requirements (as specified in the Consolidated Plan Review Guidance list) and shows where the items are located in this document.

**Figure I-1.  
Consolidated  
Plan, HUD  
Regulations  
Index**

Source:  
BBC Research &  
Consulting.

Description	Section / Page Number
<b>General Information</b>	
Stand Alone Executive Summary	Executive Summary
HUD required tables	Section IV, beginning on page 10
Proposed outcomes	Begins in Executive Summary, Page 10. Also Section IV.
Proposed NRSA or target area	None
<b>Consultation Process and Citizen Participation Plan</b>	
Consultation process and list of organizations participating in Consolidated Plan	Section III. Also Section IV/Page 2.
Citizen Participation Plan	Appendix A
Citizen comments	Section IV/Page 6
Lead agency	Introduction / Page 2
<b>Housing and Homeless Needs Assessment</b>	
Estimated housing needs by family type for five-year period	Strategic Plan / Page 8
Disproportionate need	Strategic Plan / Page 13
Discussion of nature and extent of homelessness, including by racial/ethnic group	Section II / Page 8-10
Homeless facilities and services, including an estimate of the percentage of beds and supportive service programs serving chronically homeless	Strategic Plan / Page 21
Homeless strategy	Strategic Plan / Page 27
Estimated supportive housing needs of non-homeless persons	Strategic Plan / Page 16
Estimated number of housing units with lead-based paint hazards	Strategic Plan / Page 26. Also Section II/Page 26
<b>Housing Market Analysis</b>	
Description of significant characteristics of the housing market	Section II
Areas of low income and minority concentrations, including definition of concentration	Section II / Page 3,4,7
Units expected to be lost from the inventory of assisted housing	Strategic Plan/Page 20
Facilities and services needed to assist non-homeless persons in need of supportive housing	Strategic Plan / Page 16
Barriers to affordable housing and strategies to remove barriers	Strategic Plan / Various Barriers sections
Estimate of the number of vacant and abandoned buildings and suitability for rehabilitation	Not available

**Figure I-1.  
(cont'd)  
Consolidated  
Plan, HUD  
Regulations  
Index**

Source:  
BBC Research &  
Consulting.

Description	Section / Page Number
<b>Strategic Plan</b>	
Basis for priority assignments	Strategic Plan
Obstacles to meeting underserved needs	Strategic Plan / Various Obstacles sections
Priorities, objectives, outcomes (accomplishments) and resources	Executive Summary/Page 10 and Strategic Plan
Affordable housing needs, basis for priorities	Strategic Plan
Justification for use of TBRA	N/A
Priority non-housing community development needs and goals	Executive Summary/Page 10 and Strategic Plan
Actions proposed to evaluate and reduce lead-based paint hazards	Strategic Plan / Page 19
Anti-poverty strategy	Strategic Plan / Page 32
Institutional structure	Strategic Plan / Page 1
Coordination	Strategic Plan / Page 1
Public housing strategies	No PHA units in Meridian. PHA initiatives discussed in Strategic Plan / Page 20
Monitoring	Action Plan

**SECTION II.**  
**Housing and Community Development**

---

## SECTION II.

# Housing and Community Development

This section partially fulfills HUD's Consolidated Plan requirements for an analysis of Housing and Homeless Needs Assessment, the Housing Market Analysis and required elements of the Strategic Plan for the City of Meridian. The remaining requirements are fulfilled in the Strategic Plan.

The primary data sources for the demographic and housing profile include the following: the Census (2010), American Community Survey (ACS) 1-year (2010), 3-year (2008-2010) and 5-year (2005-2009) estimates, Claritas (2010), COMPASS, and the Bureau of Labor Statistics (BLS).

### Population and Household Composition

**Population growth.** The current population in Meridian is 75,092. Meridian is a fast growing community that has more than doubled its population in the last 10 years. In fact, Meridian accounted for 44 percent of Ada County's growth in the last 10 years.

**Figure II-1.**  
**Population of Cities**  
**within Ada County,**  
**2000 and 2010**

Source:  
2000 and 2010 U.S. Census.

	Population		Overall Growth Percent	Average Annual Growth Percent
	2000	2010		
Meridian	34,919	75,092	115%	12%
Boise	185,787	205,671	11%	1%
Eagle	11,085	19,908	80%	8%
Garden City	10,624	10,972	3%	0%
Kuna	5,382	15,210	183%	18%
Star	1,795	5,793	223%	22%
<b>Ada County Total</b>	<b>300,904</b>	<b>392,365</b>	<b>30%</b>	<b>3%</b>

**Age.** Like many communities in the U.S., Meridian's population is aging. The city's population contains a larger proportion of Baby Boomers and seniors now than 10 years ago.

**Figure II-2.**  
**Age Distribution,**  
**City of Meridian,**  
**2000 and 2010**

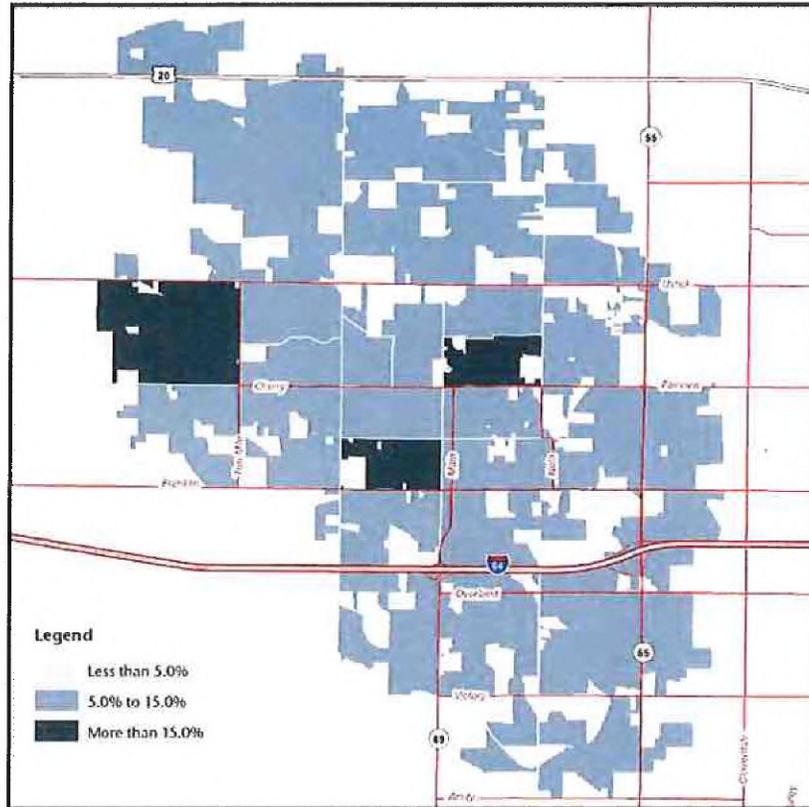
Source:  
2000 and 2010 U.S. Census.

	2000		2010	
	Number	Percent	Number	Percent
Infants and Toddlers (Age 0 to 4)	3,973	11%	6,981	9%
School Aged Children (Age 5 to 19)	8,493	24%	19,685	26%
College Aged Adults (Age 20 to 24)	1,717	5%	3,296	4%
Young Adults (Age 25 to 44)	12,964	37%	22,875	30%
Baby Boomers (Age 45 to 64)	5,521	16%	15,542	21%
Seniors (Age 65 and older)	2,251	6%	6,713	9%

Senior residents currently comprise 9 percent of the city's population. As demonstrated in Figure II-3, there are three block groups within the city that contain a relatively large proportion of seniors. One of the block groups (tract 103.22, block group 2) encompasses the core of the downtown business district.

**Figure II-3.  
Percent Seniors of  
Total Population by  
Block Group, City of  
Meridian, 2010**

Source:  
2010 U.S. Census.



**Race and ethnicity.** The City of Meridian is largely racially White (92 percent) and ethnically non-Hispanic (93 percent). The city’s Hispanic population has been the fastest growing racial or ethnic group in the last 10 years, and now comprises 7 percent of the city’s population, compared with just 3 percent in 2000. As displayed in the “change in proportion” column on the right, all non-White racial groups now account for a slightly larger proportion of the city’s population compared to 2000.

**Figure II-4.  
Race and Ethnicity, City of Meridian, 2010**

	2000		2010		Change In Proportion
	Number	Percent	Number	Percent	
<b>Race</b>					
American Indian and Alaska Native	117	0.3%	375	0.5%	0.2%
Asian	516	1.5%	1,345	1.8%	0.3%
Black or African American	43	0.1%	573	0.8%	0.6%
Native Hawaiian and Other Pacific Islander	66	0.2%	106	0.1%	0.0%
White	32,776	94.0%	69,071	92.0%	-2.0%
Some other race	479	1.4%	1,449	1.9%	0.6%
Two or more races	861	2.5%	2,173	2.9%	0.4%
<b>Ethnicity</b>					
Hispanic/Latino	1,128	3.2%	5,111	6.8%	3.6%
Non-Hispanic/Latino	33,730	96.8%	69,981	93.2%	-3.6%

Source: 2000 and 2010 U.S. Census.

**Racial and ethnic concentration.** This report examines racial and ethnic concentrations in Meridian using HUD's definitions of disproportionate need and minority area/impacted area.

According to HUD, a disproportionate greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole. Using this definition, an area of racial and ethnic concentration is defined as where the percentage of persons in a particular race or ethnicity is at least 10 percentage points higher than the percentage of persons in the category for the city as a whole.

The following maps show the proportions of Non-White and Hispanic residents by Census block group for the City of Meridian. The concentration thresholds used for the concentration maps are:

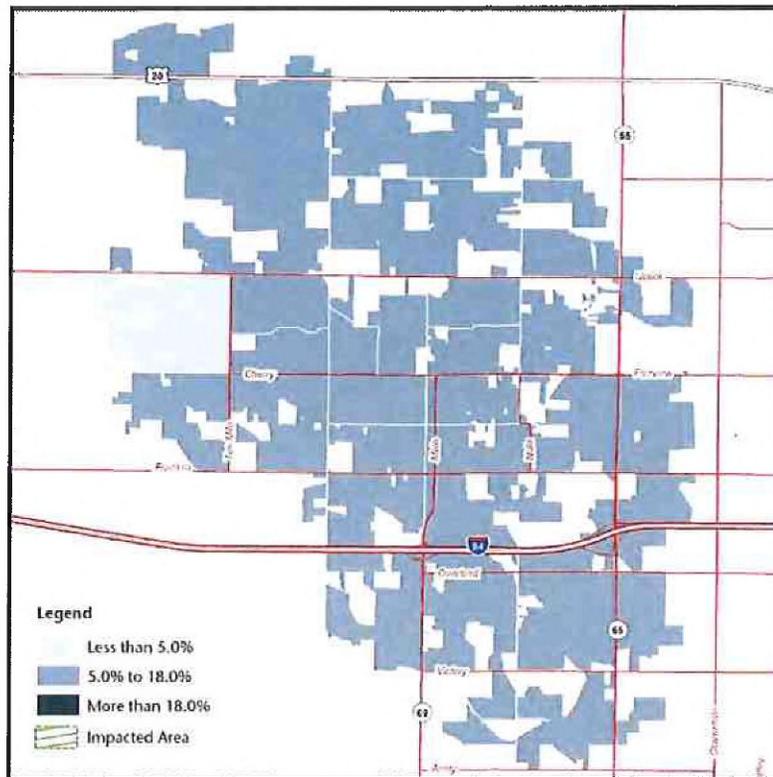
- **Non-White.** In 2010, 8 percent of residents in the city reported their race as something other than White. Census block groups that have 18 percent and more non-White residents are concentrated by the disproportionate need definition.
- **Hispanic concentrations.** In 2010, 7 percent of residents in the city reported their ethnicity as Hispanic. Census blocks that have 17 percent and more Hispanic residents are concentrated by the disproportionate need definition.

The maps also report areas that HUD terms "minority areas" or "racially/ethnically-impacted areas" which are block groups in which minority populations are 20 percentage points higher than the City of Meridian overall.

As demonstrated in Figures II-5 and II-6, there are no areas of concentration or any impact areas in the city. The Census block group with the largest proportion of non-White residents (14%) is block group 2 of Census tract 103.22, which encompasses the city's downtown business district. The Census block group with the largest proportion of Hispanic residents (14 percent) is block group 2 of tract 103.21. This block group lies adjacent to the city's main downtown area.

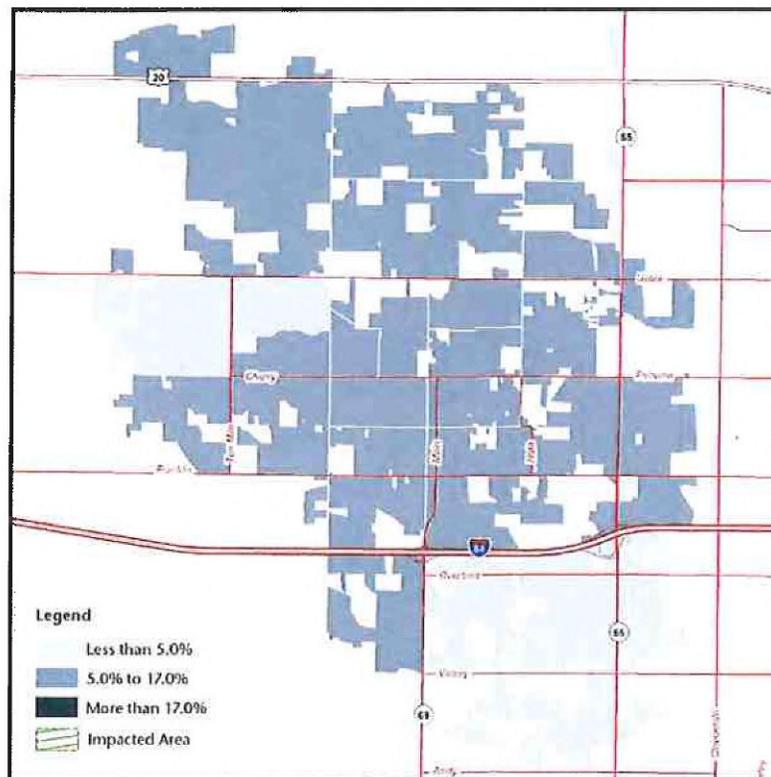
**Figure II-5.  
Concentration of  
Non-White  
Residents, City of  
Meridian, 2010**

Source:  
2010 U.S. Census.



**Figure II-6.  
Concentration of  
Hispanic/Latino  
Residents, City of  
Meridian, 2010**

Source:  
2010 U.S. Census.



**Type of households.** Seventy-nine percent of the city’s households are family households, including 64 percent husband and wife families. By comparison, family households comprise a much larger proportion of Meridian’s household composition than neighboring Boise. Family households only account for 59 percent of Boise’s households, and 44 percent of Boise’s households are husband and wife families.

**Figure II-7.  
Household Composition,  
City of Meridian, 2010**

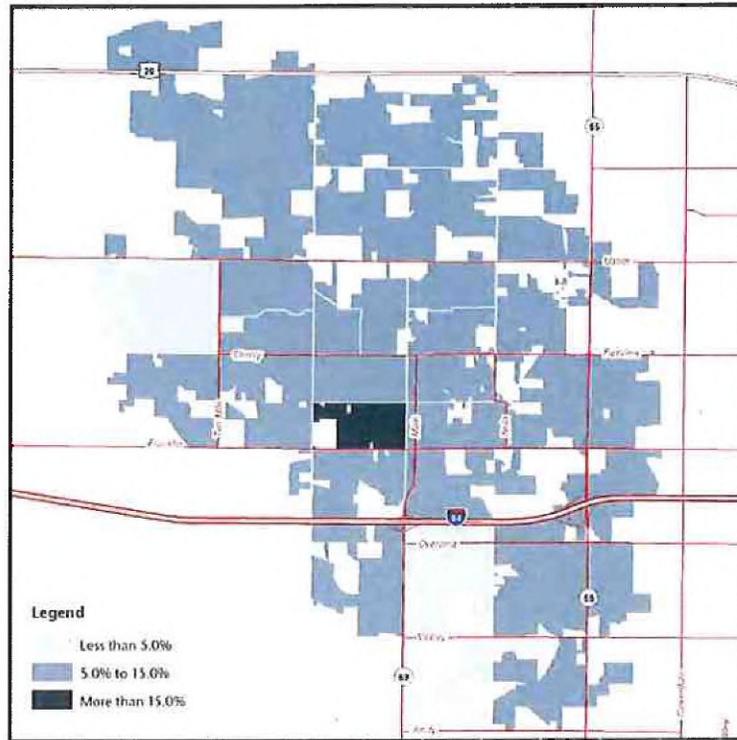
Source:  
2010 U.S. Census.

	Total Households	Percent of Total Households
<b>Family Households</b>	<b>19,916</b>	<b>79%</b>
<b>Husband-wife family</b>	<b>16,173</b>	<b>64%</b>
with children	8,859	35%
without children	7,314	29%
<b>Male Householder - no wife</b>	<b>1,117</b>	<b>4%</b>
with children	777	3%
without children	340	1%
<b>Female Householder - no husband</b>	<b>2,626</b>	<b>10%</b>
with children	1,761	7%
without children	865	3%
<b>Nonfamily Households</b>	<b>5,386</b>	<b>21%</b>
<b>Total Households</b>	<b>25,302</b>	<b>100%</b>

Seven percent of Meridian’s households are single female households with children. Families comprised of a single female householder and children are far more likely to live in poverty, and may require some form of public assistance to afford housing and other basic needs. This is certainly the case in Meridian. For example, 5 percent of all Meridian families live in poverty compared with 13 percent of all single female headed households and 45 percent of female households with children under the age of 5 years old. As demonstrated in Figure II-8, female-headed households are most likely to reside in the city’s downtown area.

**Figure II-8.  
Geographic  
Distribution of  
Single Female  
Households with  
Children, City of  
Meridian, 2010**

Source:  
2010 U.S. Census.



**Income and poverty.** The American Community Survey (ACS) estimated the city’s 2010 median household income at \$60,230. Meridian’s households earn more than state and national residents; the median household income is \$43,490 in Idaho and \$50,046 for the U.S. overall.

Figure II-9 displays Meridian’s household income distribution. Meridian households are most likely to earn between \$25,000 and \$50,000 per year. Sixteen percent of the city’s households earn less than \$25,000 per year, which qualify as low income households using HUD’s income definitions.

**Figure II-9.  
Household Income  
Distribution, City of  
Meridian, 2010**

Source:  
2010 American Community Survey.

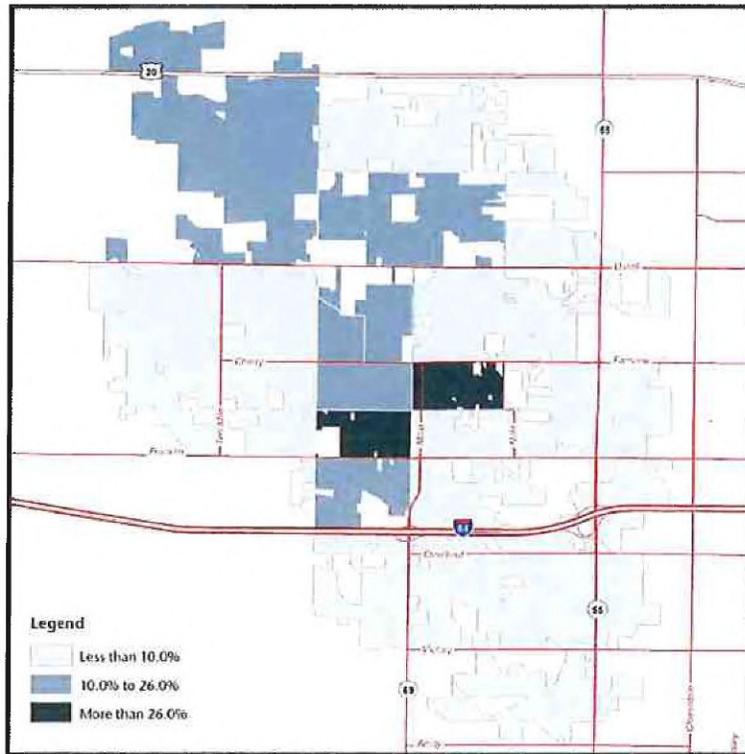
	Total Households	Percent of Households
Less than \$10,000	1,012	4%
\$10,000 to \$24,999	3,140	12%
\$25,000 to \$49,999	6,563	25%
\$50,000 to \$74,999	6,370	24%
\$75,000 to \$99,999	3,473	13%
\$100,000 to \$149,999	2,911	11%
\$150,000 or more	2,563	10%

Figure II-10 displays the geographic distribution of the city’s lowest income households by Census block group. Two block groups contain more than 26 percent low income households. By HUD’s definition of disproportionate need, these two block groups contain a concentration of low income households in the city. Both block groups are located in downtown Meridian.

**Figure II-10.  
Geographic  
Distribution of Low  
Income Households,  
City of Meridian,  
2010**

Note:  
Households earning less than  
\$25,000 per year used as a  
proxy for low income.

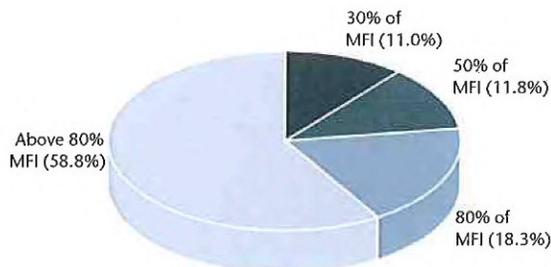
Source:  
2010 Claritas.



Median Family Income (MFI) is used by HUD and state and local policy makers to qualify households for various housing programs. According to HUD, the MFI for the Boise-Nampa MSA in 2012 was \$62,900. The following classifications utilize MFI to define income levels according to HUD’s categorization:

- Extremely low—30 percent and less of MFI (\$18,870 and less);
- Very low—31 to 50 percent of MFI (\$18,871 to \$31,450);
- Low and moderate—51 to 80 percent (\$31,451 to \$50,320);
- Above low and moderate—80 percent and above of MFI (more than \$50,320);

**Figure II-11.  
Household Income Distribution, City of  
Meridian, 2010**



Source: 2010 American Community Survey.

Figure II-11 shows the percentage of Meridian households within each MFI category. The largest proportion of households in Meridian (59%) were considered “above low and moderate income,” earning more than \$50,320. These households would likely not qualify for HUD-funded programs. Eleven percent of Meridian’s households earn less than 30 percent of the local MFI and would be considered by HUD’s standards “very low income.”

Meridian’s 6 percent poverty rate is relatively low compared to the poverty rate in Idaho (16 percent) and the U.S. (15 percent). Moreover, Meridian’s child poverty rate of 7 percent is much lower than the national child poverty rate of 21 percent.<sup>1</sup>

Figure II-12 displays poverty rates by age group for Meridian residents. The city’s college age students have the highest poverty rate at 14 percent, which is not surprising given that many of these individuals are likely enrolled in college or are just beginning careers. Moreover, this segment of the population has been heavily impacted by the recent economic downturn. Surprisingly, only 1 percent of the city’s seniors are living in poverty. Given that this segment of the population often lives on a fixed income, poverty rates among seniors are typically higher than 1 percent.

**Figure II-12.**  
**Poverty Status by Age,**  
**City of Meridian, 2010**

Source:  
2010 American Community Survey.

	Total Population	Percent in Poverty	Percent of Age Group
Infants and Toddlers (Age 0 to 4)	520	10.9%	8.3%
School Aged Children (Age 5 to 17)	1,175	24.5%	6.2%
College Aged Adults (Age 18 to 24)	551	11.5%	13.8%
Young Adults (Age 25 to 44)	1,715	35.8%	7.4%
Baby Boomers (Age 45 to 64)	763	15.9%	4.5%
Seniors (Age 65 and older)	65	1.4%	1.1%
<b>Total</b>	<b>4,789</b>	<b>100%</b>	

## Homelessness

The State of Idaho conducts an annual Point in Time (PIT) Count of homeless individuals. The most recently published PIT, conducted on January 25, 2012, reports homeless tabulations for seven regions across the state. Region 7 includes only Ada County. To estimate the number of homeless, it is assumed that the number of homeless individuals in Meridian represents the same proportion of Ada County residents that are Meridian residents. In other words, approximately 19 percent of Ada County residents live in Meridian, therefore approximately 19 percent of the Region 7 homeless population (Ada County) is assumed to be located in Meridian. According to this count, there were 159 people who were homeless in Meridian. An estimated 119 of these people were individuals in adult only households and 39 were persons in families with children.<sup>2</sup>

**Homelessness in Meridian public schools.** The McKinney-Vento Act is the first and only federal legislative response to homelessness.<sup>3</sup> The Act was originally passed in 1987. It was amended in 1990 to expand programming to at-risk and homeless children, and to “specify in greater detail the obligation of states and local educational agencies in assuring the access of homeless children and youth to public education.”<sup>4</sup> It was amended again in 1994 to “provide local educational authorities with greater flexibility in the use of grant funds,” among other important changes impacting homeless

<sup>1</sup> Poverty rate includes all children under the age of 18. Data source is the 2010 U.S. Census.

<sup>2</sup> The number of people within each homeless subpopulation is provided in the Strategic Plan (Section IV), consistent with HUD requirements.

<sup>3</sup> The National Coalition for the Homeless provides a fact sheet on the McKinney-Vento Act: <http://www.nationalhomeless.org/publications/facts/McKinney.pdf>

<sup>4</sup> The National Coalition for the Homeless provides a fact sheet on the McKinney-Vento Act: <http://www.nationalhomeless.org/publications/facts/McKinney.pdf>

parents and children.<sup>5</sup> The Meridian Joint School District No. 2 (district) is just one benefactor of McKinney-Vento grant funding. The district uses grant funding for counseling homeless students and has recently increased efforts to connect homeless students with community resources.

The McKinney-Vento Act defines homelessness as “individuals who lack a fixed, regular and adequate nighttime residence.” Children and youth sharing the housing of other persons due to loss of housing or economic hard or living in temporary housing such as hotels, campgrounds, shelters, cars or other public spaces are all considered homeless by McKinney-Vento Act’s definition of homelessness. Anecdotally, most of Meridian’s homeless students and their families are homeless because they are sharing housing with other related and unrelated families.

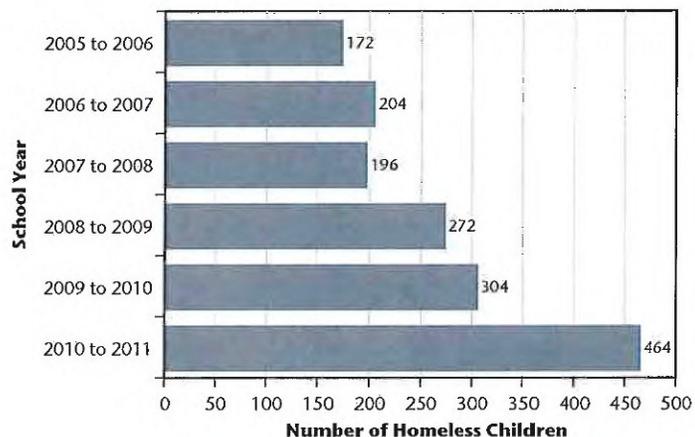
According to interviews with Meridian stakeholders, the nature of homelessness has changed in Meridian. In the last five years, homelessness has gone from primarily impacting the city’s working class population to affecting a more economically diverse group of residents struggling with unemployment and foreclosures. As such, the number of homeless children and youth in the Meridian School District has increased. During the 2005/2006 school year, there were 172 homeless students enrolled in the district. This increased to 464 students in 2010/2011. As of October 2011, 160 homeless students have been identified for the current school year, which is substantially higher than the number identified in October of last year.

It should be noted that the Meridian School District extends beyond the City of Meridian boundaries. Not all children identified as being homeless are Meridian residents. During the 2010/2011 school year, 262 of the 464 (56 percent) homeless students were attending schools located in Meridian.

Figure II-13 displays the number of homeless students identified in the school district in the last six school years. It is assumed that approximately half of all homeless children in the School District reside in Meridian.

**Figure II-13.**  
**Homeless Students Attending**  
**Meridian Joint School District**  
**No. 2, 2005 to 2011**

Source:  
Meridian Joint School District No. 2



<sup>5</sup> Ibid.

**Racial and ethnic homelessness.** To estimate the number of homeless by racial and ethnic group, the same methodology is used as is used for the homeless population overall: approximately 19 percent of Ada County residents live in Meridian, therefore approximately 19 percent of the Region 7 homeless population by race and ethnicity (Ada County) is assumed to be located in Meridian. Figure II-14 breaks down the city's homeless population by race and ethnicity.

**Figure II-14.  
Homeless Population by Race and Ethnicity, City of Meridian, 2012**

	Sheltered	Unsheltered	Total	Percent of Total Homeless (out of 159)
American Indian or Alaska Native	5.0	1.0	6.0	3.8%
Asian	1.0	0.0	1.0	0.6%
Black or African American	4.8	0.0	6.0	3.8%
Native Hawaiian or Other Pacific Islander	6.0	0.0	1.0	0.6%
White	114.0	7.6	122.0	76.7%
Two or more races	0.0	0.0	0.0	0.0%
Hispanic/Latino	11.0	0.0	11.0	6.9%

Note: Homeless residents were allowed to chose more than one racial or ethnic category. Data by race and ethnicity do not add to homeless count.

Source: State of Idaho 2012 Point-in-Time Count.

There is a higher proportion of American Indian/Alaska Native and African American/Black homeless residents in Meridian compared to the city overall. For example, less than 1 percent of the city's residents identify themselves as American Indian/Alaska Native, compared to 4 percent of the city's homeless population.

**Characteristics of homeless.** Figure II-15 displays subpopulation demographics and disabling characteristics of the city's homeless population. Again, the same methodology is used to estimate from the PIT count the proportional characteristics of homeless in the City of Meridian (estimated to be 19 percent.)

**Figure II-15.  
Disabling Characteristics of Homeless Population, City of Meridian, 2012**

Source:  
State of Idaho 2012 Point-in-Time Count.

	Proportional Characteristics of Homeless Population
Veterans	26
Victims of Domestic Violence	19
Substance Abuse	33
Serious Mental Illness	22
Serious Physical Illness/Disability	16
Other/ Prefer Not to Disclose	11

The most common disabling characteristics are substance abuse and serious mental illness. For many of these residents, their homeless status will not end until they are connected with necessary mental health and rehabilitation services.

**At-risk of homelessness.** In addition to those who have experienced homelessness in the past or are captured in a point-in-time estimate of current homelessness, there are some residents in Meridian that are at risk of future homelessness because they cannot afford their current apartment or home, or are living in temporary situations.

A lower bound estimate of the city’s population of persons at risk of homelessness can be calculated using HUD’s Comprehensive Housing Affordability Strategy (CHAS) data from 2000. The CHAS data provide estimates of severe cost-burden and housing need for low income households with various characteristics. In general, households with the highest risk factors for homelessness tend to have the lowest incomes and have trouble paying their housing costs. They are also more likely to be renters and have limited social supports.

Figure II-16 shows the estimated number of persons at risk of homelessness by household category for the City of Meridian. The estimates in Figure II-16 apply incidence rates from CHAS data to 2010 Census estimates. There are an estimated 1,030 households currently at risk of homelessness.

**Figure II-16.**  
**At-risk of Homelessness:**  
**Extremely Low Income**  
**and Severely Cost**  
**Burdened Households,**  
**City of Meridian,**

Source:  
 BBC Research and Consulting, 2000  
 and 2010 Census, and SOCDs CHAS  
 database.

	Households	<i>continued</i>	Households
<b>Renters</b>		<b>Total At Risk</b>	
Elderly	52	Elderly	224
Small families	290	Small families	471
Large families	54	Large families	119
Others	151	Others	216
			1,030
<b>Owners</b>		<b>Total at risk</b>	
Elderly	172	<b>for homelessness</b>	<b>1,030</b>
Small families	181		
Large families	65		
Others	65		

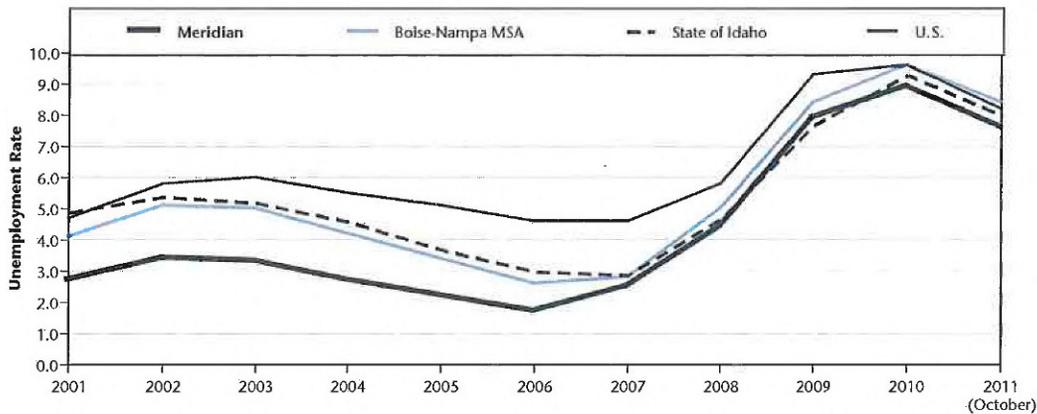
As the city’s only food bank resource, the Meridian Food Bank works closely with the city’s at-risk population. The food bank has experienced an increase in the total number of clients accessing the food bank, as well as first time food bank clients. According to the staff at the food bank, approximately 41,500 individuals accessed the food bank between January and October 2011, which was higher than the total number of persons visiting the food bank for all of 2010 (41,098). Approximately 5,000 individuals were served at the food bank in October 2011, which was the largest number of clients the food bank served in a month since its inception seven years ago. Of those clients served in October 2011, 134 clients were visiting the food bank for the first time. In fact, between January and October 2011, 1,028 clients were using the food bank for the first time, indicating a growing need for food services in Meridian.

According to food bank staff, the demographic and household profile of food bank clients has changed in recent years. For example, it has become increasingly common for multiple heads of household to reside in the same home, indicating that more households are “doubling-up” to save on housing costs. Food bank administrators also noted an increase in households where spouses have left the area to find work outside of Meridian, and the remaining family members still reside in the area until the home is sold.<sup>6</sup>

## Economic Characteristics

**Unemployment.** In the midst of the recent economic recession, the Boise region and the City of Meridian have not been immune to increases in unemployment. The city and the region experienced substantial job loss between 2007 and 2009, which resulted in unemployment rates in Meridian growing from 2.5 percent to 7.9 percent between 2007 and 2009. Meridian’s unemployment rates have historically trended below the MSA, the state and the U.S., and it remains that way in October 2011.

**Figure II-17.**  
**Unemployment Rate, Boise MSA, Idaho, U.S, 2000 to 2011**



Note: Data are not seasonally adjusted annual averages.

Source: Bureau of Labor Statistics.

<sup>6</sup> This is anecdotal information. There is no data to support changing demographics among food bank users.

**Jobs and wages.** As demonstrated in Figure II-18, Ada County's employment base is largely associated with service jobs (85%) that pay an average annual wages of \$37,000 per year. Manufacturing jobs pay the highest wages in the county; however, they only comprise 9 percent of the county's total employment. Overall, the county's private sector employment opportunities pay an average of \$40,000 per year.

**Figure II-18.  
Employment and Wages,  
Ada County, 1Q2011**

Note:  
Employment data only available by county.  
Source:  
Bureau of Labor Statistics.

	Employment		Average Annual Wages
	Number	Percent	
<b>Goods Producing</b>	<b>23,252</b>	<b>14.6%</b>	<b>\$58,344</b>
Natural Resources and Mining	722	0.5%	\$32,084
Construction	8,118	5.1%	\$39,156
Manufacturing	14,412	9.0%	\$70,512
<b>Servicing Producing</b>	<b>136,317</b>	<b>85.4%</b>	<b>\$37,024</b>
Trade, Transportation, and Utilities	36,306	22.8%	\$36,036
Information	3,514	2.2%	\$46,072
Financial Activities	10,661	6.7%	\$51,688
Professional and Business Services	32,785	20.5%	\$43,680
Education and Health Services	30,241	19.0%	\$39,936
Leisure and Hospitality	17,649	11.1%	\$14,664
Other Services	5,143	3.2%	\$24,024
Unclassified	18	0.0%	\$50,908
<b>Total Private Employment</b>	<b>159,568</b>		<b>\$40,092</b>

**Largest employers.** Figure II-19 displays the largest employers in the Boise-Nampa MSA. Many of the region's largest employers have multiple locations, some of which are in Meridian (e.g., St. Luke's Regional Medical System, Wal-Mart). The Meridian Joint School District No. 2 is the fifth largest employer in the region with 4,000 employees. The school district is very large, and does extend outside the city's boundaries. Most of the region's largest private sector employers included in Figure II-17 are located in Boise. Meridian's employment base is primarily comprised of smaller firms involved in retail and services.

**Figure II-19.**  
**Major Employers, Boise City-Nampa MSA, 2011**

Employer	Number of Employees	Industry
State of Idaho	8,489	Government
St. Luke's Regional Medical System	7,677	Healthcare Services
Micron Technology, Inc.	5,000	Semi Conductor Mfg.
WalMart	4,235	Retail/Grocery
Meridian Joint School District #2	4,000	Education
Boise State University	3,952	Education
St. Alphonsus Regional Medical System	3,407	Healthcare Services
Hewlett-Packard Company	4,000	Laser Printing Div
Albertson's/A Supervalu Company	2,500	Grocery/Retail
Ada and Canyon County	2,308	Government
Boise School District	2,200	Education
IDACorp. (Idaho Power)	1,961	Utility
J. R. Simplot	1,800	HQ/Food Production
Nampa School District	1,700	Education
City of Boise	1,600	Government
DirecTV	1,400	Customer Service
Citi	1,250	Inbound - Credit Card Sales/Service
Darmody Enterprises (McDonald's)	1,250	Retail Food
Veteran's Affairs/Medical Center	1,250	Healthcare Services
Fred Meyer	1,200	Retail/Grocery
WDS Global Services	1,100	Customer Service Call Center
EDS	1,000	Inbound - 3rd Party (military)
Teleperformance USA	950	Inbound Customer Service
Vallivue School District #139	950	Education
URS	900	Construction/Engineering Services (Gov't, Mining & Power Industries)

Source: Boise Valley Economic Partnership.

## Housing Market Analysis

**Development trends.** Figure II-20 displays the number of residential building permits issued in Meridian. As is the case in many communities, residential permitting peaked in the middle portion of the last decade and drastically declined starting in 2007.

**Figure II-20.**  
**Residential Permits,**  
**City of Meridian,**  
**2001 to 2010**

Source:  
COMPASS.

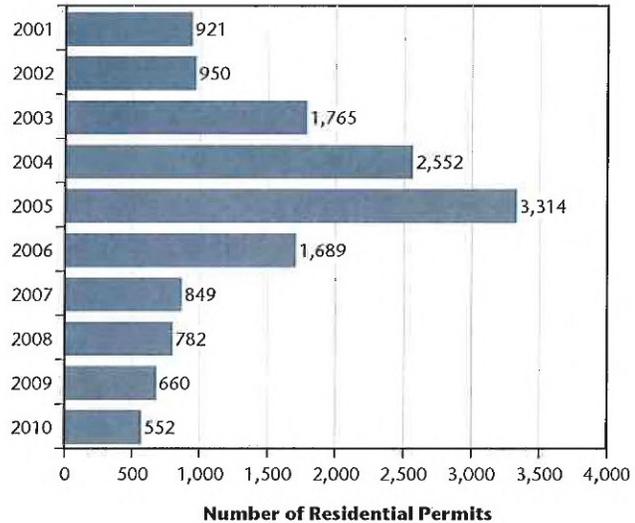


Figure II-21 displays the percent of regional permits issued in Meridian between 2001 and 2010. Meridian typically accounts for approximately 30 percent of the region's residential development. This was not the case, however, in 2006 and 2007, where more regional development occurred outside the city.

**Figure II-21.**  
**Percent of Regional Permits,**  
**City of Meridian, 2001 to 2010**

Source:  
COMPASS.

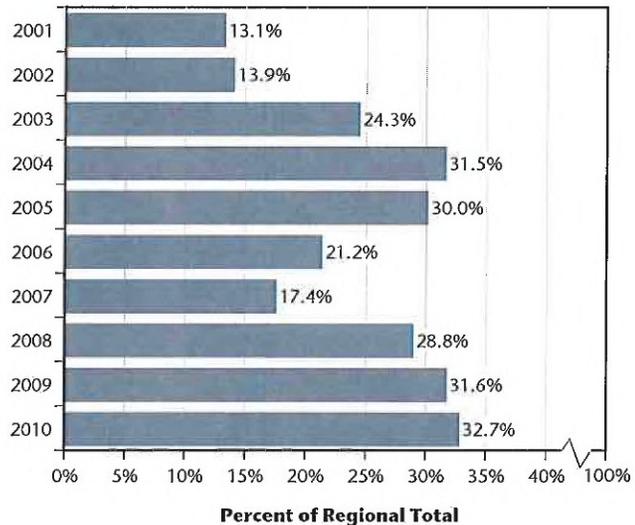
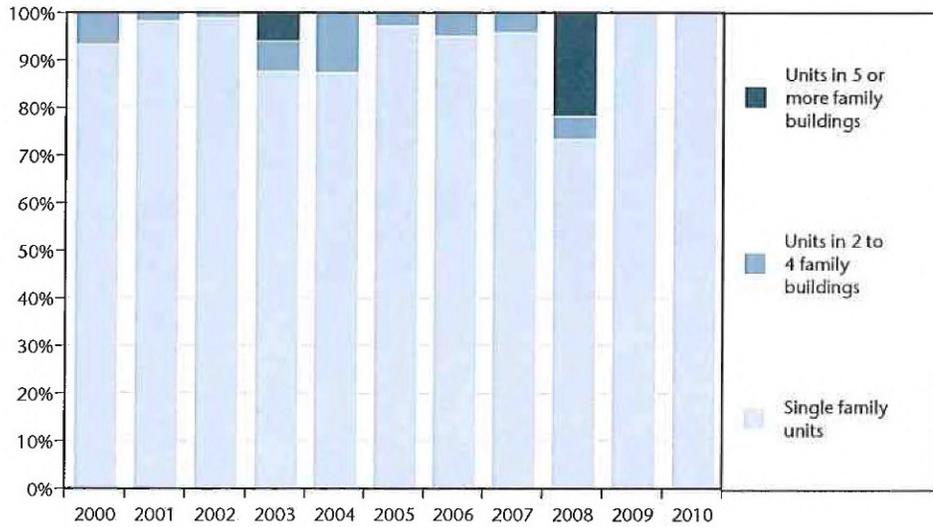


Figure II-22 examines the number of permits issued in Meridian by product type. According to permit data, single family units comprised much of the city's development in the last 10 years. Assuming permits resulted in built units, the largest proportion of multifamily units was constructed in 2008 when 26 percent of all permits were issued for multifamily development.

**Figure II-22.**  
**Percent of Regional Permits by Product Type, City of Meridian, 2001 to 2010**



Note: Percentages based on estimates with imputations.  
 Source: U.S. Census Building Permit Estimates.

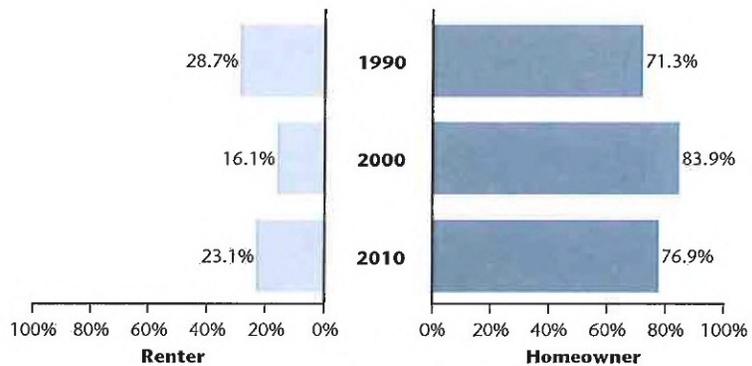
**Housing supply.** There are currently 26,674 housing units in the City of Meridian. The vacancy rate reported in the 2010 Census was 5.1 percent, indicating that 1,372 of the city’s housing units were vacant at the time of the Census. Most units were vacant because they were either for sale (612) or for rent (293).

The city’s housing market has experienced remarkable growth in the last 20 years. The city had approximately 3,700 housing units in 1990 and 12,300 in 2000. The 600 percent increase in the size of the city’s housing inventory since 1990 has resulted in the city’s evolution from a small farm community to the 3<sup>rd</sup> largest community in Idaho.

**Tenure.** Between 1990 and 2000, the proportion of homeowners in the city grew from 71 percent to 84 percent. However, the percentage of homeowners decreased in the last 10 years and currently stands at 77 percent, which indicates that 23 percent of the city’s households currently rent their home.

**Figure II-23.**  
**Housing Tenure, City of Meridian, 1990, 2000 and 2010**

Source: 1990, 2000 and 2010 U.S. Census.

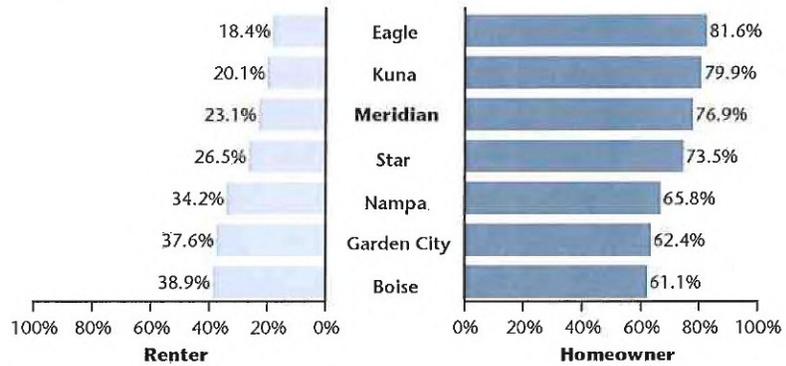


The swing in the city's homeownership rate has been dramatic, and is likely the result of changes to the city's housing composition, overall population growth and tightening of the credit market. As the city's job base becomes more robust and begins attracting more regional employers, the city's workforce and residents have likely also diversified. Some of these new residents will rent. The city may have lost some homeowners during the economic downturn of the last few years. While there are renters in the city waiting to become homeowners, it has become increasingly more difficult to obtain financing.

Eagle and Kuna are the only Ada County communities with homeownership rates higher than Meridian. Both communities had homeownership rates of about 80 percent in the 2010 Census.

**Figure II-24.**  
**Housing Tenure in**  
**Boise MSA, 1990,**  
**2000 and 2010**

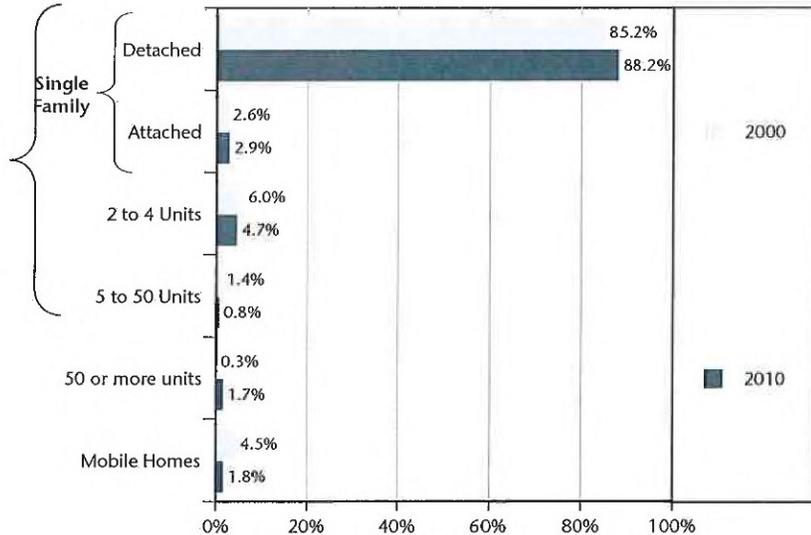
Source:  
1990, 2000 and 2010 U.S. Census.



**Type.** Despite the extensive growth in the local housing market, the distribution by type of housing unit has changed very little in the last few years. This means that housing construction in the last 10 years reflected the city's existing housing stock in 2000. The city has lost some of its existing mobile home stock, which has resulted in a larger proportion of single family detached units.

**Figure II-25.**  
**Distribution by Type**  
**of Housing Unit, City**  
**of Meridian, 2000**  
**and 2010**

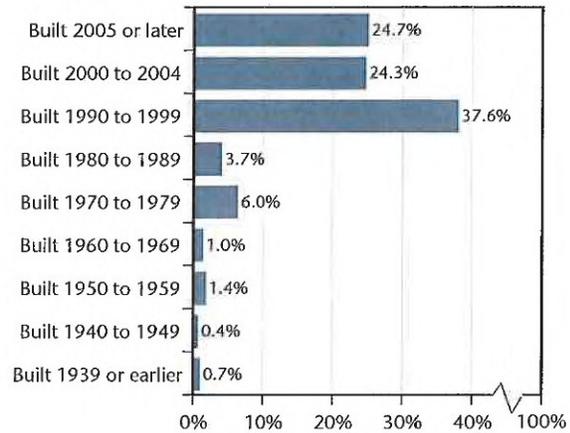
Source:  
2000 U.S. Census and 2008-2010  
American Community Survey.



**Age.** Given the city’s rapid growth in the last 20 years, it’s no surprise that nearly 90 percent of the city’s housing units were constructed after 1990. However, there are homes in Meridian constructed in the 1970s, indicating that 6 percent of the city’s homes are approaching 40 years of age. Figure II-26 displays the age distribution of the city’s housing stock.

**Figure II-26.**  
**Age Distribution of Housing Stock, City of Meridian, 2010**

Source:  
 2010 American Community Survey.



**Housing demand and cost.** This section discusses the cost of housing for both rental and homeownership housing. It then discusses demand and gaps in provision of housing to determine the greatest housing needs in Meridian.

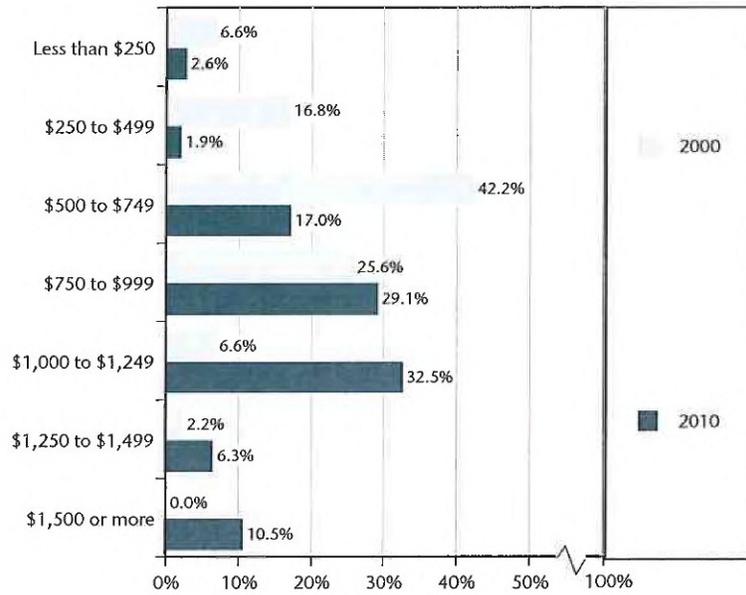
**Rental costs.** The gross median rent in the City of Meridian in 2010 was \$965, which was an increase of 53 percent from the 2000 median rent of \$629. The city’s median gross rent is significantly higher than the median gross rent for Ada County overall (\$751), as well as neighboring Boise \$718.<sup>7</sup>

Figure II-27 displays the distribution of gross rental rates within the City of Meridian in 2000 and 2010. In the last 10 years, the city’s rental rates have become increasingly more expensive. In 2000, residents would be challenged to find a unit requiring a rent of \$1,000 or more; currently, half the city’s rental units have rents of \$1,000 or more.

<sup>7</sup> The Census Bureau defines gross rent as “the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else).”

**Figure II-27.  
Gross Rental Rate  
Distribution , City of  
Meridian, 2000 and 2010**

Source:  
2000 and 2010 Census.



Renter incomes have increased in the last 10 years to account for increased rental rates. The median household income of a renter household in 2000 was \$27,148; it was \$38,494 in 2010. While the city’s median renter household income did not grow as quickly rental rates in Meridian, the median household income of renters is enough to afford the city’s median gross rental rate.

Despite increases in renter’s income, the city’s median rental rates now require a larger proportion of renters’ household income. Median gross rent as a percentage of renter household income in 2000 was 26 percent; the 2010 ACS reported that the percentage had increased to 33 percent. HUD’s generally accepted definition of affordability is for “a household to pay no more than 30 percent of its annual income on housing.”<sup>8</sup> On average, Meridian’s renter households slightly exceed HUD’s affordability standard.

**Rental gaps.** To understand more specifically where the rental market in Meridian fails to meet residents’ needs, we performed an exercise called a “gaps analysis.” The gaps exercise compares the supply of rental housing at various price points to the number of households who can afford such housing. If there are more rental units than households, the market is “over-supplying” rental housing at that price range. Conversely, if there are too few units, the market is “under-supplying” housing. Figure II-28 displays the results of the rental market gaps analysis.

<sup>8</sup> <http://www.hud.gov/offices/cpd/affordablehousing/>

**Figure II-28.**  
**Mismatch in Rental Market by Household Income, City of Meridian, 2010**

Household Income Range	Renters		Maximum Affordable Rent (including utilities)	Available Housing (including Section 8 Vouchers and vacant units)		Rental Gap
	Number	Percentage		Number	Percentage	
Less than \$10,000	682	12%	\$ 250	229	4%	(453)
\$10,000 to \$14,999	442	8%	\$ 375	197	3%	(245)
\$15,000 to \$19,999	336	6%	\$ 500	74	1%	(262)
\$20,000 to \$24,999	270	5%	\$ 625	153	2%	(117)
\$25,000 to \$34,999	703	13%	\$ 875	1,768	29%	1,065
\$35,000 to \$49,999	1,037	18%	\$ 1,250	2,804	46%	1,767
\$50,000 to \$74,999	1,371	24%	\$ 1,875	775	13%	(596)
\$75,000 to \$99,999	357	6%	\$ 2,500	147	2%	(210)
\$100,000 to \$149,999	288	5%	\$ 3,750	0	0%	(288)
\$150,000 or more	123	2%	\$ 3,751	0	0%	(123)
<b>Total</b>	<b>5,609</b>	<b>100%</b>		<b>6,147</b>		

Source: BBC Research & Consulting.

As shown in Figure II-28, there are 682 renters earning less than \$10,000 per year living in Meridian—but just 229 units to serve them. This leaves a shortage of 453 units for the city’s lowest income households. These renters have such low incomes that they can only afford to pay \$250 per month in rent and utilities (based on 30% of household income for housing costs).

Altogether, the City’s rental gap is 1,077 for renters earning less than \$25,000 per year. Renters earning more than this can find an adequate supply of units. In particular, renters earning between \$25,000 and \$50,000 have an abundance of units affordable to them. The City’s highest income renters could pay more in rent than what the market has available to serve them; however, these renters likely pay less than their maximum affordable rent to save for a down payment for a home purchase.

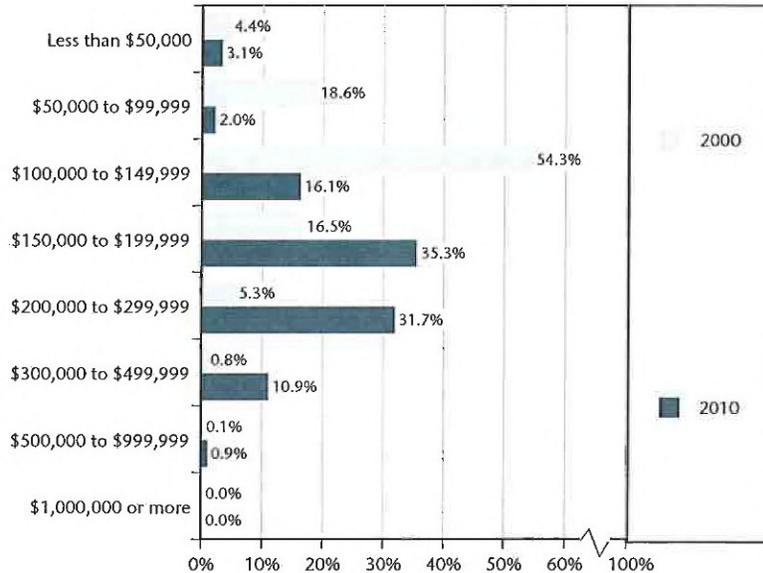
**Owner costs.** The median value of an owner-occupied home in the City of Meridian is \$190,400 according to the 2010 Census. By comparison the median home value in Boise is \$188,900.

In 2000, the Census estimated Meridian’s median home value to be at \$119,800. Based on these estimates, the median has increased by \$70,600 (59 percent), or by an average of \$7,060 per year.

Figure II-29 demonstrates how the city's owner-occupied housing market has changed in the last 10 years. More than half the city's homes were valued between \$100,000 and \$150,000 in 2000. Many of those homes likely appreciated between 2000 and 2010, and are now valued higher than \$150,000. Additional changes to the distribution of the city's housing market are likely attributed to new construction that occurred in the last 10 years. New construction likely favored homes valued at \$200,000 or more.

**Figure II-29.**  
**Owner-Occupied Home Value Distribution, City of Meridian, 2000 and 2010**

Source:  
 2000 and 2010 Census.



The housing market downturn impacted Meridian profoundly both in sales activity and sales prices. In the last four years, the average sales price has declined by 37 percent. And, 2010 produced the lowest number of annual sales of the last five years.

**Figure II-30.**  
**Frequency and Average Sales Price of MLS Sales, City of Meridian, 2006 to 2010**

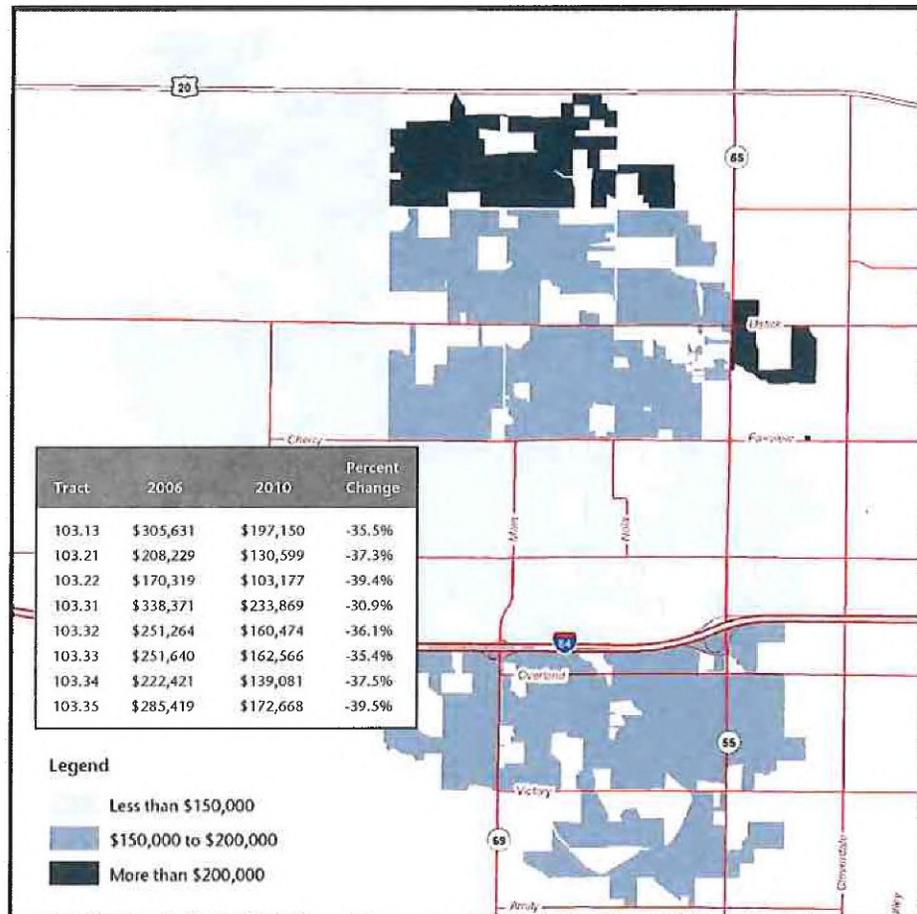
Source:  
 COMPASS and Intermountain MLS.

	Sales	Average Price
2006	3,271	\$ 269,515
2007	1,864	\$ 167,924
2008	1,464	\$ 234,706
2009	1,614	\$ 187,171
2010	1,426	\$ 168,547

Figure II-31 maps the 2010 median sales price by Census tract. There was no portion of the city that did not experience a decline in home prices in the last five years. Average sales prices declined by 35 to 40 percent in every Census tract in the city but one (103.31).

**Figure II-31.**  
**Average MLS**  
**Sales Price**  
**by Census**  
**Tract, City of**  
**Meridian,**  
**2010**

Source:  
 COMPASS and  
 Intermountain MLS .



**Homeownership gaps.** Figures II-32 and II-33 present the findings from the homeownership gaps analysis. Figure II-32 presents the analysis for renters transitioning into homeownership. Figure II-33 presents the analysis for current homeowners.

As demonstrated in Figure II-32, renters earning \$35,000 or less make up 44 percent of all renters in the city. However, these 2,433 renter households only have about 13 percent of the city's owner occupied housing units to choose from if they are looking to buy. The cumulative proportion of affordable units to buy increases substantially for renters earning \$35,000 to \$50,000 per year: renters earning at least \$50,000 are able to afford 47 percent of homeownership units. In other words if a renter is not earning at least \$35,000 it is difficult to own a home.

**Figure II-32.**  
**Market Options for Renters Wanting to Buy, City of Meridian, 2010**

Household Income Range	Renters		Maximum Affordable Home Price	Value of Homes (including vacant units)		Difference in Proportion
	Number	Percentage		Percent	Cumulative Percentage	
Less than \$10,000	682	12%	\$ 39,840	3%	3%	-9%
\$10,000 to \$14,999	442	8%	\$ 59,757	0%	4%	-7%
\$15,000 to \$19,999	336	6%	\$ 79,677	0%	4%	-6%
\$20,000 to \$24,999	270	5%	\$ 99,597	1%	5%	-4%
\$25,000 to \$34,999	703	13%	\$ 139,437	8%	13%	-4%
\$35,000 to \$49,999	1,037	18%	\$ 199,198	34%	47%	16%
\$50,000 to \$74,999	1,371	24%	\$ 298,799	36%	83%	12%
\$75,000 to \$99,999	357	6%	\$ 398,400	11%	95%	5%
\$100,000 to \$149,999	288	5%	\$ 597,602	5%	99%	-1%
\$150,000 or more	123	2%	\$ 597,603	1%	100%	-1%
<b>Total</b>	<b>5,609</b>	<b>100%</b>		<b>100%</b>		

Source: BBC Research & Consulting.

As seen in Figure II-33, the city's homeownership market is well-suited for households earning \$35,000 or more per year. The gap for households earning \$75,000 or more demonstrates that the city's highest income households will find Meridian's housing market relatively affordable.

The city has a relatively small proportion of low income homeowners. Some of these homeowners are likely seniors who purchased their homes a number of years ago and now live on a fixed income.

**Figure II-33.**  
**Mismatch in Homeownership Market by Household Income, City of Meridian, 2010**

Household Income Range	Homeowners		Maximum Affordable Home Price	For Sale Homes (including vacant homes)		Cumulative Percentage	Home-ownership Gap
	Number	Percentage		Number	Percentage		
Less than \$10,000	356	2%	\$ 39,840	607	3%	3%	251
\$10,000 to \$14,999	344	2%	\$ 59,757	91	0%	4%	(253)
\$15,000 to \$19,999	505	3%	\$ 79,677	18	0%	4%	(487)
\$20,000 to \$24,999	769	4%	\$ 99,597	165	1%	5%	(604)
\$25,000 to \$34,999	1,487	8%	\$ 139,437	1,619	8%	13%	132
\$35,000 to \$49,999	2,125	11%	\$ 199,198	6,698	34%	47%	4,573
\$50,000 to \$74,999	5,002	26%	\$ 298,799	7,045	36%	83%	2,043
\$75,000 to \$99,999	3,939	20%	\$ 398,400	2,227	11%	95%	(1,712)
\$100,000 to \$149,999	3,086	16%	\$ 597,602	888	5%	99%	(2,198)
\$150,000 or more	1,911	10%	\$ 597,603	166	1%	100%	(1,745)
<b>Total</b>	<b>19,524</b>	<b>100%</b>		<b>19,524</b>	<b>100%</b>		

Source: BBC Research & Consulting.

## Housing Condition and Needs Indicators

**Substandard living conditions and overcrowding.** HUD classifies substandard units as those that lack complete kitchen or plumbing facilities, are dilapidated<sup>9</sup>, do not have electricity, or do not have a safe or adequate source of heat. Approximately 1 percent of the city's housing units lack kitchen and plumbing facilities; according to the Census, all of these units are unoccupied.<sup>10</sup> Virtually all of the city's occupied housing units have an identified heating source.<sup>11</sup> As such, it is likely that approximately 300 housing units in the city are considered substandard because they lack sufficient kitchen and plumbing facilities. The ACS does not compile data on dilapidated homes or homes without electricity.

Overcrowding in housing can threaten public health, strain public infrastructure and neighborhoods, and points to the need for affordable housing. The amount of living space required to meet health and safety standards is not consistently specified; measurable standards for overcrowding vary by community. According to HUD, the most widely used measure assumes that a home becomes overcrowded when there is more than one household member per room.<sup>12 13</sup> Using HUD's definition of overcrowding, 1.6 percent of the city's occupied housing units are considered overcrowded. Renter households are slightly more overcrowded (2.5 percent) than owner households (1.4 percent).<sup>14</sup>

The number of overcrowded units has decreased since 2000, when 2.9 percent of all housing units were considered overcrowded. Specifically, overcrowding was very prevalent in the city's rental units, as 8.5 percent of all occupied rental units were considered overcrowded.

**Figure II-34.**  
**Summary of the Substandard Housing Conditions by Tenure by Income, 2010**

Income Level	Renters	Owners
Household income less than 30% MFI	0	0
Household Income 30 to 50% MFI	12	62
Household Income 50 to 80% FMI	103	78
Household Income greater than 80% MFI	135	319

Note: Includes overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities. Numbers may not aggregate to total substandard units reported by ACS due to variation in sampling.

Source: 2010 American Community Survey, CHAS and BBC Research & Consulting.

Figure II-34 breaks out substandard housing condition by tenure and income. The definition of substandard presented in Figure II-34 includes units that are overcrowded or lack complete kitchen and plumbing facilities. By this definition, approximately 700 housing units in the city are considered substandard.

<sup>9</sup> Does not provide safe and adequate shelter; endangers health, safety, or well being of family; OR has a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding.

<sup>10</sup> Taken from statistics on kitchen and plumbing facilities for occupied and total housing units from the 2010 American Community Survey 1-year estimate.

<sup>11</sup> According to the 2006-2010 American Community Survey 5-year estimate, only 11 of the city's housing units lacked an identified heating source.

<sup>12</sup> For information on HUD's definition of overcrowding, see: [http://www.huduser.org/publications/pdf/Measuring\\_Overcrowding\\_in\\_Hsg.pdf](http://www.huduser.org/publications/pdf/Measuring_Overcrowding_in_Hsg.pdf)

<sup>13</sup> The HUD American Housing Survey defines a room as an enclosed space used for living purposes, such as a bedroom, living or dining room, kitchen, recreation room, or another finished room suitable for year-round use. Excluded are bathrooms, laundry rooms, utility rooms, pantries, and unfinished areas.

<sup>14</sup> 2008-2010 American Community Survey 3-year estimate.

If the housing units with condition problems are not addressed, the number of households without sufficient kitchen, plumbing, or heating facilities may increase to 847 by 2015.

**Severe cost and cost burden.** Figure II-37a. shows cost burden and severe cost burden being experienced by households in Meridian by income level. The data are based on CHAS and updated ACS and COMPASS estimates.

Applying COMPASS population growth estimates to the 2000 CHAS data indicates that there are 7,720 (2,832 renters and 4,888 owners) households in 2010 that are cost burdened, 3,237 of which are severely cost burdened (50 percent or more of a household's income is spent on housing).

**Figure II-37a.**  
**Summary of the Severe Cost Burden Being Experienced by Renters and Owners by Income Category, City of Meridian, 2010**

Source:  
 BBC Research and Consulting, 2010 American Community Survey and HUD CHAS database.

	Renters	Owners
<b>Household income less than 30% MFI</b>		
Cost Burden > 30%	1,271	722
Severe Cost Burden > 50%	1,096	604
<b>Household Income 30 to 50% MFI</b>		
Cost Burden > 30%	876	1,367
Severe Cost Burden > 50%	376	686
<b>Household Income 50 to 80% FMI</b>		
Cost Burden > 30%	564	1,630
Severe Cost Burden > 50%	106	316
<b>Household Income greater than 80% MFI</b>		
Cost Burden > 30%	120	1,168
Severe Cost Burden > 50%	-	53

Figure II-37b. displays the number of cost burdened households in Meridian by 2015 using COMPASS population growth estimates. By 2015, 9,238 households will be cost burdened in Meridian.

**Figure II-37b.**  
**Cost Burden, City of Meridian, 2015**

Note:  
 Assumes same household income distribution in 2015 as in 2010.

Source:  
 COMPASS, CHAS and BBC Research & Consulting.

Income Level	Estimated Number of Cost-Burdened Households by 2015
Household income less than 30% MFI	2,385
Household Income 30 to 50% MFI	2,685
Household Income 50 to 80% FMI	2,626
Household Income greater than 80% MFI	1,542

**Lead-based paint.** Housing built before 1978 is considered to have some risk of lead-based paint, but housing built prior to 1940 is considered to have the highest risk. After 1940, paint manufacturers voluntarily began to reduce the amount of lead they added to their paint. As a result, painted surfaces in homes built before 1940 are likely to have higher levels of lead than homes built between 1940 and 1978. Lead-based paint was banned from residential use in 1978. It is difficult to determine the precise number of households at risk of lead-based paint poisoning. However, people living in substandard units or older housing, and who are low income, are more likely to be exposed to lead-based paint than higher income households living in newer or rehabilitated older housing.

Less than 1 percent (199 housing units) of Meridian’s housing stock was built before 1940, when lead-based paint was most common. An additional 2 percent (519 housing units) were built between 1940 and 1960, when lead-based paint was still used, but the amount of lead in the paint was being reduced. Finally, 1,969 Meridian housing units (7%) were built between 1960 and 1979, just as lead-based paint was being phased out and eventually was banned. Therefore, the majority of the housing stock in the city (approximately 25,300 units) was built after lead-based paint was prevalent in residential housing.

If (as HUD estimates) 90 percent of the pre-1940 units in Meridian are at risk of containing lead-based paint, 80 percent of the units built between 1940 and 1960 are at risk, and 62 percent of units built between 1960 and 1979 are at risk then 1,815 Meridian housing units may contain lead paint. The estimated number of households with lead-based paint hazard is displayed in Figure II-28.

**Figure II-38.  
Estimated Households with  
Lead-Based Paint Risk, City of  
Meridian, 2010**

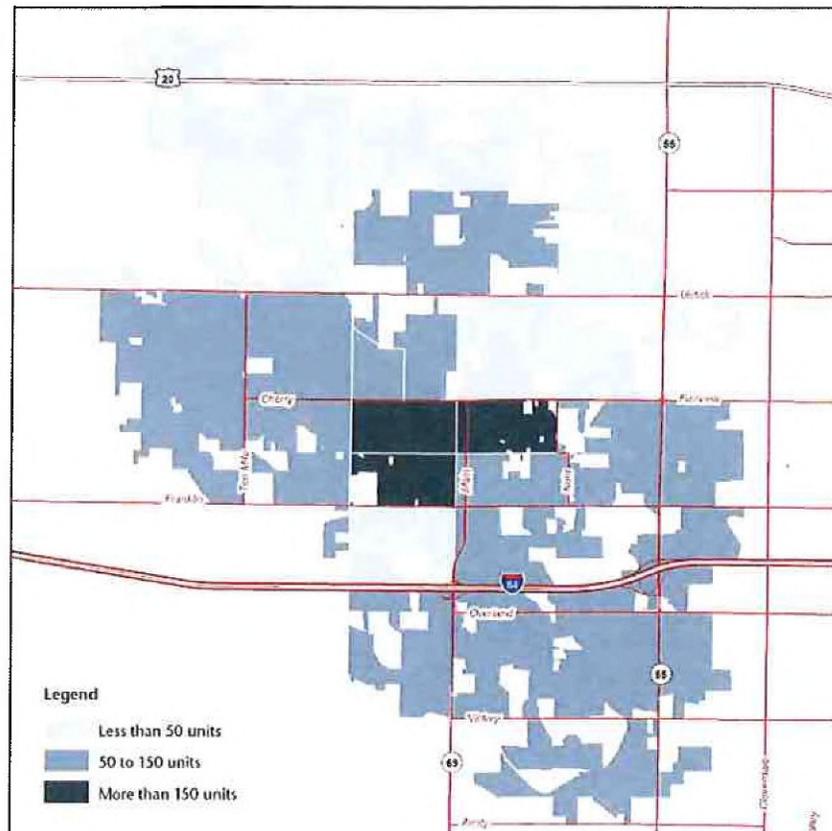
Source:  
HUD-“Guidelines for the Evaluation and  
Control of Lead-Based Paint Hazards in Housing”,  
2010 American Community Survey.

Year Housing Unit Was Built	Number of Housing Units	Estimated Percentage at Risk	Estimated Number of Units at Risk
1939 and Earlier	199	90%	179
1940 to 1960	519	80%	415
1960 to 1979	1,969	62%	1,221
<b>Total</b>	<b>2,687</b>		<b>1,815</b>

The map in Figure II-39 displays the number of housing units that may be at risk of lead-based paint hazards. All of the housing units identified on the map were built in the years before lead-based paint was banned from usage and are low to moderate income households (earning less than 80 percent of MFI). As demonstrated in the map, the greatest risk of lead-based paint is found in the city's downtown area.

**Figure II-39.**  
**Estimated Number**  
**of Households with**  
**Lead-Based Paint**  
**Risk by Block Group**

Source:  
 Claritas 2010, BBC Research &  
 Consulting.

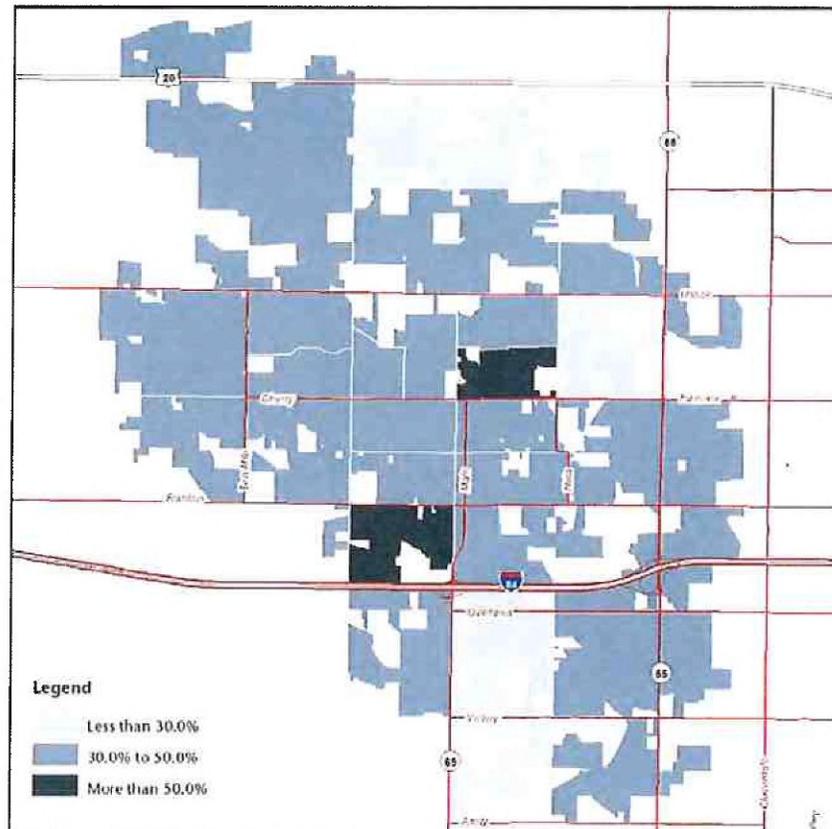


**Foreclosures.** According to RealtyTrac, there were 324 new foreclosure filings in Ada County in November 2011. This foreclosure rate indicates that one in every 485 homes in the county received a foreclosure filing in November 2011. This was a higher foreclosure rate than the State of Idaho (one in every 770 housing units), but lower than the U.S. overall (one in every 579 housing units). Meridian's housing stock represents 17 percent of the county's housing stock. Assuming foreclosures in Meridian occur in proportion with the city's contribution to the county's housing stock (17%), Meridian may have had 55 foreclosure filings just in November 2011.

Figure II-40 maps the percentage of bank owned properties of total home sales in 2010 by block group. Since foreclosures are not identified in the MLS, bank owned properties are used as a proxy for foreclosures. Bank owned properties accounted for 30 to 50 percent of all home sales in 2010 in most of the city's block groups. The proportion of banked owned properties of total sales exceeded 50 percent in two of the city's block groups. Both block groups were located in central Meridian.

**Figure II-40.**  
**Percent Bank**  
**Owned Properties,**  
**of Total Sales by**  
**Block Group, 2010**

Source:  
 COMPASS and BBC Research  
 & Consulting.



**SECTION III.**  
**Public Input and Participation**

---

## SECTION III.

### Public Input and Participation

This section discusses input from citizens, stakeholders and service providers regarding the development of the Five-year Consolidated Plan. Public input was gathered in the following ways:

- A resident survey was distributed online and on paper between November 16<sup>th</sup> and December 15<sup>th</sup> of 2011—330 residents participants in the survey;
- An online stakeholder survey was promoted by city staff and BBC in fall 2011—15 housing and social service professionals responded; and
- A focus group and in-depth interviews with service providers and housing developers were conducted in fall and winter 2011—11 individuals participated.

The results and input received from these methods of public engagement were used in conjunction with quantitative analysis to develop the five-year goals, strategies and objectives of the Consolidated Plan.

#### Resident Survey

This section presents the results from the resident survey.

**Distribution strategy.** A variety of organizations and mediums were used to publicize and distribute the resident survey. They are summarized in Figure III-1. Additionally, the resident survey was publicized in utility bills mailed to Meridian residents.

**Figure III-1.**  
**Survey Distribution,**  
**City of Meridian, 2011**

Source:  
BBC Research & Consulting  
and City of Meridian.

Organizations Contacted	Other Distribution Mediums
Ada County Boys and Girls Club	City of Meridian website
Boise City/Ada County Housing Authority	City of Meridian electronic newsletter
Chief Joseph Elementary School	City of Meridian Facebook page
City of Meridian City Clerk	City of Meridian Twitter page
City of Meridian Planning Department	HOA email distribution lists
El Ada Community Action Partnership	Press release to local newspapers
Friends in Action	Public school email list
Idaho Leagal Aid Services	
Idaho Office for Refugees	
Intermountain Fair Housing Council	
Linder Elementary School	
Meridian Community Center	
Meridian Elementary School	
Meridian Food Bank	
Meridian High School	
Meridian Library	
Meridian Middle School	
Meridian Senior Center	
Terry Reilly Health Services	
United Way of Treasure Valley	

The resident survey was publicly promoted through the city's website and public schools, as well as distributed through nonprofit organizations. As such, the survey is not meant to be interpreted as a statistically valid survey of all Meridian residents. Rather, the survey reflects the experiences and opinions of residents who were interested in responding to questions about their housing experiences.

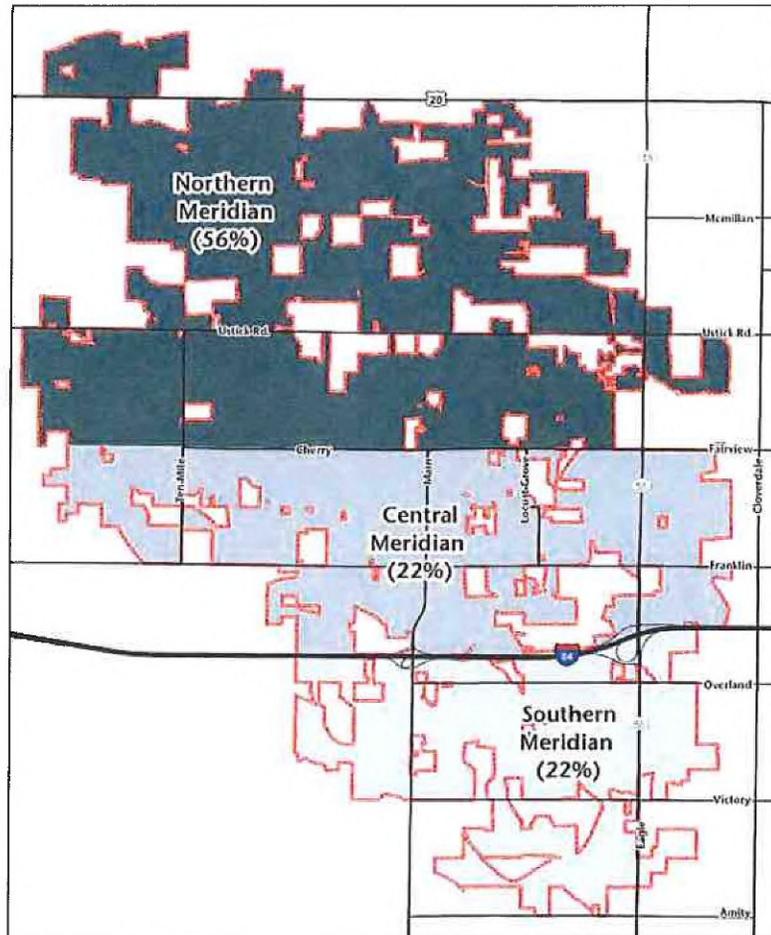
**Demographic profile.** The resident survey included several demographic and socioeconomic questions. Where possible, comparisons are made between survey respondent demographics and those for the city overall.

**Geography.** Figure III-2 displays survey respondents' place of residence in Meridian. The largest proportion of survey respondents live in North Meridian, defined as the area of the city north of Fairview Avenue/Cherry Lane. The remaining 44 percent of respondents were equally split between South Meridian (south of the Interstate 84) and Downtown/Central Meridian.

**Figure III-2.  
Residence of Survey  
Respondents, City of  
Meridian, 2011**

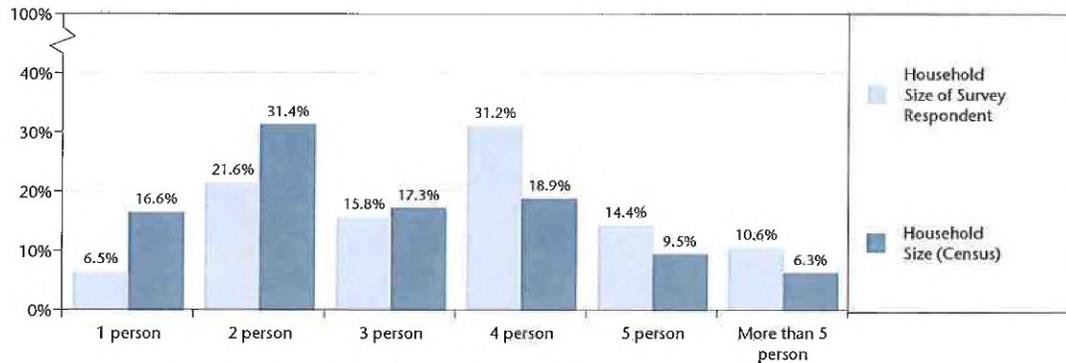
Note:  
n=329.

Source:  
Meridian Resident Survey, 2011 and  
BBC Research & Consulting.



**Household profile.** Figure III-3 compares the household size of survey respondents to the size of all households in Meridian. On average, survey respondents have larger households than residents in the city overall. The vast majority of survey respondents have a household size of four (31%).

**Figure III-3.**  
**Household Size of Survey Respondent Compared with Household Size for Meridian, 2011**



Note: n=292; According to the 2010 ACS, the average household size in Meridian is 2.89.

Source: Meridian Resident Survey, 2011 and 2010 U.S. Census.

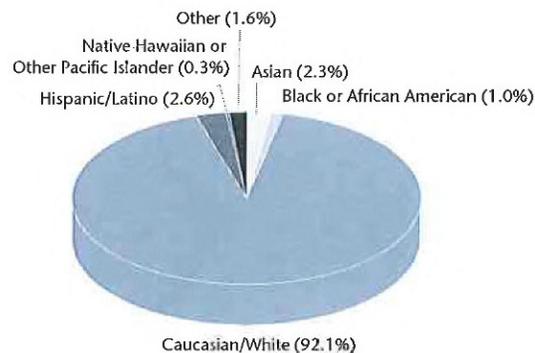
Survey participants were asked to identify the language most commonly spoken in their home. Most respondents speak English (98%) at home.<sup>1</sup>

**Race and ethnicity.** Figure III-4 presents the race/ethnicity of survey respondents. Ninety-two percent of survey respondents identified themselves as racially White. Approximately 3 percent of survey respondents identified themselves as Hispanic. Compared to the proportion of Hispanics in the city (7%), a smaller proportion of Hispanics responded to the resident survey.

**Figure III-4.**  
**Race/Ethnicity of Survey Respondents, City of Meridian, 2011**

Note:  
n=305.

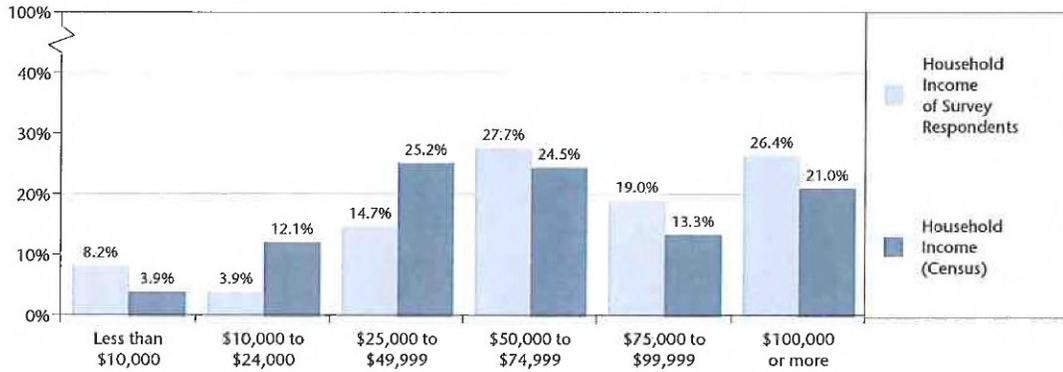
Source:  
Meridian Resident Survey, 2011.



<sup>1</sup> n=299.

**Income.** Figure III-5 compares the household income distribution of survey participants with the distribution of the city overall. The largest proportion of survey participants earn between \$50,000 and \$75,000 per year (28%), which is close to the proportion those households represent in the city (24%). Overall, the survey has strong participation from the city's highest earning households. It should be noted that many survey respondents chose not to disclose their household's income.

**Figure III-5.**  
**Household Income of Survey Respondents**  
**Compared with the Overall Household Income for Meridian, 2011**

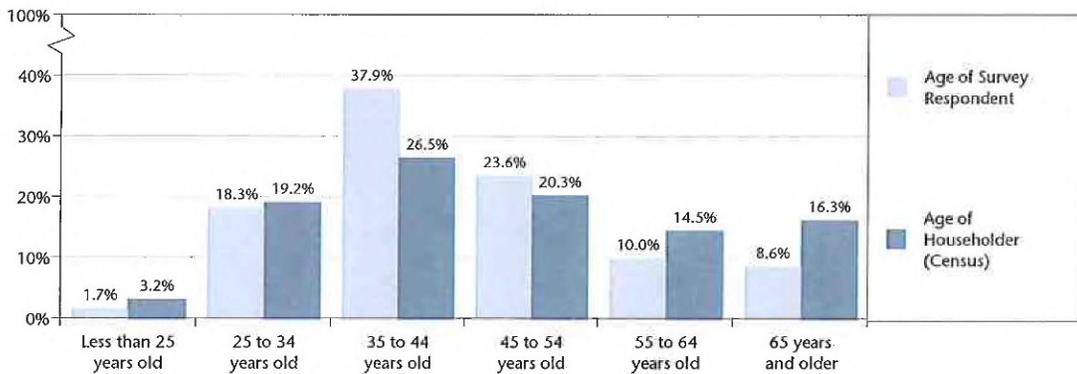


Note: n=231.

Source: Meridian Resident Survey, 2011.

**Age.** Figure III-6 compares the age of survey respondents with the age of the city's householders. The survey had high participation from residents between 35 and 44 years of age. Sixteen percent of the city's householders are seniors, compared with 9 percent of survey respondents.

**Exhibit III-6.**  
**Age of Survey Respondent Compared with Age of Householder, City of Meridian, 2011**



Note: n=301.

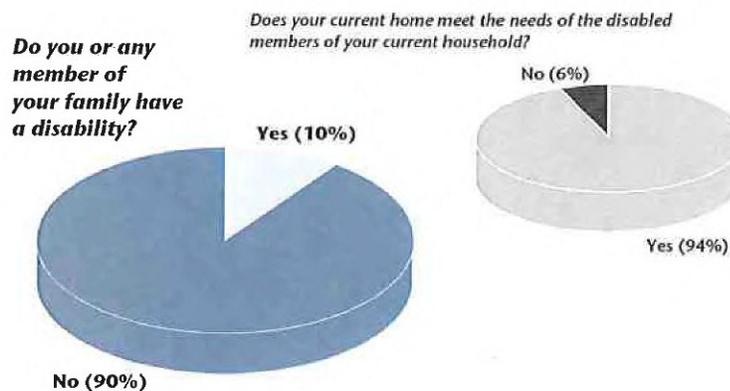
Source: Meridian Resident Survey, 2011 and 2010 U.S. Census.

**Disability.** Ten percent of survey respondents reported that a member of their household had a mental and/or physical disability. This is a higher rate of disability than that seen citywide (7%).<sup>2</sup> Most households with a disabled household member live in housing that meets their accessibility needs, as shown in Figure III-7. Only one survey respondent provided information on their home's accessibility deficiencies. That individual was a senior in need of home modifications to make their home livable for their wheel chair, walker and oxygen machine (e.g., no bathroom on main floor, wider doorways).

**Exhibit III-7.  
Disability and  
Housing  
Accessibility of  
Survey Respondents,  
City of Meridian,  
2011**

Note:  
n=322 and n=33.

Source:  
Meridian Resident Survey, 2011.



**Housing profile.** Survey participants were asked a series of questions on their current housing situation.

**Tenure.** Most survey respondents own their current home (86%).<sup>3</sup> Subsequently, 14 percent of survey respondents currently rent their home. According to the U.S. Census, the city has a larger proportion of renters (23%) than this survey captured.

The survey contained two questions specific to renters. These questions were used to determine how difficult it is to find an affordable rental unit in Meridian and to better understand the potential barriers renters face in becoming homeowners in Meridian.

Renters were asked to rate their experience finding an apartment in Meridian on a scale between “0” and “9,” where “0” indicates that it was “extremely difficult” to find an apartment in Meridian and “9” indicates that it was “extremely easy” to find an apartment in Meridian. As demonstrated in Figure III-8, survey respondents reported varying experiences when looking for apartments in the city. About one-fourth of renters found their experience looking for a rental unit moderately easy.

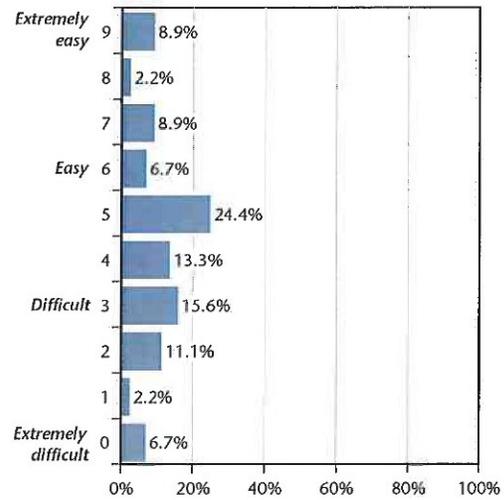
<sup>2</sup> 2010 1-year American Community Survey.

<sup>3</sup> n=329.

**Exhibit III-8.  
Experience in Locating  
Rental Units in Meridian, 2011**

Note:  
n=45.

Source:  
Meridian Resident Survey, 2011.



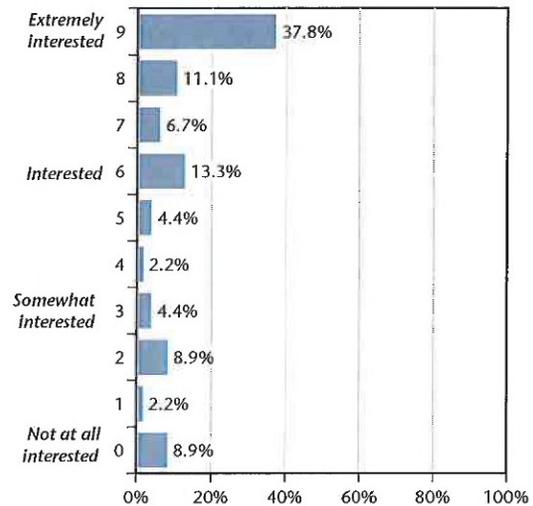
One third of renters said it was difficult to find a rental unit in the city. Most of those renters said this because there were “very few available rental units in my price range.”<sup>4</sup>

Current renters were asked to measure their level of interest in buying a home in Meridian. Thirty-eight percent of renter survey respondents said they were “extremely interested” in buying a home in Meridian. About 11 percent were not at all interested in buying. Figure III-9 summarizes these results.

**Figure III-9.  
Renter Interest in Buying  
a Home in Meridian, 2011**

Note:  
n=45.

Source:  
Meridian Resident Survey, 2011.



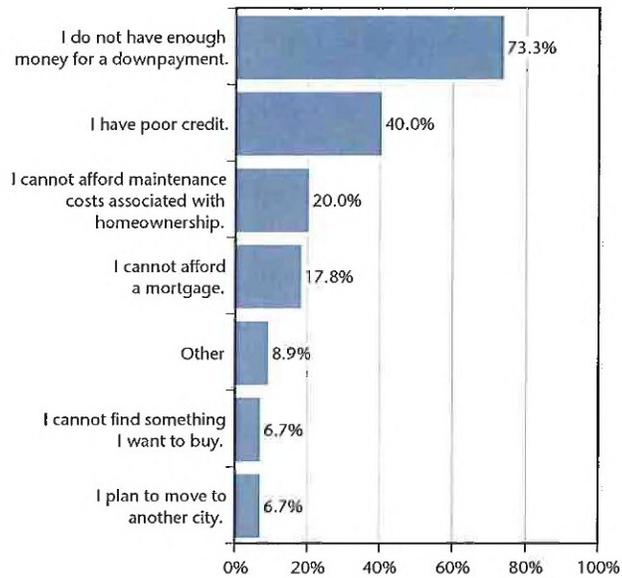
<sup>4</sup> n=13. Twelve renters (92%) provided this response.

Figure III-10 summarizes the reasons why renters have not yet purchased a home in Meridian. Nearly three in four renters (73%) said they have not purchased a home because they do not have money for a downpayment. Forty percent of renter survey respondents said they had not bought a home because of poor credit.

**Figure III-10.  
Reasons Renters Have Not  
Purchased a Home in  
Meridian, 2011**

Note:  
n=45. Percentages do not add to 100 percent  
because the question allowed multiple reasons for  
not buying.

Source:  
Meridian Resident Survey, 2011.



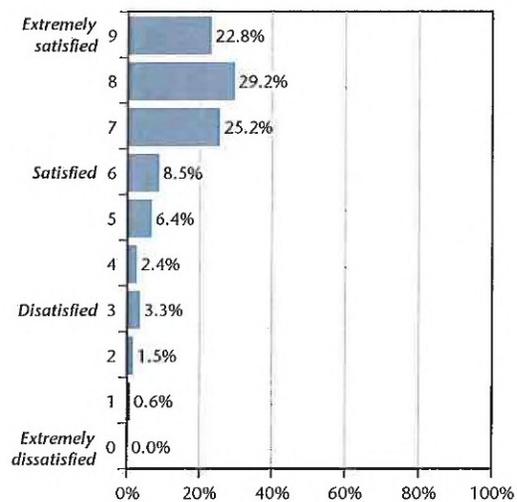
**Type of home.** Ninety-four percent of respondents reside in a single family home.<sup>5</sup> This is reflective of the city’s housing stock, which largely consists of single family homes.

**Housing satisfaction.** As demonstrated in Figure III-11, survey respondents are largely satisfied with their current living situation. More than three in four survey participants (77%) ranked their level of satisfaction with their current living situation between a “7” and “9”, with “9” representing “extremely satisfied.”

**Figure III-11.  
Housing Satisfaction,  
City of Meridian, 2011**

Note:  
n=329.

Source:  
Meridian Resident Survey, 2011.



<sup>5</sup> n=328.

Although most residents in Meridian are satisfied with their current living situation, some residents did cite dissatisfaction with their current circumstances. In total, survey respondents gave 70 reasons why they were dissatisfied with their current living situation. Six common themes rose out of residents' responses, which included the following:

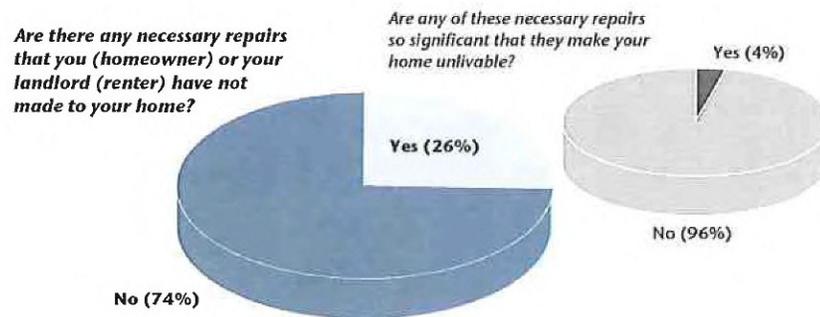
- Mortgage value greater than housing value (underwater on mortgage);
- Rise in HOA fees/property taxes; quality of home and lack of upkeep;
- Quality of neighborhood;
- Housing size; and
- Lack of desired home amenities (e.g., too few bathrooms, yard too small).

**Housing condition.** As displayed in Figure III-12, 26 percent of survey respondents said there were necessary repairs needed for their home. However, only 4 percent of respondents that reported needing home repairs said those repairs were significant enough to make their home unlivable. In other words, most home repairs were cosmetic in nature or were not urgent (e.g., replace roof, new paint).

**Figure III-12.**  
**Housing Condition, City of Meridian, 2011**

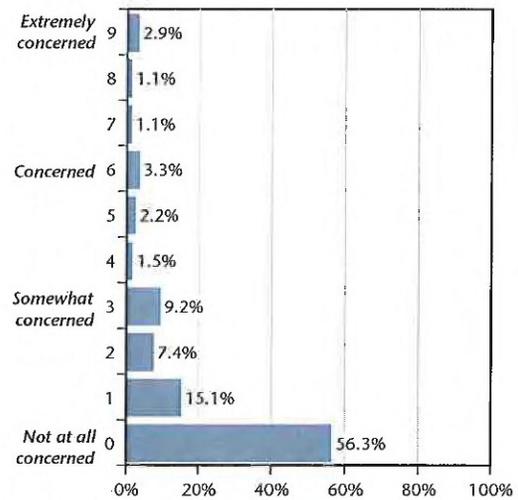
Note:  
n=327 and n=84.

Source:  
Meridian Resident Survey, 2011.



**Foreclosure.** Very few of the city's homeowner survey respondents are strongly concerned about losing their home to foreclosure. In fact, nearly 90 percent of homeowners said their concern varied between "not at all concerned" and "somewhat concerned." Three percent of homeowner survey respondents reported being "extremely concerned" about their home going into foreclosure.

**Figure III-13.**  
**Concern of Foreclosure, City of Meridian, 2011**



Note: n=272.

Source: Meridian Resident Survey, 2011.

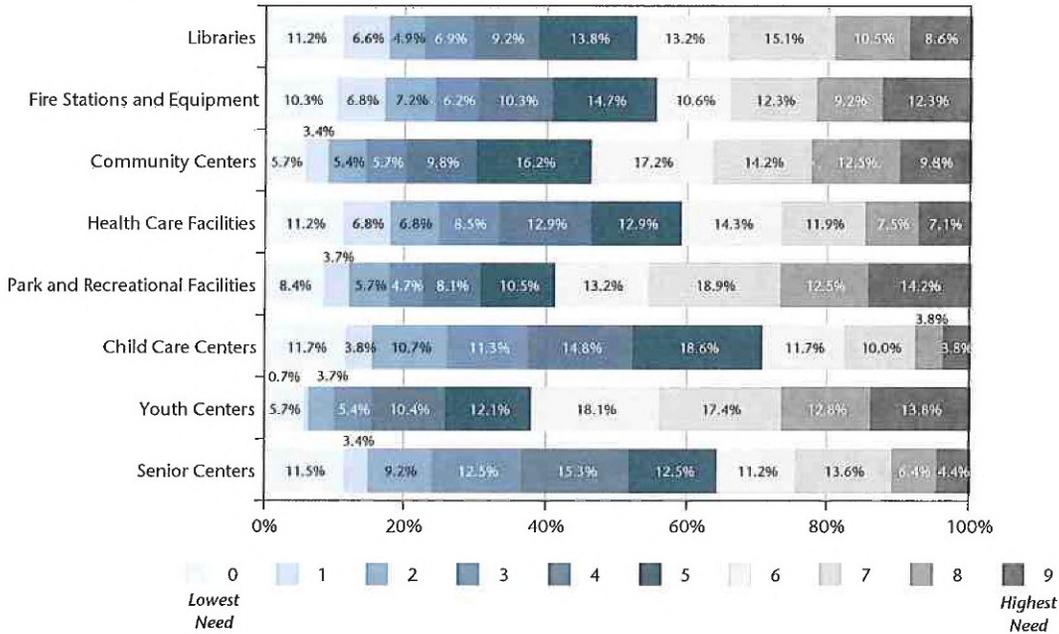
**Housing and community development needs.** Survey respondents were asked to rate the level of need for services within the following categories:

- Community facilities;
- Infrastructure;
- Special needs;
- Community services;
- Neighborhood services;
- Businesses and jobs; and
- Housing.

The results of this exercise are described in this section.

**Community facilities.** As demonstrated in Figure III-14, park and recreational facilities, community centers and youth centers were most likely to be identified by residents as being a moderate to high need in Meridian.

**Figure III-14.**  
**Community Facility Needs, City of Meridian, 2011**

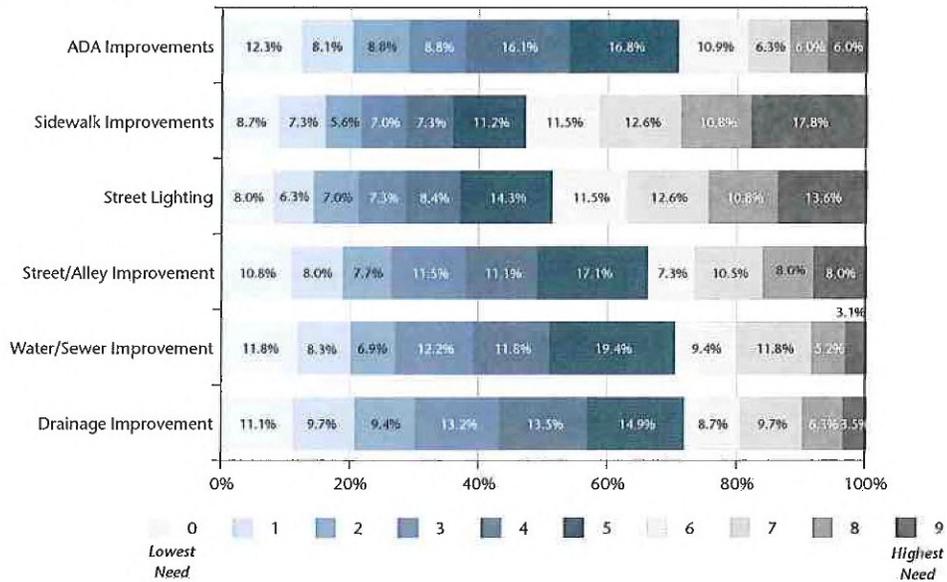


Note: n=291 to 304.

Source: Meridian Resident Survey, 2011.

**Infrastructure.** Sidewalk improvements were identified as the community's highest infrastructure need by survey respondents.

**Figure III-15.**  
**Infrastructure Needs, City of Meridian, 2011**

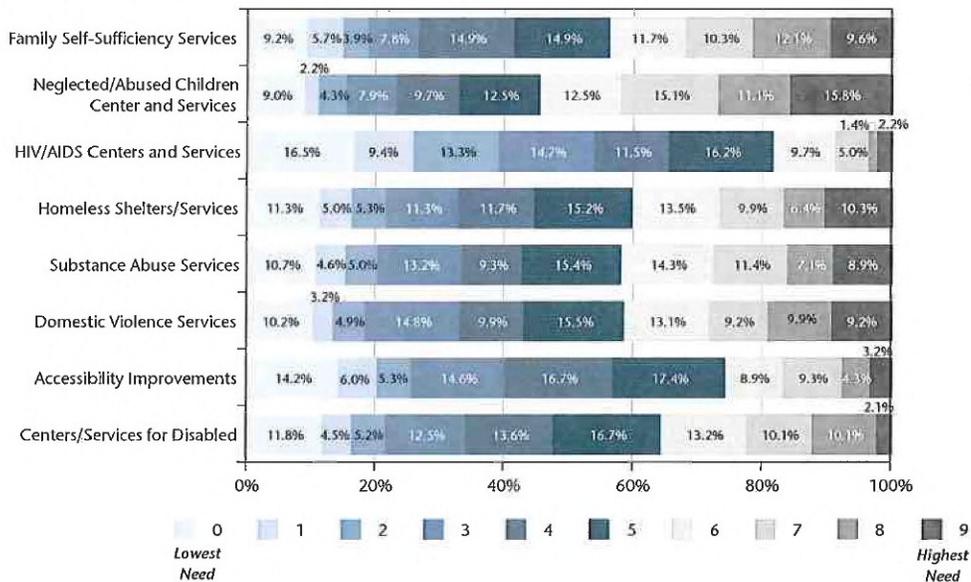


Note: n=285 to 288.

Source: Meridian Resident Survey, 2011.

**Special needs.** Sixteen percent of survey respondents identified services for neglected and abused children as the highest need among the city's special needs population.

**Figure III-16.**  
**Needs of Persons with Special Needs, City of Meridian, 2011**

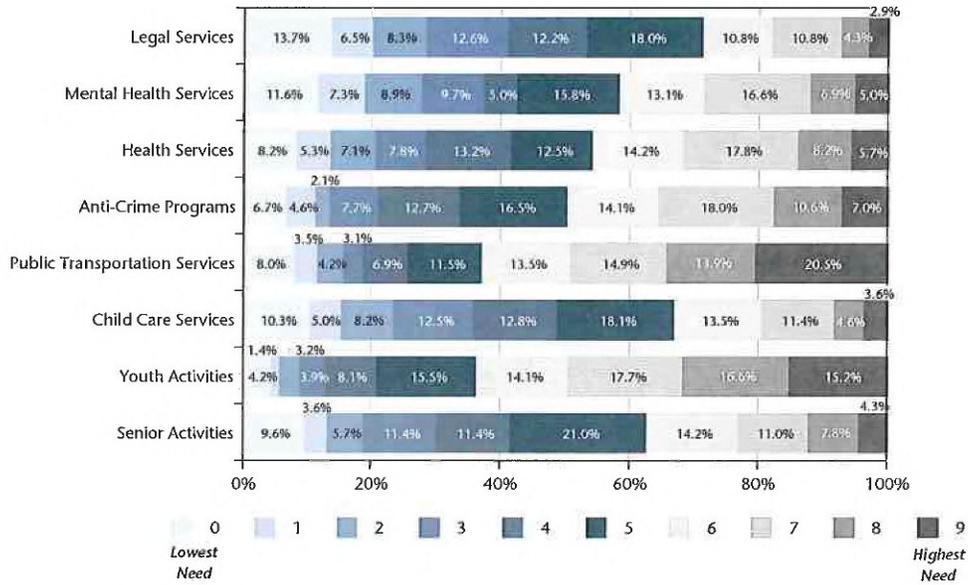


Note: n=278 to 287.

Source: Meridian Resident Survey, 2011.

**Community services.** Twenty percent of survey respondents identified public transportation services as Meridian’s highest community service need.

**Figure III-17.**  
**Community Services Needs, City of Meridian, 2011**

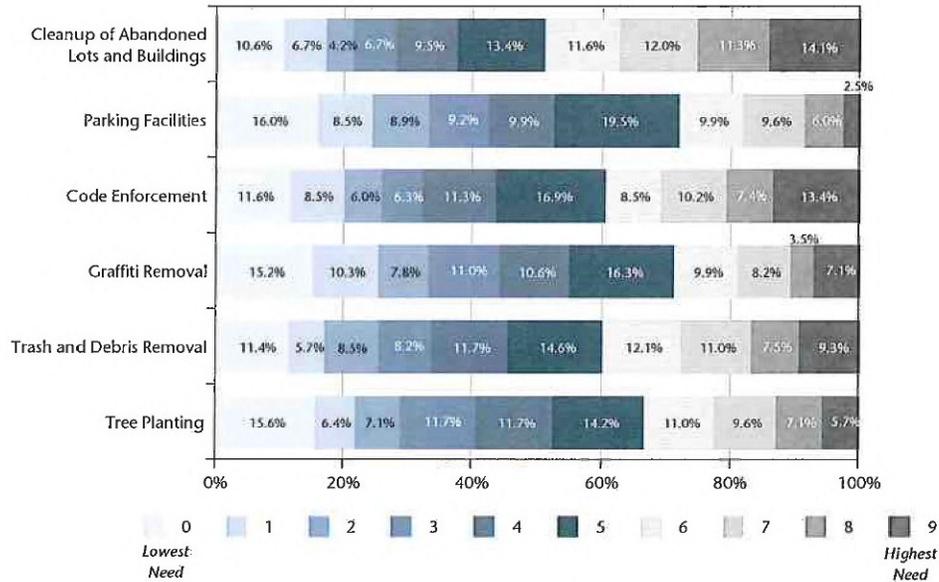


Note: n=278 to 284.

Source: Meridian Resident Survey, 2011.

**Neighborhood services.** Residents identified the cleanup of abandoned buildings and lots as the most important neighborhood services need in the community.

**Figure III-18.**  
**Neighborhood Services Needs, City of Meridian, 2011**

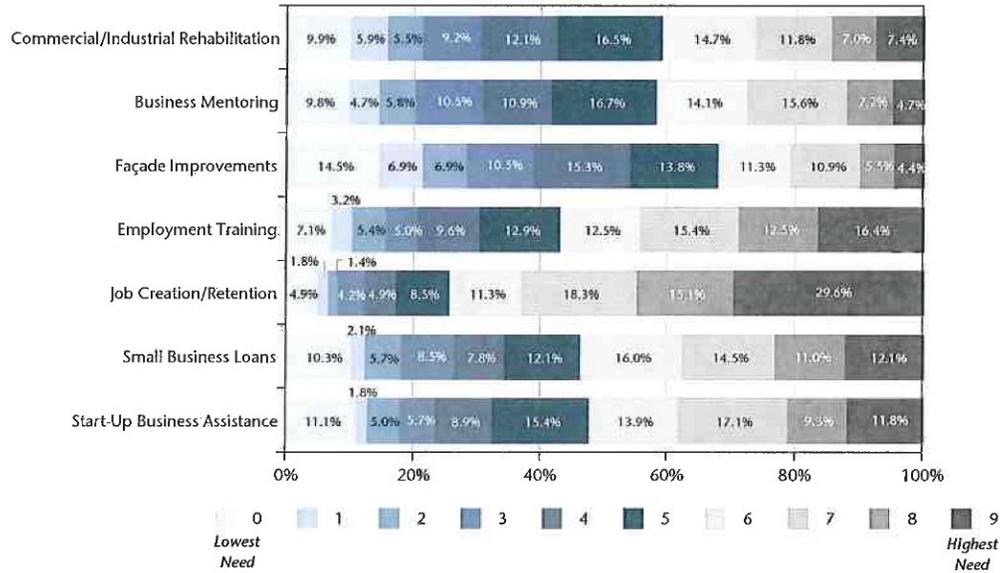


Note: n=281 to 284.

Source: Meridian Resident Survey, 2011.

**Businesses and jobs.** Thirty percent of survey respondents identified job creation and retention as the top economic development need in Meridian. Job creation and retention received the largest proportion of “top need” responses across all categories.

**Figure III-19.**  
**Businesses and Jobs Needs, City of Meridian, 2011**

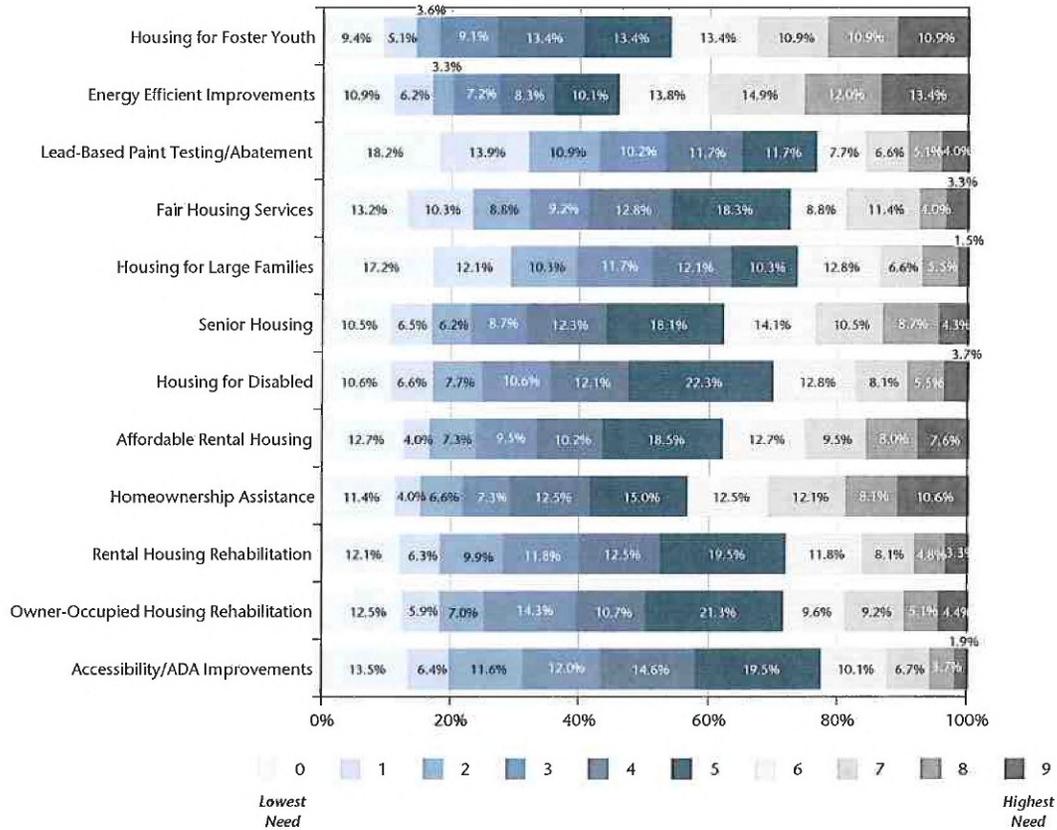


Note: n=272 to 284.

Source: Meridian Resident Survey, 2011.

**Housing.** Most respondents consider housing activities a “modest” need of the community. Energy efficient improvements received the largest proportion of “high need” responses (13%), followed by homeownership assistance (11%) and housing for foster youth (11%).

**Figure III-20.  
Housing Needs, City of Meridian, 2011**

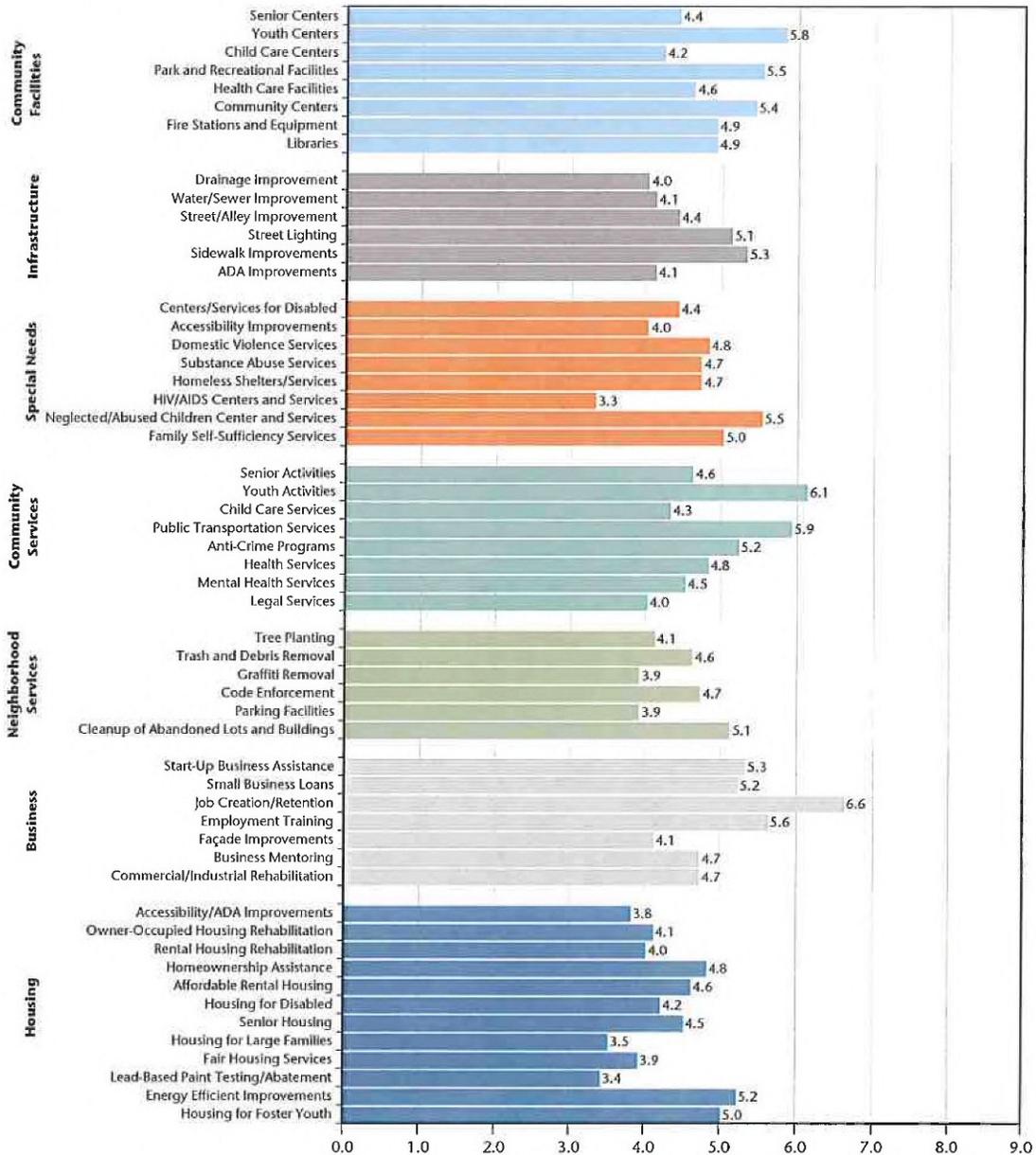


Note: n=267 to 276.

Source: Meridian Resident Survey, 2011.

Summary of housing and community development needs. Figure III-21 summarizes the average response ranking for all activities across all seven housing and community development categories. Job creation and retention was the top need identified by residents, followed by youth activities and public transportation services.

**Figure III-21.**  
**Summary of Housing and Community Development Needs, City of Meridian, 2011**



Source: Meridian Resident Survey, 2011.

## **Stakeholder Survey and Focus Group**

Fifteen stakeholders participated in the online stakeholder survey, and an additional 11 stakeholders participated in a stakeholder focus group or key person interview.<sup>6</sup> Organizations participating in the public input process represent individuals from a number of protected classes including seniors, immigrants, low income residents, persons with disabilities, persons and families who are homeless, persons with HIV/AIDS, persons with substance abuse/addiction, victims of domestic violence, youth refugees, and veterans.

Stakeholder survey and focus group results are summarized below.

**Comments on resident survey findings.** Focus group participants were asked to comment on the findings from the resident survey. Stakeholders felt that residents overestimated the need for youth services. The Meridian School District recently implemented a “pay to participate” policy for extracurricular activities. This new policy may have influenced residents’ survey responses.

Stakeholders felt that residents underestimated the need for affordable health services, as local affordable health care providers have seen an increase in demand for services. Stakeholders also felt that residents underestimated the need for affordable housing opportunities in Meridian, particularly given Meridian’s relatively high median rental rate. Residents identified “energy efficient improvements” as Meridian’s greatest housing need; stakeholders believe this is indicative of residents’ need to lower their housing costs.

**Greatest needs.** Stakeholders identified downtown redevelopment, affordable housing, homeless and at-risk of homeless services and transportation services as the city’s greatest housing and community needs.

**Downtown redevelopment.** Stakeholders would like to see continued investment in Meridian’s downtown area. Stakeholders would like to see the area improved for the LMI households that live close to downtown, and stakeholders would also like to see more job creation and retention in the downtown area. There are currently few businesses in the downtown area. One stakeholder participating in the focus group stated that “I live in Boise only two miles from downtown Meridian and I have no reason to come to downtown Meridian.”

**Affordable housing.** Stakeholders would like to see the city increase its inventory of affordable rental housing. Stakeholders recognize that federal and state funding is limited, but they encourage the city to be creative in finding ways to encourage affordable housing in Meridian.

**Services for persons at-risk of homelessness.** Stakeholders said that the recent national economic downturn has impacted Meridian households. Stakeholders have seen an increase in demand for services, and that these services are often necessary for families to remain in their homes (e.g., food bank, medical services).

---

<sup>6</sup> Stakeholders were allowed to participate in the online survey and participate in the focus group or key person interviews. As such, there may be some overlap.

**SECTION IV.**  
**Five-year Strategic Plan**

---

## SECTION IV.

### Five-year Strategic Plan

This document serves as the Strategic Plan for the City of Meridian's 2012-2016 Five-year Consolidated Plan. This document is organized as follows:

- 1) The first section contains the required language for HUD Consolidated Plans.
- 2) The remainder of the document contains the priority needs, strategies and objectives organized by:
  - General Strategies and Geographic Allocation;
  - Housing;
  - Public Housing;
  - Homelessness;
  - Non-Homeless Special Needs Populations;
  - Community Development; and
  - Other strategies: Reducing Barriers to Housing, Addressing Lead Based Paint Hazards, Antipoverty Strategy, Institutional Structure and Resources.

**Mission:** This Strategic Plan is part of the five-year City of Meridian Consolidated Plan and Action Plan, covering program years 2012-2016. The City receives the Community Development Block Grant (CDBG) directly from the U.S. Department of Housing and Urban Development (HUD). The City is required to complete a Consolidated Plan, Five-year Strategic Plan and Annual Action Plan prior to receiving the block grant funding. These documents describe the housing and community development needs in the city and outline how the city proposes to use the HUD block grant to fulfill the needs.

The City of Meridian has elected to use a five-year Consolidated Planning period. The City's program year start date is October 1; the end date is September 30.

#### **Consultation, Institutional Structure and Coordination 91.200(b)**

*Identify agencies, groups, and organizations that participated in the process.*

The City of Meridian conducted an extensive outreach effort to ensure full participation from the community in the development of the Consolidated Plan. The public input effort included a resident survey, social services stakeholder survey and a focus group with social service stakeholders that work directly with Meridian's lowest income households. Below each item (General, Homeless Strategy, Metropolitan Planning, HOPWA, Public Housing), the organizations and agencies that participated in the Consolidated Plan process are listed.

**General §91.100 (a)(1).** Consult with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during the preparation of the plan. A full list of organizations consulted during the consolidated plan process is listed in Figure IV-1.

**Figure IV-1.**  
**Organizations Consulted During Five-Year Consolidated Plan Process**

Organizations Contacted	Other Distribution Mediums
Ada County Boys and Girls Club	City of Meridian website
Boise City/Ada County Housing Authority	City of Meridian electronic newsletter
Chief Joseph Elementary School	City of Meridian Facebook page
City of Meridian City Clerk	City of Meridian Twitter page
City of Meridian Planning Department	HOA email distribution lists
El Ada Community Action Partnership	Press release to local newspapers
Friends in Action	Public school email list
Idaho Leagal Aid Services	
Idaho Office for Refugees	
Intermountain Fair Housing Council	
Linder Elementary School	
Meridian Community Center	
Meridian Elementary School	
Meridian Food Bank	
Meridian High School	
Meridian Library	
Meridian Middle School	
Meridian Senior Center	
Terry Reilly Health Services	
United Way of Treasure Valley	

Source: City of Meridian and BBC Research & Consulting.

**Homeless strategy §91.100 (a)(2).** Consult with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless.

**Participants:** Boise City/Ada County Continuum of Care Coordinating Team, Terry Reilly Health Services, Meridian School District McKinney-Vento Homeless Coordinator

**Metropolitan planning §91.100 (a)(5).** Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce development, economic development, etc.

**Participants:** Community Planning Association of Southwest Idaho (COMPASS), Idaho Department of Labor, Boise Valley Economic Partnership, Idaho Office for Refugees, Idaho Housing and Finance Association (IHFA), Mercy Housing, Meridian Development Corporation, City of Meridian Planning Department, Meridian School District, Northwest Real Estate Capital Corporation, Neighborhood Housing Services, City of Boise, City of Nampa and the Idaho Department of Health and Welfare

**HOPWA §91.100 (b).** *Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families.*

N/A; The Housing Opportunities for Persons with HIV/AIDS (HOPWA) is a HUD Formula Program which uses a statutorily-mandated method to allocate fund to eligible cities on behalf of their metropolitan areas and to eligible States to address the specific needs of persons living with HIV/AIDS and their families. The City of Meridian is not an eligible applicant.

**Public housing §91.100 (c).** *Consult with the local public housing agency concerning public housing needs, planned programs, and activities.*

The Boise City Ada County Housing Authority was consulted throughout the Consolidated Plan development process.

The following table summarizes the organizations the City of Meridian consulted with during the development of the 2012-2016 Consolidated Plan.

**Figure IV-2.  
Consolidated  
Plan Consultation**

Source:  
City of Meridian and BBC  
Research & Consulting.

Consultation			
24CFR	Requirement	Yes	No
91.100(a)(1)	Housing Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Social Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Fair Housing Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Health Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Homeless Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(a)(2)*	Chronically Homeless	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(a)(3)**	Lead-based Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(a)(4)***	Adjacent Government	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	State (Non-housing)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	County (Metro. City)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(a)(5)	Metro. Planning Agencies	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(b)	HOPWA	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.100(c)	PHA Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Did the grantee indicate that it consulted with other organizations that provide housing and supportive services to special needs populations (including elderly persons, persons with disabilities, persons with HIV/AIDS, homeless persons)? Yes.*

*Did the grantee consult with Public Housing Agencies during Consolidated Plan development? Yes, the Boise City Ada County Housing Authority was consulted.*

*Did the grantee consult with state/local health and child welfare agencies on lead based paint issues? Yes, the State of Idaho Department of Health and Welfare was consulted.*

## **Citizen Participation 91.200 (b)**

*Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the Consolidated Plan. Include a description of actions taken to encourage participation of all its residents, including the following:*

- *Low and moderate income residents where housing and community development funds may be spent;*
- *Minorities and non-English speaking persons, as well as persons with disabilities;*
- *Local and regional institutions and other organizations (including businesses, developers, community and faith-based organizations);*
- *Residents of public and assisted housing developments and recipients of tenant-based assistance; and*
- *Residents of targeted revitalization areas.*

This section discusses input from citizens, stakeholders and service providers regarding the development of the Five-year Consolidated Plan. Public input was gathered in the following ways:

- A resident survey was distributed online and on paper between November 16<sup>th</sup> and December 15<sup>th</sup> of 2011—330 residents participated in the survey;
- An online stakeholder survey was promoted by city staff and BBC in fall 2011—15 housing and social service professionals responded; and
- A focus group and in-depth interviews with service providers and housing developers were conducted in fall and winter 2011—11 individuals participated.

The resident survey was an important piece of the citizen participation process. As such, the city implemented an extensive survey distribution process to ensure all residents, including the city's lowest income residents, were aware of the resident survey. A variety of organizations and mediums were used to publicize and distribute the resident survey. They are summarized in Figure III-1.

**Figure IV-3.  
Survey Distribution,  
City of Meridian,  
2011**

Source:  
BBC Research & Consulting and  
City of Meridian.

Organizations Contacted	Other Distribution Mediums
Ada County Boys and Girls Club	City of Meridian website
Boise City/Ada County Housing Authority	City of Meridian electronic newsletter
Chief Joseph Elementary School	City of Meridian Facebook page
City of Meridian City Clerk	City of Meridian Twitter page
City of Meridian Planning Department	HOA email distribution lists
El Ada Community Action Partnership	Press release to local newspapers
Friends in Action	Public school email list
Idaho Legal Aid Services	Utility bills
Idaho Office for Refugees	
Intermountain Fair Housing Council	
Linder Elementary School	
Meridian Community Center	
Meridian Elementary School	
Meridian Food Bank	
Meridian High School	
Meridian Library	
Meridian Middle School	
Meridian Senior Center	
Terry Reilly Health Services	
United Way of Treasure Valley	

Section III of the Consolidated Plan provides more information on the citizen participation plan. It also provides detailed results of the resident survey and social service stakeholder outreach.

*Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.*

The city conducted outreach prior to drafting the Consolidated Plan to determine needs in the community and the potential to align resources to meet those needs. The resident survey was administered between November 16<sup>th</sup> and December 15<sup>th</sup> of 2011. The survey asked residents to identify the level of need for a variety of CDBG-eligible activities falling within the following categories: community facilities, infrastructure, special needs, community services, neighborhood services, businesses and jobs and housing. A total of 330 residents participated in the survey.

On March 7, 2012, the draft of the Consolidated Plan Priorities was presented to the Meridian City Council for consideration and comment. The City Council Meeting was conducted at the Meridian City Hall at 7 p.m. The public was notified of this public comment opportunity through official public notices in the local newspapers and through notice on the City's CDBG website and the City's monthly newsletter which is distributed electronically to the residents who subscribe to that service. The complete draft of the Consolidated Plan Priorities was provided on the City's CDBG website. Citizens were invited to provide input via phone, standard mail, e-mail, or in person at the City Council meeting.

On March 15, 2012, the City hosted a CDBG workshop from 10 a.m. to 12 p.m. at Meridian City Hall for all past, current, and potentially interested sub-recipients and/or community members or partners to discuss the draft Consolidated Plan Priorities and the process for the 2012 CDBG Program Year. Invitations were sent via e-mail to all available City of Meridian CDBG contacts. Participants of the workshop were encouraged to provide comments and feedback on the draft Consolidated Plan Priorities.

On May 15, 2012, the Meridian City Council conducted a pre-draft public hearing for the Consolidated Plan (2012-2016) and the Annual Action Plan for Program Year 2012. This hearing took place at the Meridian City Hall at 7 p.m., and was advertised through official public notices in the local newspapers and through notice on the City's CDBG website. In addition, the City CDBG staff sent out an e-mail notice to all City CDBG contacts of the hearing and provided a web link to the pre-draft documents. Copies of the pre-draft documents were made available at the Meridian Library and Meridian City Hall.

On June 19, 2012, the Meridian City Council conducted a public hearing and officially opened the 30-day public comment period on the Consolidated Plan (2012-2016). This hearing took place at the Meridian City Hall at 7 p.m., and was advertised through official public notices in the local newspapers and through notice on the City's CDBG website. In addition, the City CDBG staff sent out an e-mail notice to all City CDBG contacts of the hearing and provided a web link to the complete Consolidated Plan document. Copies of the complete Consolidated Plan document were made available at the Meridian Library and Meridian City Hall.

On July 24, 2012, the Meridian City Council conducted the final public hearing and closed the minimum 30-day public comment period. This public hearing took place at the Meridian City Hall at 7 p.m.

**Efforts made to broaden citizen participation.** The city made a strong effort to encourage citizen participation in the development of the Consolidated Plan. The resident survey was publicized in utility bills mailed out to all residents of Meridian. An email blast was sent to all parents in schools located within the city. City staff distributed flyers with a link to the online survey throughout the city including City Hall and the Meridian Food Bank. The city used its social media outlets to promote the survey (e.g., Facebook, Twitter, electronic newsletter). Finally, the survey was heavily promoted to social service providers, and the city encouraged providers to distribute the survey to its clients.

*Provide a summary of citizen comments or views received on the plan and explain any comments not accepted and reasons why these comments were not accepted.*

Please refer to Section III for a summary of comments received from stakeholders and citizens during the development of the Plan, as well as an analysis of citizen survey. Written and verbal comments regarding the plan, including those received during the 30-day public comment period and at public hearings, are included in Appendix A.

During the 30-day public comment period, all comments received in person, by mail, and email were considered in the development of the Consolidated Plan.

## **Institutional Structure 91.215 (k)**

*Provide a concise summary of the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, community and faith-based organizations, and public institutions.*

**Administration.** The city's Department of Community Development Planning Division is responsible for the development and monitoring of the Consolidated Plan, the Annual Action Plans, the year-end CAPER, the IDIS reporting process, and monitoring. Staff will be responsible for citizen participation and fair housing outreach and implementation activities. Staff will coordinate on an ongoing basis with the Mayor's Office, City Council, City Clerk, Public Works, Parks and Recreation, and Public Safety Departments to address the identified priority community needs.

**Public, non-profit service providers.** Staff will implement the Annual Action Plan elements with the support of community partners. Projects and activities will be a collaborative effort with other city Departments, public entities, non-profits, social service providers, health care agencies and private sector entities.

**Private sector.** Staff will implement the Annual Action Plan elements with the support of some private sector partners. Projects and activities will be a collaborative effort with other city Departments, public entities, non-profits, social service providers, health care agencies and private sector entities.

*Provide an assessment of the strengths and gaps in the delivery system.*

The city believes the current institutional structure to be a competent and capable mechanism to administer the CDBG funds. Should gaps in the service be identified, the city will work to remedy those shortcomings in an effort to insure smooth operations within both the administration and service delivery components of the program.

It should be noted that when conducting the outreach activities to encourage citizen participation for the Consolidated Plan development, new entities, organizations and service providers were identified who expressed an interest in better serving Meridian residents. The city will continue to engage these organizations to ensure all of Meridian's residents are served.

*Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy. (91.215(l)).*

The city intends to enhance coordination with private industry, businesses and developers for the purpose of advancing the economic development strategy primarily through its relationship and involvement with the Meridian Development Corporation, the city's Urban Renewal Agency. In addition the City has its own Economic Development Administrator who focuses solely on the economic development goals of the City.

## **Coordination 91.215 (I)**

*Describe the efforts to enhance coordination between public and assisted housing providers and governmental health, mental health, and service agencies.*

Boise City/Ada County Housing Authority (BCACHA) resources are critical for helping house Meridian's lowest income residents. While there are no public housing units in Meridian, an estimated 185 Section 8 vouchers are currently used in Meridian. The BCACHA was contacted during the Consolidated Planning process to help the city better understand the BCACHA's resources and needs. The city will continue to stay engaged with the BCACHA.

The city also engaged affordable housing developers during the Consolidated Plan process. The city is dedicated to increasing its affordable housing inventory in Meridian to ensure residents of all income levels can find housing in Meridian. City staff will continue to stay engaged with the affordable housing community to ensure the city provides important tools and resources to these developers.

The city recognizes the importance of staying abreast of programs and resources available from governmental health, mental health and service agencies. As such, the city will continue to explore ways to connect to these communities.

*Describe efforts in addressing the needs of persons that are chronically homeless with respect to the preparation of the homeless strategy.*

Please see the Homeless Strategy on page 27.

*Describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of the plan.*

The following units of state and general local government contributed to the development of the plan through interview, focus groups and survey participation: The Boise City Ada County Housing Authority; the State of Idaho Health and Welfare Department; planning and community development staff of the cities of Nampa and Boise; the Idaho Housing and Finance Association; and the Community Planning Association of Southwest Idaho (COMPASS).

*Describe the jurisdiction's efforts to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.*

City staff are mindful of the importance of public transportation in ensuring low income residents are connected to job opportunities in Meridian and the region. As such, the city is very active in a number of local and regional transportation planning strategies. City staff actively participate in the Meridian Transportation Task Force, the Ada County Highway District (ACHD) Capital Improvement Citizen Advisory committee, the COMPASS Regional Technical Advisory Committee and the Meridian Traffic Safety Task Force.

The city identified limited public transportation opportunities as a fair housing impediment in its 2012-2016 Analysis of Impediments to Fair Housing Choice report (AI). The city is committed to exploring opportunities to expand and improve its existing public transportation network.

## Housing Needs 91.205

*Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).*

**Five-year projected housing needs.** The estimated housing needs are projected for the next five-year period for the following categories of persons:

- **Extremely and very low income renters.** The gaps analysis completed for the housing market analysis found a current need for 960 rental units for the nearly 1,500 renter households earning less than \$20,000 per year. If the city maintains current population growth, very low income renters experience the same population growth as the city overall, and no new units are developed to assist this group, this need will increase to 1,152 in 2015.
- **Low income renters.** According to quantitative research, there is a small gap (117 units) for the city's low income renter households. If the city maintains current population growth, low income renters experience the same population growth as the city overall, and no new units are developed to assist this group, this need will increase to 140 units in 2015.
- **Moderate income renters.** No affordability gap currently; no future gap estimated.
- **Middle income renters.** No affordability gap currently; no future gap estimated.
- **Extremely low and low income owners.** An estimated 2,089 homeowners were cost burdened in 2010. By 2015, this could exceed 2,500, if the city maintains its current population growth.
- **Moderate income owners.** No affordability gap currently; no future gap estimated.
- **Middle income owners.** No affordability gap currently; no future gap estimated.
- **Elderly persons.** The housing needs table completed for the plan indicates that there is a gap of 434 units to serve the city's frail elderly population.<sup>1</sup> If population growth trends continue through 2015, this number may increase to 521.
- **Persons with disabilities.** For developmentally disabled, housing needs are estimated to increase from 387 in 2010 to 464 in 2015. Housing the mentally ill is a growing concern for service providers and currently, an estimated 228 individuals that are severely mentally ill have housing needs. By 2015, this need is estimated to increase to 274. Physically disabled individuals with housing needs are estimated to increase from 387 in 2010 to 464 in 2015.

---

<sup>1</sup> Frail elderly includes seniors who cannot live independently or need assistance with activities of daily living due to mobility limitations and/or a disability.

**Persons with HIV/AIDS and their families.** Housing needs are expected to increase from 69 in 2010 to 75 in 2015.

- **Families.** New data on the specific housing needs of resident by family type are not available for 2010. To the extent that these populations have housing needs in the next five years, they are captured in the needs projections by income categories above.
- **Victims of domestic violence.** In 2010 there were an estimated 225 victims of domestic violence with housing needs. By 2015, this number may increase to 270, if the city maintains its current population growth.
- **Public housing and Section 8 residents.** There are no public housing units in Meridian. The Section 8 waiting list for the Boise City Ada County Housing Authority contained an estimated 5,300 individuals. The Housing Authority does not decipher between Boise City and Ada County vouchers, which means it is difficult to determine the number of Meridian residents on the waitlist. Meridian residents currently account for 40 percent of Ada County's active vouchers; assuming Meridian residents account for the same proportion of the Section 8 waitlist, as many as 480 households may currently be on the Section 8 waitlist. The Boise City Ada County Housing Authority recently closed its Section 8 waitlist. It is unknown whether they will re-open the waitlist in the future. As such, no future gap is estimated.

**Figure IV-4.**  
**Table 2A — Priority Housing Needs/Investment Plan 2012-2016**

Priority Housing Needs (households)		Priority (H,M,L)	Unmet Need		
			Number	Percent	
<b>Renter</b>	Small Related	0-30%	Low	290	75%
		31-50%	Low	374	85%
		51-80%	Low	129	35%
	Large Related	0-30%	Medium	54	100%
		31-50%	Medium	41	83%
		51-80%	Low	65	75%
	Elderly	0-30%	Low	52	44%
		31-50%	Medium	116	100%
		51-80%	Medium	92	46%
	All Other	0-30%	Medium	151	88%
		31-50%	Medium	118	100%
		51-80%	Low	118	35%
<b>Owner</b>	Small Related	0-30%	Medium	180	81%
		31-50%	Medium	194	75%
		51-80%	Low	772	63%
	Large Related	0-30%	Medium	65	100%
		31-50%	Medium	95	69%
		51-80%	Medium	288	69%
	Elderly	0-30%	Medium	172	62%
		31-50%	Low	97	21%
		51-80%	Medium	150	26%
	All Other	0-30%	Low	65	75%
		31-50%	Low	161	72%
		51-80%	Low	247	77%
<b>Non-Homeless/ Special Needs</b>	Elderly	0-80%	Medium	1,237	
	Frail Elderly	0-80%	Medium	434	
	Severe Mental Illness	0-80%	Low	229	
	Physical Disability	0-80%	Medium	387	
	Developmental Disability	0-80%	Medium	1,029	
	Alcohol/Drug Abuse	0-80%	Medium	1,257	
	HIV/AIDS	0-80%	Low	6	
	Victims of Domestic Violence	0-80%	Low	242	

Note: Need was estimated based on population growth between 2000 and 2010. The city grew 115% in the last 10 years.

Source: Comprehensive Housing Affordability Strategy (CHAS) data set, U.S. Census Bureau, American Community Survey.

**Figure IV-5.**  
**Table 2A—Priority Housing Activities**

Priority Need	Plan/Act					
	5-Year Goal	Year 1 Goal	Year 2 Goal	Year 3 Goal	Year 4 Goal	Year 5 Goal
<b>CDBG</b>						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance	7	1	2	1	2	1
<b>HOME</b>						
			N/A			
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
<b>HOPWA</b>						
			N/A			
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
<b>Other</b>						
			N/A			

Source: City of Meridian Community Development.

**Cost burden and overcrowding.** Please see pages 23 and 24 of Section II of this report for a discussion of cost burden and overcrowding in the Meridian housing market.

**Standard and substandard conditions.** Please see pages 23 and 24 of Section II of this report for a discussion of housing in substandard condition and the number of households occupying such housing.

**Disproportionate racial and ethnic housing problems.** *To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.*

According to the Comprehensive Housing Affordability Strategy (CHAS) data the following groups have a disproportionate need:

- Hispanic households.
- All other renter households earning less than 30 percent of MFI;
- All other renter households earning between 51 and 80 percent of MFI; and
- All other owner households earning between 31 and 50 percent of MFI

Other racial/ethnic groups may have disproportionate needs however; data currently available are insufficient to identify and estimate needs for these groups.<sup>2</sup>

### **Homeless Needs 91.2015 (c)**

In the Housing and Community Profile (Section II) a description of the nature and extent of homelessness, individuals and families at risk of homelessness, and homeless subpopulations begins on page 8. A description of homelessness by racial/ethnic group is also included.

The figures below summarize the characteristics of persons who are homeless in Meridian. These estimates are based on the State of Idaho annual Point-in-Time (PIT) Count of homeless individuals. The most recently published PIT, conducted on January 25, 2012, reports homeless tabulations for seven regions across the state. Region 7 includes only Ada County. To estimate homelessness in Meridian it is assumed that the number of homeless individuals in Meridian represents the same proportion of Ada County residents that are Meridian residents. In other words, approximately 19 percent of Ada County residents live in Meridian, therefore approximately 19 percent of the Region 7 homeless population (Ada County) is assumed to be located in Meridian.

It should be noted that the most recent State of Idaho PIT count and Continuum of Care documents do not contain estimates of Unmet Needs/Gaps or persons with HIV/AIDS who are homeless. It should also be noted that Meridian does not have any homeless shelters, and all homeless Meridian residents that are sheltered by a homeless provider live outside the community.

---

<sup>2</sup> The most recent CHAS data tabulated by HUD is from 2000. In this year, the percentage of non-Hispanic minority groups was so small that no CHAS data was published for these groups. The 2010 Census will provide updated CHAS data, which will likely include non-Hispanic minority groups.

**Racial and ethnic homelessness.** Figure IV-6a provides a description of the proportional racial and ethnic characteristics of the homeless population in Meridian.

**Figure IV-6a.  
Homeless Population by Race and Ethnicity, City of Meridian, 2012**

	Sheltered	Unsheltered	Total	Percent of Total Homeless (out of 159)
American Indian or Alaska Native	5.0	1.0	6.0	3.8%
Asian	1.0	0.0	1.0	0.6%
Black or African American	4.8	0.0	6.0	3.8%
Native Hawaiian or Other Pacific Islander	6.0	0.0	1.0	0.6%
White	114.0	7.6	122.0	76.7%
Two or more races	0.0	0.0	0.0	0.0%
Hispanic/Latino	11.0	0.0	11.0	6.9%

Note: Homeless residents were allowed to chose more than one racial or ethnic category. Data by race and ethnicity do not add to homeless count.

Source: State of Idaho 2012 Point-in-Time Count.

There is a higher proportion of American Indian/Alaska Native and African American/Black homeless residents in Meridian compared to the city overall. For example, less than 1 percent of the city’s residents identify themselves as American Indian/Alaska Native, compared to 4 percent of the city’s homeless population.

**Characteristics of homelessness.** Figure II-6b displays subpopulation demographics and disabling characteristics of the city’s homeless population. Again, the same methodology is used to estimate from the PIT count the proportional characteristics of homeless in the City of Meridian (estimated to be 19 percent.)

**Figure IV-6b.  
Disabling Characteristics of Homeless Population, City of Meridian, 2012**

Source:  
State of Idaho 2012 Point-in-Time Count.

	Proportional Characteristics of Homeless Population
Veterans	26
Victims of Domestic Violence	19
Substance Abuse	33
Serious Mental Illness	22
Serious Physical Illness/Disability	16
Other/ Prefer Not to Disclose	11

The most common disabling characteristics are substance abuse and serious mental illness. For many of these residents, their homeless status will not end until they are connected with necessary mental health and rehabilitation services.

## Non-homeless Special Needs 91.205 (d) including HOPWA

The figure below displays the estimated population of non-homeless special needs groups within Meridian needing services. The needs of these populations will continue to be addressed through the allocation of CDBG public service dollars during the Five-year Consolidated Planning period.

**Figure IV-7.**  
**Table 1B—Special Needs**  
**(Non-Homeless) Populations**

Source:  
BBC Research & Consulting.

Non-Homeless Special Needs Including HOPWA		Needs	Currently Available
Housing Needed	52. Elderly	1,237	0
	53. Frail Elderly	434	0
	54. Persons w/ Severe Mental Illness	229	0
	55. Developmentally Disabled	387	0
	56. Physically Disabled	1,029	0
	57. Alcohol/Other Drug Addicted	1,257	0
	58. Persons w/ HIV/AIDS & their families	6	0
	59. Public Housing Residents	from local PHA	
Total		4,579	0
Supportive Services Needed	60. Elderly	1,467	0
	61. Frail Elderly	666	0
	62. Persons w/ Severe Mental Illness	729	0
	63. Developmentally Disabled	986	0
	64. Physically Disabled	842	0
	65. Alcohol/Other Drug Addicted	5,914	0
	66. Persons w/ HIV/AIDS & their families	28	0
	67. Public Housing Residents	from local PHA	
Total		10,633	0

Other than the Section 8 voucher program, there are no public housing options or resources in Meridian to address the housing needs of residents with special needs. Special needs residents can access regional housing options within the nearby communities of Boise and Nampa.

## Lead-based Paint 91.205 (e)

Housing built before 1978 is considered to have some risk of lead-based paint, but housing built prior to 1940 is considered to have the highest risk. After 1940, paint manufacturers voluntarily began to reduce the amount of lead they added to their paint. As a result, painted surfaces in homes built before 1940 are likely to have higher levels of lead than homes built between 1940 and 1978. Lead-based paint was banned from residential use in 1978. It is difficult to determine the precise number of households at risk of lead-based paint poisoning. However, people living in substandard units or older housing, and who are low income, are more likely to be exposed to lead-based paint than higher income households living in newer or rehabilitated older housing.

Less than 1 percent (199 housing units) of Meridian's housing stock was built before 1940, when lead-based paint was most common. An additional 2 percent (519 housing units) were built between 1940 and 1960, when lead-based paint was still used, but the amount of lead in the paint was being reduced. Finally, 1,969 Meridian housing units (7%) were built between 1960 and 1979, just as lead-based paint was being phased out and eventually was banned. Therefore, the majority of the housing stock in the city (approximately 25,300 units) was built after lead-based paint was prevalent in residential housing.

If (as HUD estimates) 90 percent of the pre-1940 units in Meridian are at risk of containing lead-based paint, 80 percent of the units built between 1940 and 1960 are at risk, and 62 percent of units built between 1960 and 1979 are at risk than 1,815 Meridian housing units may contain lead paint. The estimated number of households with lead-based paint hazard is displayed in Figure IV-8.

**Figure IV-8.  
Estimated Households with  
Lead-Based Paint Risk, City of  
Meridian, 2010**

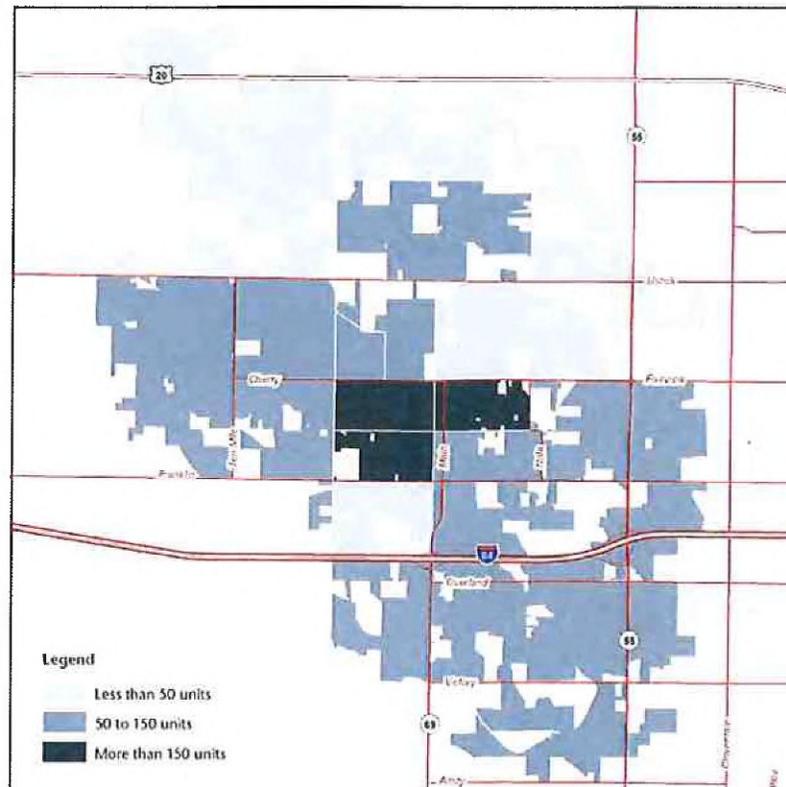
Source:  
HUD, "Guidelines for the Evaluation and  
Control of Lead-Based Paint Hazards in Housing",  
2010 American Community Survey.

Year Housing Unit Was Built	Number of Housing Units	Estimated Percentage at Risk	Estimated Number of Units at Risk
1939 and Earlier	199	90%	179
1940 to 1960	519	80%	415
1960 to 1979	1,969	62%	1,221
<b>Total</b>	<b>2,687</b>		<b>1,815</b>

The map in Figure IV-9 displays the number of housing units that may be at risk of lead-based paint hazards. All of the housing units identified on the map were built in the years before lead-based paint was banned from usage and are low to moderate income households (earning less than 80 percent of MFI). As demonstrated in the map, the greatest risk of lead-based paint is found in the city's downtown area.

**Figure IV-9.  
Estimated Number  
of Households with  
Lead-Based Paint  
Risk by Block Group**

Source:  
Claritas 2010, BBC Research &  
Consulting.



*Describe the jurisdiction's plan to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based paint hazards is related to the extent of lead poisoning and hazards.*

The state agency responsible for dealing with health hazards related to lead-based paint is the Idaho Department of Health and Welfare. Within this agency are the Division of Health, Bureau of Environmental Health and Services, the Division of Medicaid Programs and Resource Management, and the Regional Health Departments. Region IV District Health located in Boise provides medical clinic services. They publish and distribute a fact sheet about lead-based paint. It recommends that those living in a home built prior to 1978 (where the paint is in poor condition and/or where there has been remodeling) should consult a physician about having their children tested. A simple blood test is the only way to know if a child has lead poisoning.

The Meridian Community Development Department works with homeowners, landlords, developers, contractors, and builders in generating building permits. Staff will provide information on lead-based paint hazards, precautions and symptoms for building permit applications on dwellings built prior to 1978. Questions and concerns related to lead-based paint testing assessments will be referred to the Idaho Indoor Air Quality Program. The City has posted information and resources regarding lead-based paint on the City's Community Development Block Grant webpage at [www.meridiancity.org/cdbg](http://www.meridiancity.org/cdbg)

### **Housing Market Analysis 91.210**

The significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing, the housing stock available to serve persons with special needs and their families is described in the Community and Housing Profile (Section II). The current conditions of the housing market were considered along with public and stakeholder comments on needs in crafting the strategic plan and annual objectives.

### **Public and Assisted Housing 91.210 (b)**

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including:

- The number of public housing units in the jurisdiction;
- The physical condition of such units;
- The restoration and revitalization needs of public housing projects within the jurisdiction;
- The number of families on public housing and tenant-based waiting lists; and
- Results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).

**Inventory and waitlist.** The BCACHA administers 1,794 Section 8 vouchers in Ada County. Most BCACHA vouchers are used within the City of Boise (64%). The remaining 36 percent of vouchers are spread throughout the remaining portions of Ada County, including Meridian. The BCACHA currently administers 185 vouchers to residents of Meridian.

As of May 2011, there were 5,331 households on the Section 8 waitlist. It is likely that as many as 550 households are currently waiting for a Section 8 voucher.<sup>3</sup> The BCHACHA estimates that households on the waitlist will wait four to five years for a voucher.

The BCACHA does not have any public housing units in Meridian.

**Assisted units.** There are 50 assisted units in Meridian developed from federal subsidies. All units are contained in one building, the James Court Apartments, located in central Meridian. The affordability requirement of this facility is set to expire in 2018.

**Figure IV-10.**  
**Units with Subsidized Rent, City of Meridian, 2011**

Property name	Address	Expiration Date	Total Units	Number of Bedrooms				
				Efficiency	One	Two	Three	Four
James Court Apartments	2190 N. Meridian Rd.	2018	50	0	20	20	10	0
<b>Total</b>			<b>50</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>10</b>	<b>0</b>

Source: U.S. Department of Housing & Urban Development.

**Physical condition and revitalization needs.** Meridian is not aware of any condition problems or revitalization needs for the James Court Apartment complex. There are no public housing units in Meridian.

**Public housing authority.** As of May 2011, there were 5,331 households on the BCACHA Section 8 waitlist. It is likely that as many as 550 Meridian households are currently waiting for a Section 8 voucher.<sup>4</sup> The BCHACHA estimates that households on the waitlist will wait four to five years for a voucher. The BCACHA closed its Section 8 waitlist on April 29, 2011 citing “large demand for rental assistance in the community, a limited amount of funding and federal budget cuts.”

**Programs, activities, and strategic initiatives.** The following strategies will guide public housing and associated programs in the upcoming five years.

- Identify infrastructure and locations and gain site control within the BCACHA service area which will support housing developments for the elderly and disabled.
- Build a collaborative and cooperative partnership with identified city & county officials to provide complementary and overlapping services for low income, and the elderly and disabled.
- Implement partnership opportunities for collaboration among community stakeholders to provide additional services to participants/prospective homeowners.

<sup>3</sup> The BCACHA does not differentiate between City of Boise and Ada County applicants on the waitlist. Meridian residents account for 10 percent of all voucher recipients, and are assumed to account for 10 percent of all waitlisted households.

<sup>4</sup> The BCACHA does not differentiate between City of Boise and Ada County applicants on the waitlist. Meridian residents account for 10 percent of all voucher recipients, and are assumed to account for 10 percent of all waitlisted households.

## Homeless Inventory 91.201 (c)

**Existing homeless facilities.** There are no homeless shelters in Meridian. Meridian residents that experience homelessness likely utilize homeless shelter facilities in Boise. Figure IV-11 displays the name and number of beds in homeless facilities located in Boise.

**Figure IV-11.  
Homeless Housing Inventory**

Shelter Name	Type	Beds	Population Served
Boise Rescue Mission/River of Life <sup>(1)</sup>	Emergency Shelter	241	Men, Women and Children
City Light Home	Emergency Shelter	105	Women and Children
Boise Rescue Mission/3rd Floor Transitional	Transitional Housing	34	Men
Serenity Womens Shelter	Transitional Housing		Women
Dorothy Day Place	Transitional Housing	7	Women
Chorpus Christi House	Day Shelter		Individuals
Hays Shelter Home	Emergency Shelter	20	Youth (9-17 years old)
Interfaith Sanctuary	Emergency Shelter	138	Families and Individuals
Salvation Army Safe Center	Emergency Shelter	52	Families and Individuals
	<b>Total Beds</b>	<b>597</b>	

Note: (1) In April, 2010, 19 of the beds at River of Life were dedicated for Veterans.

Source: City of Boise, BBC Research and Consulting.

Consistent with the U.S. Department of Housing and Urban Development Office of Special Needs Assistance Program Homeless Reporting Guidelines, the City of Meridian tracks housing inventory for persons experiencing homelessness primarily through the Homeless Management Information System (HMIS). Permanent housing beds specifically designated for chronically homeless are determined through an annual housing inventory. According to the most recent Boise City/Ada County Continuum of Care Housing Inventory Chart completed in June 2011, all permanent housing supportive programs report having some designated chronically homeless beds. Out of the region's 205 year-round beds, 110 or 54 percent are designated for chronically homeless.

Idaho Housing and Finance Association is the State of Idaho's Homeless Management Information System lead for the two Continuum of Care (CoC) in Idaho. The CoCs include the Boise City/Ada County Continuum of Care and the balance of the State. HMIS tracks permanent housing beds that are readily available and targeted to house chronically homeless persons, including individuals and households with children. Data reported into HMIS is used to generate the annual housing inventory chart.

**Existing homeless services.** The following programs are designed to move homeless individuals and families from homelessness to independent living.

**Stewart B. McKinney Homeless Assistance Act - Supportive Housing Program.** The Supportive Housing Program (SHP) is designed to provide housing and services that will allow homeless persons to live as independently as possible. Grants under the SHP are awarded through an annual national competition. The City of Boise is the lead agency for the Boise City Ada County Continuum of Care (which Meridian participates in) and prepares the application on behalf of the region. SHP programs offer transitional and permanent housing programs to local homeless families, and chronically

homeless individuals. The Boise City/Ada County Housing Authority has historically operated programs financed with SHP funding.

**Shelter plus care program (S+C).** The Shelter Plus Care Program provides tenant-based and/or chronic substance abuse issues). The program is designed to provide housing and supportive services to participants on a long-term basis. The services for the program are funded by other Federal, State, or local resources, as well as private sources.

### **Special Need Facilities and Services 91.210 (d)**

*Describe, to the extent information is available, the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing.*

The city has received CDBG for five years. Throughout the first five years of the program, the City has provided funding to the Meridian Food Bank. The Food Bank has used CDBG funds to purchase food and deliver food directly to Meridian residents in need. The City also funded health screenings through the Meridian Senior Center in coordination with a local hospital. The Meridian Boys and Girls Club has used CDBG funding to transport low-income students from area schools to the Meridian Club for after-school programs; in addition, the Club has utilized CDBG funding to provide scholarships for students to use the fee-based educational programs provided by the Club. The city will continue to foster partnerships with these organizations to continue these important activities.

The city is part of the larger Boise-Nampa MSA, and residents of Meridian have the choice of accessing services outside the city. There are a number of organizations in the region providing important services for individuals at risk of homelessness, including the Salvation Army, Catholic Charities and the El-Ada Communication Action Partnership.

### **Barriers to Affordable Housing 91.210 (e)**

*Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.*

Throughout the first five years of the City's CDBBG program, the City has partnered with BCACHA and Neighborhood Housing Services to provide down payment assistance to low-moderate income Meridian residents wishing to purchase a home in Meridian. This has been an important and successful way for the city to increase access to housing for its low to moderate income residents.

The city's Analysis of Impediments to Fair Housing Choice (AI) was completed in conjunction with this Con Plan. The plan identified a lack of affordable housing as an impediment to fair housing. The following presents the language presented in the AI.

**IMPEDIMENT NO. 1. Lack of affordable housing.** The city has a limited inventory of affordable units for its size. Affordable housing development has recently been limited to acquisition and rehabilitation of single family units in the downtown area. As such, low and moderate income residents may have a hard time finding an affordable unit, particularly outside the downtown area. Stakeholders participating in the public outreach efforts all suggested that a lack of affordable housing was a barrier to fair housing in Meridian.

*Why is this a barrier?* Lack of affordable housing can lead to income, racial and ethnic segregation and may disproportionately restrict housing choices for certain protected classes. This may occur because racial and ethnic minorities have lower incomes or because persons with disabilities require specific housing accommodations and need affordable housing due to limitations on employment.

**Action item 1.1. –Preserve existing affordable housing units in the city.** The city has a limited affordable housing stock. The city should aggressively attempt to preserve existing affordable units in the city by working with current property owners to ensure that existing affordable housing contracts do not expire. This would include identifying affordable housing owners in the city and understanding their needs for retaining the affordability component of their property.

**Action item 1.2. — Convene an affordable housing task force to investigate ways to develop new affordable housing.** The city should convene an affordable housing task force to identify ways to encourage affordable housing development in Meridian. The task force should include community development staff, developers, representatives of the finance and banking industry and representatives from the city's economic development organizations. The task force could also include existing affordable housing property owners.

The primary task of the committee would be to identify tools used by other neighboring and regional communities to encourage affordable housing development, and determine what may work in Meridian. Some of these tools, which were identified by local affordable housing developers during the public input process, include the following:

- Property tax abatements on affordable projects (this task will require input from Ada County);
- Relaxed design guidelines for affordable projects (rehabilitation and new construction);
- Expedited review and permitting process for affordable housing projects to alleviate additional carrying costs; and
- Development fee waivers (e.g., building permits, infrastructure costs, utility hook ups).

The Idaho Housing and Finance Association (IHFA) is responsible for administering the Low Income Housing Tax (LIHTC) program in Idaho. Local communities are required to contribute 5 percent of the cost of the project to be eligible for LIHTCs projects in their community. As such, Meridian should identify ways to generate funds for this local match if a potential affordable project is proposed in their community. The city should investigate the fiscal tools other Idaho communities have implemented to generate this local contribution.

## General Priority Needs Analysis and Strategies 91.215 (a)

*In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables\* prescribed by HUD.92.215(a)(1)*

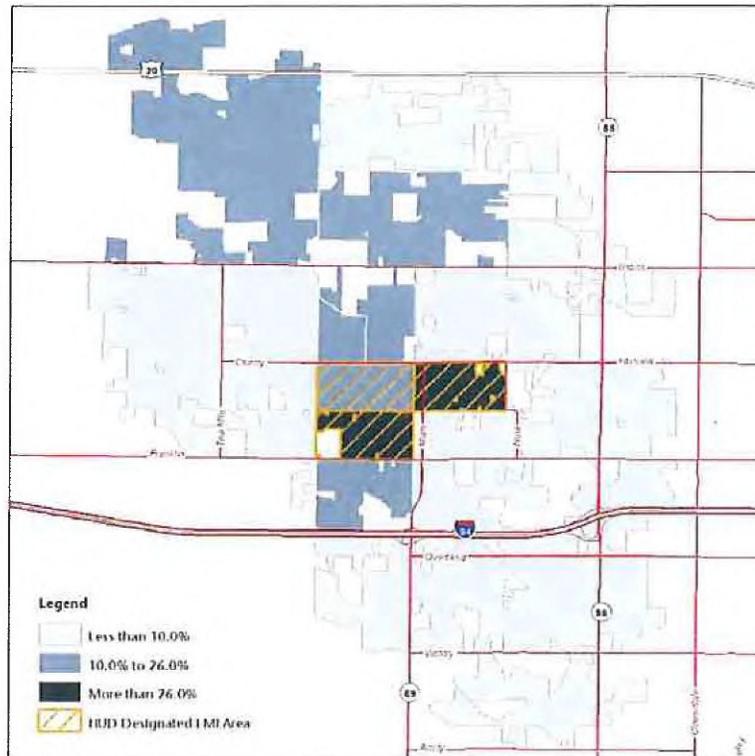
See Table 1A, Table 1B, Table 2A, and Table 2B above for identification of priorities and information on how resources will be allocated among the priorities.

**Basis for allocating investments geographically within the jurisdiction.** Figure IV-12 displays the city's LMI areas.

**Figure IV-12  
Geographic Distribution  
of Low Income  
Households, City of  
Meridian, 2010**

Note:  
Households earning less than \$25,000 per year used as a proxy for low income.

Source:  
2010 Claritas.



The City of Meridian hosts an annual CDBG Workshop in which past, current and potential future sub-recipients can learn more about the city's CDBG program and how they might participate and/or submit funding applications. After the workshop, potential sub-recipients are encouraged to fill-out an application form for their proposed project. All eligible proposals that are submitted are considered for funding within the context of the broad goals and objectives established in the Strategic Plan. Funding recommendations under the 2012 Action Plan were made in response to the application process that is largely driven by the capacity of social service providers that provide services in Meridian. Consideration was given to the overall readiness of the project, efficiency of the program, populations identified to be served and the degree to which the project or program addressed the priorities and objectives defined in the Strategic Plan. Projects are scored and ranked in five categories 1) goals and outcomes, 2) need, 3) plan and implementation, 4) capacity, and 5) leverage.

In sum, the city's basis for allocating investments has not and likely will not be geographically delineated within the city's boundaries. Funding is determined upon meeting national objectives, qualifying eligible activities, and the competitive application process described above.

**Neighborhood Revitalization Strategy Areas (NRSA).** *If applicable, identify the census tracts for NRSA and/or any local targeted areas.*

At this time the Meridian does not have any HUD designated Neighborhood Revitalization Strategy Areas (NRSA).

*If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.*

Not applicable for the City of Meridian.

**Obstacles to meeting underserved needs.** The primary obstacle to meeting underserved needs is limited funding. State and federal funding has declined in recent years, making it more difficult to fund the city's growing needs.

The other obstacle to meeting underserved needs is simply identifying those needs in the community. The city has grown and changed dramatically in the last 10 to 20 years that it has been difficult to keep a pulse on the needs in the community. And, data is not always available to understand the magnitude of needs in the community.

### **Specific Objectives/Affordable Housing (Priority Housing Needs) 91.215 (b)**

**Priority needs.** The priority needs are listed in the HUD needs tables beginning on page 10. The priorities for the 2012-2016 Consolidated Plan were assigned based on the following: 1) Results of the housing market analysis conducted as part of the Consolidated Plan. 2) Input from stakeholders and residents who participated in the Consolidated Plan process. 3) Activities that the city has funded in the past that met the needs of our residents.

#### **Strategies and Objectives**

**Strategy No. 1 (Affordable Housing):** Improve access to affordable housing opportunities for Meridian residents.

- **Objective 1.1:** Address the need for affordable decent housing by supporting a down payment assistance program for qualifying households.
  - HUD Specific Objective Category: Availability/Affordability of Decent Housing (DH-2)
  - 5-year Consolidated Plan Outcome: 7 households

*If the jurisdiction intends to use HOME funds for tenant-based rental assistance, specify local market conditions that led to the choice of that option.*

The city does not anticipate receiving HOME funds.

## **Public Housing Strategy 91.215 (c)**

The BCACHA partners with governmental entities, social service agencies, non-profit agencies, and the faith-based community to create a safety net that is able to address more than just the housing needs of low and moderate income residents. The BCACHA has initiated several strategies with these partnering entities to empower residents and program participants in achieving the goal of self-sufficiency.

**Stewart B. McKinney supportive housing programs.** The Supportive Housing Programs (SHP) are designed to provide housing and services that will allow homeless persons to live as independently as possible. Grants under the SHP are awarded through HUD's national competition for McKinney Vento Homeless funds held annually under the Boise City/Ada County Continuum of Care. SHP programs offer Transitional and Permanent housing programs to local homeless families, and chronically homeless individuals.

**Shelter plus care program (S+C).** The Shelter Plus Care Program provides tenant-based rental assistance. The program is designed to provide housing and supportive services to participants on a long-term basis. The services for the program are funded by McKinney Vento Homeless funds, other Federal, State, or local resources, as well as private sources.

**Transitional housing for victims of domestic violence.** The Transitional Housing program is a Department of Justice federally funded grant designed to provide temporary housing for families and victims of domestic violence, sexual assault, and/or stalking. The program also provides services to participants which may include case management, mental health counseling, transportation, and support groups. These services are provided under a contract by a local service provider.

**Public housing and Section 8 Housing Choice vouchers.** The Boise City/Ada County Housing Authority (BCACHA) owns, manages and maintains 160 public housing units for low-income households. Of those, 160 are for elderly/disabled and the remaining are family units. In addition, BCACHA owns and manages an 80 unit HUD-multi-family Section 8 New Construction complexes also serves the elderly/disabled, and three affordable housing complexes (109 units).

BCACHA also operates the Section 8 Voucher Program serving approximately 185 low-income households in Meridian. The program allows clients to choose any unit that meets the program requirements within Ada County. Tenants pay a portion of the rent, based on their income, and BCACHA provides a rental assistance payment directly to private landlords participating in the program.

**Addressing revitalization needs.** BCACHA conducts a new needs assessment every year that includes a detailed survey of all public housing residents to pinpoint deficiencies and plan for corrections. The results are included in the BCACHA's rolling Five-Year Capitol Fund Plan.

As part of the current five-year plan (from fiscal year 2010 through 2014), the scheduled improvements at Capitol and Franklin Plazas include new energy efficient windows and door sliders, new energy efficient heating and ventilating units (hall ways, and stair casings), replace shower stalls, landscape improvement, reseal exterior brick, seal & strip parking lots, replace carpet, new patio doors in accessible units to meet ADA requirements, TPO roofing, upgrade fire alarm system and conduct energy audit.

**Troubled PHA.** Not applicable.

### **Priority Homeless Needs and Homeless Strategy**

As a member of the Continuum of Care, Meridian staff will be able to develop relationships and understand the support network of the area's homeless and many service providers. They will work closely with each of the following housing providers listed in the charts to assist in meeting the needs of the homeless and at risk of becoming homeless.

In coordination with other members of the Continuum of Care, the City of Meridian will support the efforts of the Continuum in implementing the 10-year Plan to End Chronic Homelessness, called Improving Access to Mainstream Resources for the Chronically Homeless, the following goals will be addressed:

- New permanent housing beds for chronically homeless persons (to be achieved with the development of Recovery Village);
- Increase the percentage of homeless persons staying in permanent housing by increasing access to supportive services and removing barriers to staying in permanent housing;
- Increase the percentage of homeless persons moving from transitional housing into permanent housing by increasing the permanent housing stock and increasing access to supportive services such as substance abuse, detoxification, and treatment;
- Increase the percentage of homeless persons becoming employed; and
- Ensure that the Continuum of Care has a functioning Homeless Management Information System.

**Chronic homelessness.** Meridian is partnering with Boise City to support the objective to assure that safe, decent, and affordable transitional and permanent housing facilities are available for the homeless and those at risk of becoming homeless. The following goals reflect the Ten-Year Plan to End Chronic Homelessness. Together they will support the creation and operation of a sound human service delivery system-recognizing the importance of providing holistic versus episodic care and encourage personal responsibility.

**Homeless prevention.** Developing a successful strategy to break the cycle of homelessness and prevent future homelessness requires accurate, unduplicated, reliable data on the numbers and needs of homeless individuals and families. Point-in-time data is crucial to determining immediate unmet needs for services, shelter, and housing options and is helpful in identifying in-depth system weaknesses such as the need for shelter/housing options to meet the needs of treatment or service-resistant individuals or families who present special challenges. However, for truly effective planning, annualized, unduplicated data, including the numbers and needs of those turned away by providers, must be considered as well. This is particularly important in the development of prevention strategies. The Boise City/Ada County Continuum of Care conducts an annual point-in-time count of the homeless population. This involves simultaneously counting of individuals/families both on the streets and in shelter facilities.

In order to utilize population data to effectively address structural and individual factors creating and perpetuating homelessness, further classification and categorization is required. A more deliberate, effective plan is possible if it focuses on distinct subpopulations as well as on categories of individuals that cut across these distinct subgroups. This is especially true since, in reality, there are separate programs and continuums of services and housing options for each subgroup. Providers have also developed separate programs for categories of individuals that cross subgroups. In addition to the homeless, others clients are represented as well: victims of domestic abuse, persons with mental and/or physical illness, veterans, racial/ethnic minorities, persons with drug/alcohol abuse issues and those facing unemployment are served. Emergency shelters and transitional housing is needed by these populations to provide stabilization while they work with social service agencies to access housing.

The three major subgroups of the Boise City/Ada County homeless population are: 1) substance abusers (alcohol and drugs); 2) persons with serious mental illness and/or dual diagnoses of mental illness complicated by substance abuse; and 3) families with children. The major categories of homeless people that are included in these subgroups are veterans, persons with HIV/AIDS, and victims of domestic violence.

While social service agencies work to get more people into long-term housing, people need a safe and secure shelter. Without access to an emergency shelter, persons facing homelessness are more likely to become the victim of a crime, in danger of inclement weather, or susceptible to disease. These threats create a long lasting burden on the larger community, stressing safety and medical systems, which are not designed to serve such populations. The overall well being of the community is impacted when some of its members are “left out in the cold.”

Interfaith Sanctuary’s Executive Committee, consisting of representation from El Ada Community Action Partnership, Supportive Housing/Innovative Partnership, Corpus Christi House, The Interfaith Alliance, Catholic Charities of Idaho, and the Roman Catholic Diocese of Boise, has met on a continuous basis to plan and implement a viable shelter system for Boise. Currently, the Board of Directors is meeting to develop funding streams, locate and obtain a site for permanent operations, and create a non-profit plan for operations.

A wide range of agencies and groups have become included in the process. Other shelters such as the Rescue Mission, Booth Memorial Home, and Corpus Christi House, have developed working relations with Interfaith Sanctuary. Area medical facilities and police coordinate services, relying on the Sanctuary to receive people who are homeless that have come into contact with their facilities. Social service and governmental agencies such as SHIP, El-Ada, and the Veterans Administration provide services in conjunction with Interfaith Sanctuary. Faith organizations, representing much of the larger community, have contributed money, resources, and volunteers to support the Interfaith Sanctuary project.

**Discharge coordination policy.** Meridian does not receive any of these funds directly. BCACHA does administer Section 8 vouchers to City residents. The following service providers implement a cohesive policy which the City endorses.

**Foster care.** Idaho has a comprehensive State Plan for youth transitioning from foster care to self-sufficiency under the Idaho Chafee Foster Care Independence Program. The services are a compilation of intervention strategies for eligible youth that involve community partners, family members, foster parents and case managers. The plan involves youth in foster care ages 15-18 with continuing services until age 21. Goals of the program are to prevent homelessness, incarceration, pregnancy, high risk behaviors and increase education and employment. In Idaho, children that are returning to their families from the foster care program have a discharge plan created through the court system that is unique to each family. The State's discharge plan for youth aging out of the foster care program includes these standards:

- The Ansell-Casey Life Skills Assessment is administered to assess the youth's needs. The assessment includes participation from family members, foster parents, child welfare professionals and anyone who has knowledge of the youth's ability to live independently.
- Each youth age 15 and older must have a written case plan for permanence. Case plans are currently designed to address the youth's physical and emotional health, cultural relevance, self-sufficiency and life skills, community connections, birth family relationships, safety, legal involvement, education, employment, and housing.
- The State of Idaho's independent living program will provide funds for housing purposes that include rent payments, security deposits, and assistance with utilities, foodstuffs, goods/supplies and housing related expenses.
- The State of Idaho has partnered with the Casey Family Programs who will provide two full-time positions to assist the state in providing older youth who have left the foster care program.

**Health care.** There are formal administrative rules that govern discharge planning for hospitals. At St. Luke's, in Boise, patients are served under their patient care policy and develop a discharge plan while admitted to the hospital. Patients have the right to choose to follow or refuse the discharge plan. Social workers are notified of any patient who identifies himself/herself as homeless. The patient then meets with a social worker to discuss housing options and community resources. These are the steps that the hospital follows:

- Individual patient care plans are developed that address the needs of the patient including housing, medical care, family and individual goals, and meeting the socio-psychological needs of the patient.
- Patients are assigned to a social worker and meet with them while the patient is at the hospital to formalize a care plan.
- The hospital makes every effort to secure safe permanent or emergency housing for the patient upon discharge; however, it is the choice of the patient to follow those plans.
- Should a patient need immediate follow up care, the hospitals have the ability to house a patient on their premises until care and tests are completed.

**Mental health.** The State of Idaho has formal administrative rules related to discharge from state mental health facilities. There is a formal liaison between State Hospitals and Idaho Department of Health and Welfare, Region IV, the region to which the Boise City/Ada County Continuum of Care belongs. All Region IV participants have an appointment set for psychiatry before they are released, and if needed, have living arrangements made through a local extended-stay inn. These are the measures taken to create a discharge plan:

- While a patient is admitted to the hospital they meet with a social worker to discuss plans upon discharge.
- Patients are connected to outside resources that allow them to access mainstream services and housing opportunities.
- The hospitals make every effort to discharge patients to be in the most supportive environment possible.

**Corrections.** Idaho Department of Corrections has a strict policy for how individuals are paroled. It is the policy of the state to not discharge parolees without an appropriate residence. A parolee must have a viable address to be released. To ensure the best possible situation for individuals exiting corrections, the state works closely with Supportive Housing and Innovative Partnerships to assist the prisoners who suffer from substance abuse and need a more intensive transition into the community. The current discharge policy from Corrections includes these measures:

- Case workers assist the prisoner in setting up a plan for release which includes housing, how to access work or supportive services, treatment for drug and alcohol problems, mental health, sex offender or other, and different types of educational resources. For those exiting to parole the state is able to provide some financial assistance through the Transitional Funding Program to allow a parolee time to implement their parole plan.
- The plan is thoroughly investigated to ensure housing is suitable and safe.
- At the local level, the jail makes available needed referrals to community resources and how to access the resources upon release.
- Inmates are offered a variety of programs to prepare them to reenter the community. The current local jail programs are: Substance Abuse Treatment Program (SATP), Active Behavioral Change (ABC), General Education Development (GED), and inmates have the option to participate in the Transitional Aftercare Program (TAP). The jail will be adding the Matrix Model, a parenting class, and financial management class to the opportunities available to inmates.

## **Specific Objectives/Homeless (91.215)**

### **Priority Non-Homeless Needs 91.215 (e)**

**Strategy No. 2 (Suitable Living Environment):** Support services, programs and projects for the city's LMI residents, including persons with special needs and residents at-risk of homelessness.

- **Objective 2.1:** Support public service activities that serve the city's LMI residents.

*HUD Specific Objective Category:* Availability/Accessibility of Suitable Living Environment (SL-1)

*5-year Consolidated Plan Outcome:* 10,000 residents

- **Objective 2.2:** Invest in public facility improvements that serve persons with special needs and low income residents, as well as public facility improvements located in the city's LMI areas.

*HUD Specific Objective Category:* Sustainability of Suitable Living Environment (SL-3)

*5-year Consolidated Plan Outcome:* 100 residents

### **Special Needs Objectives 91.215 (e)**

See the priority non-homeless needs, priorities and objectives above for priority needs regarding the non-homeless special needs.

### **Priority Community Development Needs 91.215 (f)**

**Strategy No. 3 (Economic Opportunities):** Improve economic opportunities in the city's LMI areas.

- **Objective 3.1:** Support public service activities that provide employment training or job creation/retention for the city's LMI residents.

*HUD Specific Objective Category:* Availability/Accessibility of Economic Opportunity (EO-1)

*5-year Consolidated Plan Outcome:* 2 businesses

- **Objective 3.2:** Invest in public facility improvements or activities in the downtown area that address one or more of the conditions which contributed to the deterioration of the area.

*HUD Specific Objective Category:* Availability/Accessibility of Economic Opportunity (EO-1)

*5-year Consolidated Plan Outcome:* 1 business or public facility.

### **Neighborhood Revitalization Strategy Areas 91.215 (g)**

*If the jurisdiction has one or more approved Neighborhood Revitalization Strategy Areas, the jurisdiction must provide, with the submission of a new Consolidated Plan, either: the prior HUD-approved strategy, or strategies, with a statement that there has been no change in the strategy (in which case, HUD approval for the existing strategy is not needed a second time) or submit a new or amended neighborhood revitalization strategy, or strategies, (for which separate HUD approval would be required).*

N/A

## **Antipoverty Strategy 91.215 (j)**

In 2006, Boise City compiled an antipoverty strategy which included the MSA as a component of its consolidated plan. This MSA area includes residents of Ada County, and the Cities of Garden City, Meridian, Kuna, Star and Eagle. In discussions with Boise City staff and the other communities included in the MSA, it was decided to utilize the current antipoverty strategy developed by Boise. Only a few adjustments have been made to reflect Meridian specific information. This strategy is included herein to meet HUD's Consolidated Plan guidelines.

The Census 2010 American Community Survey reported 4,789 individuals (6.4%) living in poverty in Meridian. The primary use of Community Development Block Grant funds (70%) will go to help people rise out of poverty, rather than merely easing their situation temporarily. Although essential short-term direct aid such as emergency food and shelter maybe provided, the thrust of the antipoverty strategy is to address poverty's root causes and assist people in becoming self-sufficient in the long-term. Two key components of helping people attain self-sufficiency are employment and housing.

Examples of programs that directly influence people's ability to escape poverty include job education, micro-enterprise training and assistance, enrichment, development, and job placement services as well as housing advocacy, homelessness prevention, expiring use prevention and rental and homeownership assistance. Projects that indirectly affect poverty include those that upgrade the community, and provide transportation and child care services that help people access employment and services. CDBG and HOME funds are often used as matching funds for other grants that also contribute to reducing the number of poverty level families. Thus, the power of these federal dollars is leveraged to the fullest extent possible.

Recognizing that limited funds should be focused where the need is greatest, Meridian will give preference to projects that directly benefit low- and moderate-income residents or serve low- and moderate-income neighborhoods. This strategy will ensure that scarce resources are directed to best serve those who have the greatest need, including those areas with the greatest concentrations of poverty.

A number of other public, private, and partnership resources are available to assist the city in the reduction of poverty rates in Meridian. These programs include IHFA's Family Self-Sufficiency program, the United States Department of Health and Human Services' Head Start program, the Boise City/Ada County Continuum of Care, El-Ada Community Action Partnership; the Community Action Partnership Association of Idaho (CAPAI); Idaho Department of Health and Welfare, Division of Welfare and Division of Health, Bureau of Community and Environmental Health; Mayor's Faith Ambassadors Council; Meridian Senior Center; Boise City/Ada County Housing Authority (BCACHA); Idaho Commission on Aging; and Boise Valley Habitat for Humanity.

**Antipoverty funding.** Last year, Ada County residents and businesses received \$207 million from the Idaho Department of Health and Welfare programs that help people in need. The disbursement of state and federal tax dollars amounts to \$638 for every man, woman and child residing in Ada County. This includes citizens who may not receive a single direct service from the Department. The statewide average is \$839 per capita.

The Department distributed over one billion dollars in 2006 to Idaho communities. These funds came from Medicaid, additional payments to hospitals, Food Stamps, Idaho Child Care Program, Women, Infants and Children nutritional program, foster care and a variety of other assistance programs.

The Department's Medicaid Division spent \$173 million on health care for residents of Ada County, a \$ 9 million increase over the previous year. Total Medicaid spending in Ada County was \$220 million because many people from other counties travel to Boise for medical care.

Last year, Ada County hospitals received \$2.8 million in Disproportionate Share. That money can be used for any hospital purpose, so it has the potential of providing service for any patient, not just Medicaid clients. The money is in addition to payment for regular services to Medicaid clients. Five hospitals in Ada County, including St. Luke's and St. Alphonsus, received \$64 million for inpatient and outpatient care bringing the total Medicaid investment in Ada County hospitals to \$67 million. Ada County residents received \$15.5 million in Food Stamps, spending \$13.9 million with grocers in the county to help feed their families.

**Antipoverty initiatives.** The Idaho Department of Health and Welfare, Division of Welfare administers self-reliance programs serving low-income individuals and families. Field-based personnel in offices around the state process applications for services that help families in crisis situations. Those services also assist families in becoming more self-reliant. The Division manages state and federal programs including Child Support, Food Stamps, Child Care, Temporary Assistance for Families in Idaho (TAFI), and Aid to the Aged, Blind, and Disabled (AABD). Welfare programs provide critical aid for families while requiring participants to strive for employment and self-reliance. The Division does not manage the Medicaid Program but does determine Medicaid eligibility. Other programs, managed through contracts with local organizations, include Food Commodities, Energy Assistance, Telephone Assistance, and Weatherization Assistance. The Division of Welfare promotes stable, healthy families through program access and support services.

**Self-reliance services.** The Division provides services in the following categories:

- Benefit Program services provide food, medical, child care, and cash assistance. Applications are available in field offices around the state, by phone, mail, and the Internet. These services have strict eligibility requirements and include:
  - Food assistance (Food Stamps);
  - Child care assistance (Idaho Child Care Program);
  - Medical assistance under a variety programs for children, adults with low income, pregnant women, disabled individuals, nursing home care, and help with health insurance costs or Medicare premiums; and
  - Cash assistance (TAFI, AABD).

- Child Support services, helping families by:
  - Locating an absent parent, conducting paternity testing, or creating a new or enforcing an existing child support order;
  - Mandating child support participation for individuals receiving Food Stamps, Medicaid, or TAFI. This requirement is an effort to encourage participant self-reliance and increase household income while receiving benefit program services; and
  - Providing help to other states to enforce and collect child support for parents living in Idaho. These interstate services account for about one-fifth of Idaho's cases.
  
- Contracted services in local communities include:
  - Locating an absent parent, conducting paternity testing, or creating a new or enforcing an existing child support order;
  - Nutrition-related services and food commodities;
  - Low-income home energy assistance;
  - Telephone assistance;
  - Child care provider education; and
  - Weatherization.

**Benefit programs.** The Division of Welfare manages benefit payments in four major programs: Food Stamps, Child Care, Medical, and Cash Assistance (through Temporary Assistance for Families in Idaho-TAFI, and Aid to the Aged, Blind, and Disabled).

The Food Stamp Program helps low-income families maintain good health and nutrition. Federally funded, it is managed by the state, and helps families buy the food they need using an Electronic Benefits Transfer card, which works like a debit card. Participation is sensitive to changes in the economy. During the economic downturn from 2001 to 2004, participation increased 53 percent. In June 2005, statewide enrollment peaked at 94,956, up slightly from 92,963 in June 2004. Enrollment has leveled off, but participation remains high. The leveling off of the Food Stamp growth rate indicates the economy is rebounding, but the working poor remain in low-paying jobs. Recipients fall into two groups: working poor families and families with adults who are elderly or disabled. As of June 2005, 69 percent of recipient families included adults working or seeking work. The average monthly benefit in 2005 was \$229 per family. The remaining 31 percent of Food Stamp households are families where all adults are elderly or disabled. Forty-eight percent of all individuals receiving Food Stamps in Idaho are children. The average monthly earnings for households containing three to four family members are \$1,020.

The Idaho Child Care Program (ICCP) helps low-income families pay for child care while parents work or attend educational or training programs. ICCP subsidies are an essential support that helps families become self-reliant and maintain employment. Of families participating: 88.7% are employed; 9.5 percent are in training or going to college; and 9.3 percent attend college and work. Ninety-two percent of families served have three or fewer children, and most of these families have monthly incomes at or below \$1,500. Many families receiving ICCP benefits contribute to their child care expenses through a co-payment with the state.

The Division of Welfare determines financial and personal eligibility for individuals who apply for Medicaid Services. The Division of Medicaid determines health care services or coverage that an individual may receive, depending on the Medicaid program approved or the type of care a person requires. Each year, more than 72,000 applications are processed statewide for Medicaid and completed for re-determination of continuing eligibility for 171,000 Medicaid beneficiaries. In a typical year, more than 220,000 people access health coverage through Medicaid programs, which includes more than 125,000 children.

Temporary Assistance for Families in Idaho (TAFI) provides temporary cash assistance for needy families with children, while encouraging personal and family responsibility. Families who receive TAFI cash assistance are required to participate in work preparation activities so they can become financially independent. A typical TAFI participant is a single mom with one or two children under age eight. Each family receives a maximum of \$309 monthly, regardless of family size. An adult usually is eligible for only 24 months of TAFI cash assistance in a lifetime. Families receiving TAFI also are eligible to receive vouchers for assistance to obtain short-term training to become employed or sustain employment. A typical TAFI family is on assistance for only four months. Approximately 67% of individuals receiving TAFI are children whose parents are unable to care for them, typically because of drug problems or incarceration. Often, grandparents care for children who may receive TAFI without regard for grandparent income. This cash assistance payment improves the opportunity for children to stay with their extended families while their parents are unable to care for them. There is no work participation for these TAFI cases.

**Child support services.** The Child Support Program promotes the physical and economic health of families by ensuring parents are financially responsible for their children. The program helps locate non-custodial (absent) parents and enforces their obligations to provide financial and medical support for their children.

**Contracted services.** Contract services include:

- Enhanced Work Services (EWS) works with self-reliance participants to help them gain, sustain, or upgrade employment opportunities. Adults receiving services through TAFI (Cash Assistance), Food Stamps, non-custodial parents in child support cases, and those at risk of coming onto TAFI are candidates for EWS.
- Job Education Training (JET) contracts support participant efforts in securing employment, job retention, wage enhancement, and short-term job education/training (12 months or less). Participants are referred from EWS contractors or may volunteer through the contractor, if they meet TAFI eligibility. Eligible participants, after intense assessments, enhance their employability through education and skills training.
- Child Support Customer Service (CSCS) delivers professional and proficient child support receipting, case management, financial analysis audits, and customer service call center services for Idaho Child Support.

- Community Services Block Grant (CSBG) revitalizes low-income communities, helps eliminate the causes of poverty, and enables families and individuals to become self-reliant. Within Meridian, services are delivered through the El-Ada Community Action Agency that provides emergency and supportive services, employment readiness training, individual and family development counseling, food, shelter, and transportation assistance.
- The Emergency Food Assistance Program (TEFAP) helps supplement the diets of Idaho's low-income citizens. USDA purchases surplus food commodities from American food producers and distributes them to states. El-Ada Community Action Agency distributes these commodities through local food banks and soup kitchens.
- Low-Income Home Energy Assistance Program (LIHEAP) pays a portion of low-income household heating bills and provides energy conservation education through the El-Ada Community Action Agency. Payment is made to heating suppliers and vendors.
- Service Assistance Program assists low-income households by paying a portion of their expense for telephone installation and/or monthly service fees. Benefits are funded by 19 telephone companies through fees included in the monthly invoices of Idaho telephone service customers.
- Weatherization Assistance Program helps low-income families conserve energy, save money, and improve their living conditions. Idaho's weatherization program is funded by utilities, the U.S. Department of Health and Human Services, Petroleum Violation Escrow, and the U.S. Department of Energy.

**Antipoverty Five-year Strategy.** Meridian will target available federal, state, and local resources to accomplish the following non-housing community development objectives:

1. Establish effective liaisons with neighborhoods, adjacent municipalities, county, state, and federal agencies to ensure the community is influential in affecting policies impacting residents.
2. Develop and implement quantitative and qualitative outcome measurements to assure that publicly funded programs and/or services meet the highest possible standards of progressiveness, innovation, quality of care, effectiveness and accountability.
3. Encourage publicly funded human service providers/programs to examine entrepreneurial opportunities in an effort to reduce/eliminate their dependence on continued public funding and to promote the long term viability of the organization.
4. Encourage and expand collaborative relationships with the academic community which provide for student internships and/or practicum experiences and promote the efficient transfer of technology.
5. Encourage improved educational, training and employment opportunities for residents.

6. Encourage the development of affordable quality child-care accessible to lower income households, and
7. Expand supervised, educational and recreational after-school activities for at risk school age children.

**Housing Opportunities for People with AIDS (HOPWA)**

N/A

**APPENDIX A.**  
**City of Meridian Citizen Participation Plan**

---

## **APPENDIX A.**

### **City of Meridian Citizen Participation Plan**

The Consolidated Plan is a U.S. Department of Housing and Urban Development (HUD) requirement for a city to receive federal housing and community development funding. The Consolidated Plan report examines the housing and community development needs of a city, sets priorities for HUD grant monies to which a city is entitled, identifies the city's performance in meeting its goals, and establishes an action plan for meeting current and future needs. Each Consolidated Plan is also required to have a strategy for citizen participation in the Consolidated Plan process.

Between November 2011 and July 2012, the City of Meridian prepared a draft of its Five Year Consolidated Plan covering program years 2012-2016 and its 2012 Action Plan. This document outlines the city's process and plan for soliciting and receiving citizen input during the preparation review period of the draft Consolidated Plan as well as in the event that amendments are made to the Plan. Included in this is the city's approved Citizen Participation Plan for all aspects of the Consolidated Plan process including: the Five Year Strategic Plan, the Action Plan, amendments to the Consolidated Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER).

#### **Purpose of Citizen Participation Plan**

The City of Meridian recognizes the importance of public participation in both defining and understanding current housing and community development needs, and prioritizing resources to address those needs. The city's Citizen Participation Plan is designed to encourage citizens to participate in the development of the Consolidated Plan, annual Action Plans, any substantial amendments to the Plan, and the annual performance report. The Citizen Participation Plan is intended to encourage citizens of all ages, genders, economic levels, races, ethnicities and special needs equal access to become involved in the Plan each year. This Citizen Participation Plan was written in accordance with Sections 91.100 and 91.105 of HUD's Consolidated Plan regulations.

In order to ensure maximum participation in the Consolidated Plan process among all populations and needs groups, and in order to ensure that their issues and concerns are adequately addressed, the City of Meridian will follow the standards set forth in its adopted Citizen Participation Plan during development of its Consolidated Plan, annual Action Plans and Consolidated Annual Performance and Evaluation Report (CAPER), and for any substantial amendments to the Plan. The participation process will be developed and monitored by the Planning Division of the City of Meridian's Community Development Department.

#### **Glossary of Relevant Terms**

**Action Plan.** The yearly portion of the Consolidated Plan that identifies the specific activities and projects to be undertaken by the city with CDBG funds during that program year.

**CAPER.** The Consolidated Annual Performance and Evaluation Report as required by HUD regulations, which reports the city's completion of projects and activities as outlined within the Action and Consolidated Plans and the expenditure of Community Development Block Grant (CDBG).

**CDBG.** The Community Development Block Grant Program, as established under Title 1 of the Housing and Community Development Act of 1974, as amended, Public Law 93-383 and the funding received under such program, which assists communities to address housing and community development needs, primarily for low and moderate income residents.

**Consolidated Plan.** A three to five year plan of a city's housing and community development needs, resources, priorities, and proposed activities to be undertaken for the CDBG programs (a.k.a., Housing and Community Development Plan).

**Relevant Areas and Programs.** The City of Meridian 2012-2016 Consolidated Plan covers the geographic area within the city limits of Meridian. The City of Meridian is entitled to receive CDBG funding from HUD during the program years between 2012 and 2016.

### **Public Comment**

**Consolidated Plan and annual Action Plans.** Prior to the adoption of a Consolidated Plan and annual Action Plans, the city will make available to interested parties the draft Plan for a comment period of no less than 30 days and will conduct a public hearing at the conclusion of the comment period. The 30 day comment period and the public hearing for the Consolidated Plan and the annual Action Plans will be noticed in the local newspapers, the *Valley Times* and the *Idaho Statesman*, and by posting the notice on the city's Web site. The public notice shall be published at least two weeks in advance of the public hearing and shall include information regarding the subject of the hearing and the date, time, and location of the public hearing as well as a notice of opportunity to provide written or oral comment.

The draft Consolidated Plan will contain the amount of assistance the city expects to receive through the HUD CDBG grants and the top level strategic goals that will guide funding over the five planning periods. The annual Action Plan will show how the city plans to allocate the funds for that particular program year.

Prior to the 30-day comment period on the draft Action Plan, City staff shall provide a Department Report to the Council regarding submitted funding applications and the relative scores and ranking of these applications. The report should include an analysis of how the applications are proposed to be prioritized in relation to the adopted Consolidated Plan.

The Plans will be available electronically on the city's Web site. Hard copies will be available for review at city offices and will be provided to the public at a specific request.

The Council will consider any comments or views of individuals or groups received in writing or orally during the Plan process and at the public hearing to be held at the end of the 30-day public comment period. The Council shall at its regular or a special public meeting, review the proposed Consolidated Plan or annual Action Plan and the summaries regarding the incorporation of citizen comments or views provided, and shall vote on a resolution to adopt the final Consolidated Plan or annual Action Plan.

The city will provide a written response to all written citizen complaints related to the Plans within 15 working days of receiving the complaints. Copies of the complaints, along with the city's response will be sent to HUD if they occur outside of the Consolidated Planning process and, as such, do not appear in the Consolidated Plan.

**CAPER.** A public notice of the CAPER availability and the date, time and location of the public hearing will be published in the local newspapers, *Valley Times* and the *Idaho Statesman*, and by posting the notice on the city's Web site at least two weeks in advance of the public hearing. After the notice is published, citizens will have a period of not less than 15 days to comment on the CAPER, and the city will conduct a public hearing on the CAPER at the conclusion of the comment period. The city will consider any comments or views of citizens received in writing. A summary of these comments or views, and a summary of any comments or views shall be attached to the CAPER. The Council shall at its regular or a special public meeting, review the CAPER and the summaries regarding the incorporation of citizen comments or views provided, and shall vote on a resolution to adopt the final CAPER.

### **Substantial Amendments**

Occasionally, public comments or a change in circumstances warrant an amendment to the Consolidated Plan and/or an annual Action Plan. The criteria for whether to amend is referred to by HUD as Substantial Amendment Criteria. The following conditions are considered to be "Substantial Amendment Criteria:"

1. Any change in the described method of distributing program funds.
  - Elements of a "method of distribution" are:
    - Changing the funding of a particular activity which increases or decreases the amount spent by 25 percent of the total funding amount.
    - Making a change in the allocation priorities.
    - Carrying out an activity using CDBG funds or program income not previously described in the action plan or the consolidated plan.
2. An administrative decision to reallocate all the funds allocated to an activity in the Action Plan to other activities of equal or lesser priority need level, unless the decision is a result of:
  - A federal government rescission of appropriated funds, or appropriations are so much less than anticipated that the city makes an administrative decision not to fund one or more activities; and/or
  - The governor declares a state of emergency and reallocates federal funds to address the emergency.

**Citizen participation in the event of a substantial amendment.** In the event of a substantial amendment to the Consolidated Plan or annual Action Plan, the city will publish a notice of the recommended changes and the date, time, and location of the public hearing in the *Valley Times* and the *Idaho Statesman* newspapers and on the city's Web site at least two weeks in advance of the public hearing. The City will provide a 30-day public comment period in advance of the public hearing on the proposed substantial amendment. The Council shall at its regular or a special public meeting, review the proposed substantial amendment and the summaries regarding the incorporation of citizen comments or views provided, and shall vote on a resolution to adopt the substantial amendment. Following the Council's passage of the resolution adopting the substantial amendment, the City will notify HUD of the amendment and shall submit a copy of each substantial amendment to HUD as such occurs.

**Consideration of public comments on the substantially amended plan.** In the event of substantial amendments to the Consolidated Plan or Action Plan, the City Council will consider any comments on the substantially amended Plan from individuals or groups. Comments must be received in writing or orally at public hearings. A summary of the written and public hearing comments on the substantial amendments will be included in the final Plan. Also included in the final Plan will be a summary of all comments not accepted and their reasons for dismissal.

**Changes in federal funding level.** Any changes in federal funding levels after the draft Consolidated Plan or Action Plan's comment period has expired and the resulting effect on the distribution of funds will not be considered an amendment or a substantial amendment.

### **Public access to records**

The city will provide all interested parties with access to information and records related to the city's Consolidated Plan, annual Action Plans, CAPER and the city's use of funds under all programs covered by the Consolidated Plan during the preceding five years.

All materials, announcements, and notices of the hearing will include information about how persons with disabilities and non-English speaking persons may request accommodations in order to review the proposed plan and provide written or oral comments. Upon request, or in the case of public hearings where a significant number of non-English speaking residents can reasonably be expected to participate, the City will provide both written interpretation(s) of the proposed consolidated or action plan one (1) week prior to the public hearing or within 48 hours of a request; and/or oral interpretation at the public hearing.

### **Consultation with Organizations and City Agencies**

When preparing the Consolidated Plan and the annual Action Plans, the city will actively consult with public and private agencies that provide housing, health, and social services in order to ensure that the interests and needs of all groups are being adequately addressed. This consultation will occur through interviews conducted with such organizations (including those that provide services to special needs populations), and incorporation of data and reports produced by such organizations into the Consolidated Plan and the annual Action Plans.

**APPENDIX B.**  
**Residential Anti-Displacement**  
**and Relocation Assistance Plan**

---

## **APPENDIX B.**

# **Residential Anti-Displacement and Relocation Assistance Plan**

All HUD-assisted programs and projects are subject to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), set forth at 42 U.S.C. § 4601, as well as Department of Transportation regulations set forth at 49 CFR part 24. The City further recognizes that it is subject to applicable provisions of the Housing and Community Development Act of 1974, set forth at 42 U.S.C. § 5304(d), as set forth in 24 CFR §§ 42.301 et seq. Therefore, it shall be the declared policy of the City of Meridian to establish and follow the plan described below to minimize the adverse impacts on persons of low and moderate income resulting from acquisition and relocation activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended.

### **Displacement Strategy**

The City shall assure that it has taken all reasonable steps to minimize the displacement of families, individuals, businesses, nonprofit organizations, and farms as a result of CDBG-assisted activities. Further, consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1974, as amended, the City may take any or all of the following steps, as appropriate under the circumstances, to minimize the displacement of persons from their homes:

- Stage any rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, rehabilitation of empty units to allow the shifting of tenants during rehabilitation of occupied units;
- Establish facilities to house persons who must be relocated temporarily during rehabilitation;
- Provide counseling to assist homeowners and renters to understand the range of assistance options available, utilizing existing housing counseling programs to the greatest extent possible;
- Give priority in assisted housing units in the neighborhood to area residents facing displacement;
- Target Section 8 existing program certificates to households being displaced, and recruit area landlords to participate in the program;
- Provide counseling and referral services to assist displaced homeowners and renters find alternative housing in the affected neighborhood;
- Work with area landlords and real estate brokers to locate vacancies for households facing displacement;
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burden on long-established owners or tenants of multi-family buildings; and/or
- Adopt public policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.

## **Replacement of Dwelling Units**

The City will replace all occupied and vacant occupiable LMI dwelling units demolished or converted to a use other than as LMI housing as a direct result of activities assisted with CDBG funds on a one-for one basis, unless a written waiver has been received. All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the City will make public and submit to HUD the following information, in writing:

1. A description of the proposed activity
2. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate income dwelling units, as direct result of the assisted activities
3. A time schedule for the commencement and completion of demolition or conversion
4. The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data is not available at the time of the general submission, the City will identify the general location on an area map and the approximate number of dwelling units by size, and provide information identifying the specific location and number of dwelling units by size as soon as it is available
5. The source of funding and a time schedule for the provision of the replacement dwelling units
6. Per 24 CFR § 42.375(b)(5), the basis of concluding that each replacement dwelling unit will remain a low-moderate income dwelling unit for at least ten (10) years from the date of initial occupancy
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g. a 2-bedroom unit with two 1-bedroom units) is consistent with the housing needs of low-income households in the jurisdiction

## **Relocation Assistance**

The City will provide relocation assistance, as described in 24 CFR § 42.350, to each LMI household displaced by the demolition of housing or by the conversion of a LMI dwelling to another use as a direct result of CDBG-assisted activities.