

HUD PRICE Program NOFO Application
City of Boise

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EXHIBIT A: EXECUTIVE SUMMARY
CITY OF BOISE

Executive Summary

For many years, Boise has consistently topped national lists that name the City as one of the most livable in the country. Among these livability characteristics, housing affordability has long been included as one of the City's greatest assets for current and new residents alike. However, in a trend that became broadly visible just before the COVID-19 pandemic but was already being acutely experienced by our lowest-income residents, including those experiencing homelessness, the City has become increasingly costly to afford to live in, largely because of skyrocketing housing prices that have far outpaced what has amounted to comparatively marginal wage growth. This change in our housing market has deeply impacted residents with low and moderate incomes and has further emphasized the importance of preserving existing affordability whenever possible, while recognizing that many residents are also being faced with significant challenges potentially preventing them from remaining in their existing homes.

This PRICE applications outlines a series of programs and projects that would significantly increase housing stability, preserve affordability, and support many of the City's most vulnerable and lowest income residents. These activities would ensure that existing residents of manufactured housing communities have resources to make needed accessibility, resilience, and safety improvements to their homes so they can remain stably housed; prospective owners can access support to help them achieve homeownership; and owners of manufactured home communities can maintain critical infrastructure to ensure longevity and affordability for parks and their residents.

There are at least 50 manufactured housing communities within Boise and 2022 American Community Survey data estimates over 4,000 mobile homes. These homes represent a significant portion of the City's overall affordable housing stock – totaling nearly twice the number of deed-restricted units in Boise. While the City has invested heavily (over \$40 million in local funds and another \$20+ million in federal funds) in new deed-restricted housing in the last five years, the City also recognizes the deep need to preserve naturally occurring affordable housing, including mobile/manufactured homes.

Given this data and the results of the City's most recent housing needs analysis, the City is requesting \$13.3 million in PRICE funds to carry out a wide range of activities to address significant, known needs of our current manufactured housing communities and the residents who live in these parks. Recognizing that HUD may prefer to generously spread the PRICE funds available in such a manner that a wide variety of geographies and demographics are served across the country and, therefore, to reflect a more modest request, the City has also prioritized those activities that are of the highest importance and will be deployable all but immediately – revitalization of a manufacturing housing community the City recently acquired and preservation of existing such communities, specifically:

- 1a. \$3.4 million for critical infrastructure repair of a park the City recently acquired to preserve affordability for residents
- 1b. \$780,000 to install new homes on the vacant lots within that City-owned park

2. \$2.5 million to support acquisition and preservation of additional manufactured housing communities and/or to fund infrastructure repairs/upgrades manufactured housing communities to preserve their affordability for decades to come.

These proposed activities are rooted in the City's firm commitment to creating a home for everyone at all price points and fostering a welcoming, livable, and equitable community where residents have opportunities that allow each household to access the housing that best suits their needs and goals.

EXHIBIT B: THRESHOLD REQUIREMENTS
CITY OF BOISE

Threshold Requirements

Civil Rights Matters: The City of Boise does not have any outstanding civil rights matters at the time of application.

Applicant type: 02 (City of township government) – City of Boise City, Idaho

Number of Applications: The City intends to submit one application, for the PRICE Main program.

**EXHIBIT C: NEED
CITY OF BOISE**

The City of Boise is applying for PRICE Main funding.

Project Area and Need for Affordable Housing

All projects and programs proposed within this application will be offered within the City of Boise.

The City of Boise has an acute demand for affordable housing that has made national news numerous times in the last handful of years, including being rated as the sixth-fastest growing city in the U.S. in 2023-24 by U.S. News & World Report,¹ alongside being named the least affordable housing market in the U.S. following a 2021 Oxford Economics study² (only Vancouver, Canada was found to be less affordable in North America). The study concluded that Boise’s home prices were 72% above what a median-income household could afford and called Boise “the most rapidly increasing [Housing Affordability Indices] of any metro in our U.S. projections.”

To educate our City elected officials and to understand exactly where to invest limited resources, the City periodically completes a Housing Needs Analysis. This report was most recently updated in 2024. The analysis evaluates housing demand, supply, vacant and underutilized land, demolition trends, special needs populations (e.g., people experiencing homelessness, students, and resettled refugees), and the cost of development. In order to provide a ten-year housing needs projection, population projections, age and condition of existing housing inventory, overcrowding, households experiencing homelessness, housing supply changes, and construction trends are analyzed.

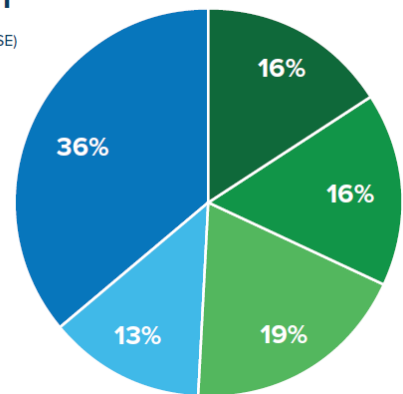
Findings:

- Housing demand continues to remain high; 2,019 new or significantly renovated units are needed each year, and 47% of the demand is for units affordable to households earning less than 80% of the Area Median Income. In Boise, 51% of households earn less than 80% AMI.
- New construction within City limits is falling short of the projected annual need.
- Specialized populations continue to have specific needs, which are not being met in the traditional housing market.
- Housing need is not allocated evenly across income brackets and renters are almost always more cost-burdened than owner-occupants; 44.7% of households that rent are paying 30% or more of their household income for housing alone.

POPULATION BY INCOME (CITY OF BOISE)

- <30% AMI
- 30%-50% AMI
- 50%-80% AMI
- 80%-100% AMI
- >100% AMI

Source: American Community Survey/Census



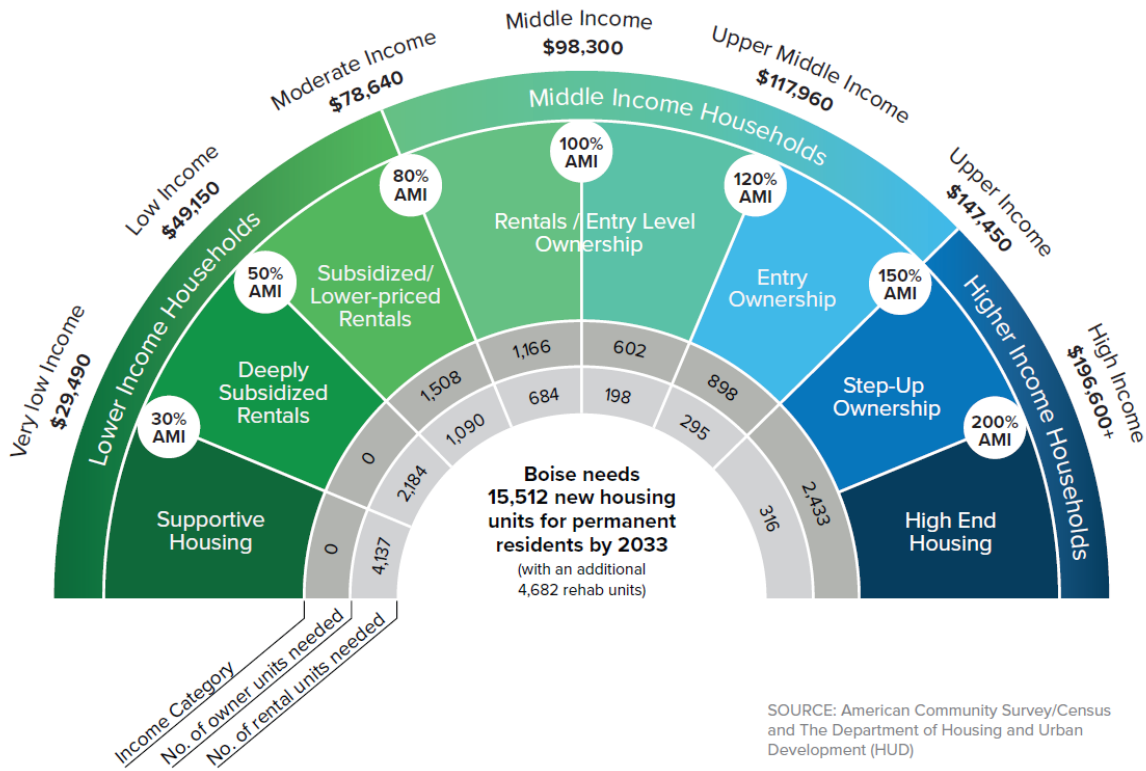
1 <https://realestate.usnews.com/places/rankings/fastest-growing-places>

2 Krutzig, S. (2021, November 13). Boise is now the least affordable housing market in U.S., study says. *The Seattle Times* [online], <https://www.seattletimes.com/business/real-estate/boise-is-now-the-least-affordable-housing-market-in-u-s-study-says/>

Conclusions:

- Over the next ten years, Boise needs 15,512 new housing units. Additionally, 4,682 units will need significant rehabilitation to remain safe, decent, and sanitary. Most of the demand for new units comes from projected population growth (64% of total need), homelessness accounts for approximately 9% of the need, and overcrowding accounts for 3% of the need.
- Over the next ten years, 8,919 of the 15,512 new units needed must serve households at or below 80% AMI.

Housing Need Forecast	Estimate
New units needed due to population change	13,062
New units needed due to overcrowding	587
New units needed to address homelessness	1,863
Rehab / Replacement of existing units	4,682
Total Housing Need (new and rehab)	20,194
Total New Units Needed (new only)	15,512



- Construction costs have continued to rise. From 2021 to 2024, the estimated cost to build a single-family home in Boise has risen from \$230,000 to \$325,000 (a 41% increase). This trend, which mirrors national construction cost increases, means that the total gap in financing for affordable units in Boise is nearly \$3 billion over a 10-year period.

In addition to the conclusions of our 2024 Housing Needs Analysis, we also know that between 2017 and 2020, the average rents in Boise increased by 19% and from 2020 to 2021, the average rents increased by nearly 26%³. In fact, in 2020, Boise saw the highest rent increase in the nation⁴. Although rents have decreased slightly (3.7%) over 2023, the multifamily vacancy rate at the end of 2023 was 1.81%⁵ and Idaho is ranked the 4th most expensive US state for renters⁶. Further exacerbating the crisis, Boise incomes did not increase at the same rate, and the decrease we are beginning to see in rents does not overcome or account for the unprecedented increases seen before and during the pandemic.

An Idaho Statesman article published October 2022⁷ analyzed data from the U.S. Census Bureau, the Bureau of Labor Statistics, and Intermountain Multiple Listing Service (MLS) and found, “In February 2012, the median price of an Ada County home was \$158,000. By February 2017: it was \$256,600, up 62.4%. Five years later, in February 2022, it was \$549,900. That’s a 114.3% increase from 2017 and a 248% increase from 2012. Meanwhile, the median household income in Ada County was \$53,909 in 2012. By 2017, it was 12.9% higher — \$60,858. Now, Roeser [an Idaho Department of Labor economist] estimates the median household income at \$77,272 (a 27% increase from 2017), based on 2019 data adjusted using the Employment Cost Index, a federal survey of employer payrolls to monitor changes in employee compensation. So, in the past five years in Ada County, home prices have increased 4.2 times faster than incomes. In the past 10, they increased 5.7 times faster. The median house now costs seven times as much as the median income, compared with 2.9 times in 2012 and 4.2 times in 2017.”

The Boise Regional Realtor’s March 2024 Market Report identified a single-family home median sales price of \$555,000 in Ada County, a 14.4% increase from March 2023⁸. The First-Time Homebuyer Affordability Index published by the National Association of Realtors (NAR) found that a household would need a qualifying income of \$101,760 and a downpayment of \$33,290 in order to purchase a home for \$332,900 at the end of 2023⁹. However, for most lower-income households, these statistics offer little hope for attaining homeownership – the qualifying income cited by NAR represents almost 120% AMI in Boise and the median amount most households earning under \$71,300 (80% AMI in Boise) have in savings is \$10,000¹⁰. To further exacerbate

3 Day, D. (2022 August 23). Apartment rents zoomed in 2021. So far in 2022, the increases aren’t as sharp. *Boise Dev* [online] <https://boisedev.com/news/2022/08/23/boise-apartment-rents/>.

4 Suppe, R. (2021 February 8). Study: Boise saw highest rent increases in US during pandemic. *Idaho Press* [online] https://www.idahopress.com/news/local/study-boise-saw-highest-rent-increases-in-us-during-pandemic/article_3f5ebec1-920a-5053-90b5-ffd8af1659f.html

5 <https://www.weknowboise.com/rental-market-vacancy-rates.php>

6 Idaho named the fourth most expensive US state for renters. (2023, May 31). *Idaho Business Review* [online] <https://idahobusinessreview.com/2023/05/31/idaho-named-the-fourth-most-expensive-us-state-for-renters/>

7 Schwedelson, P. (2022, October 24). ‘The data makes it pretty clear’: Boise-area home prices rise 4 times as fast as income. *Idaho Statesman* [online] <https://www.idahostatesman.com/news/business/article259538904.html>.

8 Boise Regional Realtors “Ada County – Single Family Homes; March 2024 Market Statistics” <https://www.boirealtors.com/wp-content/uploads/2024/04/Market-Report-March-2024-Ada-County.pdf>

9 ©2024 “First-Time Homebuyer Affordability” National Association of Realtors ®. All rights reserved. Reprinted with permission. May 3, 2024. https://cdn.nar.realtor/sites/default/files/documents/hai-q4-2023-first-time-homebuyer-affordability-2024-02-08.pdf?_gl=1*1y8ozcx*_gcl_au*NTE0MzY2Mzk0LjE3MTQ0MTUyMjI.

10 <https://time.com/personal-finance/article/average-american-savings-account-balance/>

the situation, there were zero single-family homes and only 6 condos listed for sale in Boise under \$330,000 as of May 14, 2024¹¹.

Manufactured housing currently offers one of the only attainable, affordable homeownership opportunities available for Boise residents – the same search of properties for sale under \$330,000 offered 34 results for manufactured homes. However, securing financing often presents a challenge for those seeking to purchase a manufactured home. In a recent community survey conducted as part of the City of Boise’s Annual Action Plan development, 64.57% of respondents reported downpayment assistance for home buyers as the most needed housing-related service for Boise.

A further concern is redevelopment of manufactured housing sites as owners opt to forgo property maintenance and instead sell their land to developers, frequently leading to displacement of residents. In 2007, the Boise State University College of Social Sciences and Public Affairs produced a report, “Mobile Home Living in Boise: its uncertain future and alarming decline” which included a survey of existing manufactured housing at the time – finding that 5,412 residents were occupying 2,706 manufactured homes, in 50 mobile home parks¹². At that time, the report found 63% of the mobile home residents were renting their lots (twice the national average) and in the time between 2001 – 2007, park closures had forced more than 1,300 evictions. Between 2005 to 2007, 315 households had been forced to abandon their mobile homes or relocate.

In 2016, an Idaho Statesman article noted that the widespread disappearance of mobile home parks predicted in the 2007 BSU study had not occurred, “Simmons [Boise Planning Director] pointed out that the Great Recession struck shortly after BSU released its mobile home study, and the threat to trailer parks seemed to fade a little. Since the study came out, he said, Boise has lost only two parks [resulting in a loss of 52 housing units.] ‘There’s been a fear about the threat of closure of mobile home parks for many, many years. And mostly that threat hasn’t materialized,’ he said. Still, Simmons said, Boise leaders should ‘absolutely worry about’ the future of trailer parks now that Boise’s real estate market is roaring again. ‘We’re not trying to push them out,’ he said. ‘But we also recognize that there are some that are in pretty bad shape.’”¹³

A recent data analysis of parcels listed as Mobile Home/RV Parks by the Ada County Assessor identified 50 manufactured housing sites, although not all are necessarily formal Manufactured Home Communities. Altogether, the parcels represent 3,271 spaces, some individually owned, but the vast majority under the ownership of a business entity. The 2022 American Community Survey data estimates that there are 4,423 mobile homes in Boise. Within the landscape of housing affordable to households at lower incomes within Boise, manufactured housing represents a significant asset – nearly twice the number of deed restricted units in the community. An analysis of affordable rental properties within the City identified 1,899 Low Income Housing Tax Credits

11 As listed on Zillow.com

12 Birdsall, J., Emerson, S., Humphreys, M., Mason, S., Nehila, K., Rodenhiser, R., Shallat, T. (2007, November). *Mobile Home Living in Boise, its uncertain future and alarming decline*. A report to the Mayor of Boise from the Boise State University College of Social Sciences and Public Affairs. Published by the Center for Idaho History and Politics.

13 Sven, B. (2016, December 23). Mobile home living at risk as Treasure Valley developers snap up land. *Idaho Statesman* [online] <https://www.idahostatesman.com/news/local/community/boise/article121261123.html#storylink=cpy>

(LIHTC) units, 160 units of Public Housing operated by the Boise City/Ada County Housing Authority, and 205 units of housing owned and operated by the City of Boise. Additionally, the City has provided financial assistance for homebuyers – currently there are 78 homes with affordability requirements restricting occupancy and any future sales.

Within the State of Idaho, there are at least two resident-owned communities; however, none are within the City of Boise. Of the sites identified in the Assessor’s data, only two are known to be owned by non-profit or public entities.

In 2022, a 26-space manufactured housing community called Sage Mobile Home Park (Sage) was listed for sale. This property is adjacent to a key corridor that connects downtown Boise with the Boise Airport; given its size and potential for redevelopment, the City determined that without action, the Sage residents were likely to be displaced, and thus stepped in and purchased the 2-acre park.

Communities that Meet Distress Criteria

Sage is located in Census Tract 17.02, which qualifies as an economically distressed CDFI Investment Area¹⁴. Within Tract 17.02, per the CDBG Fund SIMS Mapping Tool data, the poverty rate is 20.3% and the Median Family Income is \$57,307 (74% of the Metro Median Family Income and 68.6% of the national Metro Area Family Income). As will be discussed further in the Soundness of Approach exhibit, Sage Mobile Home Park has critical infrastructure repair needs, which the City intends to address through the PRICE Program to ensure long-term safety and affordability for residents.

In addition to Sage, a mapping analysis of manufactured home communities in Boise identified 20 other locations that also qualify as economically distressed CDFI Investment Areas. Many of the proposed investments outlined in this application could be undertaken in these areas, including critical infrastructure repairs, deferred maintenance, and purchase of parks at risk of redevelopment.

Resilience in Disaster-Prone Areas

The City of Boise’s Climate Risk Report identifies four main climate risks: Extreme Heat, Wildfire, Drought, and Flooding. Only one manufactured housing community within Boise City limits is also within a Community Disaster Resilience Zone, as identified by FEMA. The National Risk Index for Census Tract 105.03, where that Manufactured Housing Community is located, is 98.05 (Very High). Wildfire is the highest risk factor (99.9 – Very High), followed by Heat Wave with a Relatively High score (81.2).

The City, in its own mapping analysis, overlaid Floodplain maps with manufactured housing locations, identifying two communities potentially at risk – one within the 0.2% Annual Chance Flood Hazard area and one within the 1% Annual Chance Flood Hazard area.

14 U.S. Department of Treasury. CDFI Fund CIMS Mapping Tool.
https://cimsprodprep.cdfifund.gov/CIMS4/apps/pn-cdfi/index.aspx?entity=CT_2020_CDFI.16001001702¢er=-116.212445,43.58295&level=15&visible=CT_2020_CDFI

Boise has a goal of enhancing community resilience and our local ability to adapt to climate change impacts. The community must prepare for and respond, recover, and adapt to climate change impacts such as increased frequency of heat stress days, more heavy precipitation days, increased irrigation demands, extended drought, more poor air quality days, shifts in stream flows and threats to water quality. As part of this application, the City proposes to expand its Home Improvement Program with a branch specifically focused on manufactured homes. Through that program, income-eligible households would be eligible for grants to address weatherization, energy efficiency, and repairs to critical systems (HVAC, plumbing, electrical). Additionally, the City intends to ensure that tree planting efforts through its City of Trees Challenge include manufactured housing communities.

Barriers to Preservation or Revitalization

After a multi-year effort that included significant community engagement, in June 2023 the City adopted a new, modern zoning code that entirely replaced the former, 60+ year old code that nearly exclusively catered to single-family homes in residential zones. The new code seeks to optimize the City's land use by encouraging a variety of housing types and increasing residential density across the City.

The previous code had numerous regulatory barriers that limited or encumbered the ability of developers to respond to the City's increased housing demand on limited available land. These limitations included large minimum lot sizes, height limits and arbitrary density limits. The updated zoning code allows developers to produce lower-cost housing types, such as accessory dwelling units, missing middle housing (duplexes to fourplexes), and multifamily housing by increasing permitted density, removing or reducing parking requirements, permitting by-right housing types in all residential zones, and streamlining the review and public process for specific housing developments. Further, the new zoning code mapped and rezoned high-opportunity areas to increase development capacity and neighborhood livability.

The key barrier that still exists for the City that needs to be addressed to produce and preserve more affordable housing is the availability of financing and subsidies for affordable housing. A 2019 National League of Cities report¹⁵ found that Idaho is the only state in the country that does not have any of the housing affordability tools available, at least to some degree, in every other state in the country.

- The state restricts the City's ability to require inclusionary zoning or set rent control.
- Idaho provides no state funding for housing. The state has no funded housing trust funds or state tax incentives. An attempt to provide a property tax exemption for affordable housing projects at the legislature in the 2023 session did not gain traction.

15 National League of Cities "Local Tools to Address Housing Affordability: A State-by-State Analysis". <https://www.nlc.org/wp-content/uploads/2020/10/local-tools-to-address-housing-affordability-a-state-by-state-analysis.pdf>

- The City cannot implement an anti-displacement program or require replacement of naturally occurring affordable housing impacted by privately financed development.
- Local governments in Idaho do not have the authority to levy the taxes and fees that are often used to fund affordable housing in other states, such as local option taxes, fees on new construction and demolition, real estate transfer taxes, and document recording fees.
- The City cannot implement an anti-displacement program or require replacement of naturally occurring affordable housing impacted by privately financed development.

Owners of manufactured housing communities in Idaho are only required to provide 15 days of notice to a resident association before a park is sold, making resident organizing to compete to purchase extremely unlikely. In addition, given the significant increases in land costs over the past several years, as well as the historically low rents paid by manufactured housing community residents, even if an offer can be made in time, securing financing that that will result in a competitive offer while also not resulting in unaffordable monthly housing costs to residents is incredibly challenging. While some of our neighboring states have made funding available to support residents or other entities in making purchases financially feasible, no such state-level funding is available in Idaho. The 2007 Boise State University report on manufactured housing communities found that only 21% of communities had a homeowner's association. The communities that the researchers considered to be at the highest risk of imminent closure were the least likely to have a homeowners association (only 4% did), while 89% of communities that the report considered low risk had one.

The City's Analysis of Impediments to Fair Housing Choice completed in 2021 identified home lending practices as an impediment, specifically because of disparities in home purchase loan denial rates when analyzed by race/ethnicity. Applicants of a non-white race were denied at a rate of 16.3% compared to 11.4% of white applicants. Hispanic/Latinx applicants were denied at a rate of 17.4%. These data points include neighboring Canyon County but signify a systemic issue and barrier for households seeking to access homeownership's generational wealth building opportunity.

The 2022 American Community Survey data estimates that 9.1% of Boise's total population identifies as Hispanic or Latinx (of any race). Local trends follow national lending disparities - even after controlling for economic factors such as debt-to-income and loan-to-value ratios, Latinx borrowers are still denied loans at greater rates than White applicants.¹⁶ While many households have found manufactured housing to be more attainable, chattel lending is less regulated than traditional mortgage financing, often comes at a much higher interest rate, requires higher credit scores, and offers no protection from repossession should a borrower enter default. When considering these combined factors, accessing any type of financing to purchase a manufactured home represents a significant barrier for low-income households, and even more so for non-white households.

¹⁶ Glantz, Aaron, and Emmanuel Martinez. "For People of Color, Banks Are Shutting the Door to Homeownership." Reveal, Feb. 15, 2018. <https://revealnews.org/article/for-people-of-color-banks-are-shutting-the-door-to-homeownership/>.

The BSU report also included a survey of residents, which found that 48% of respondents reported at least one physical disability and more than half were over the age of 60. This data aligns with the PRICE NOFO research and highlights the high likelihood that existing residents of manufactured housing may need assistance to complete accessibility improvements within their homes, alongside infrastructure and broadband improvements to ensure access to resources and services while remaining in their homes.

Additionally, 82% of survey respondents were white, 9% were Native American, and 4% were Hispanic/Latino (although the researchers noted that they believed this to be an underreporting of the actual number, based on their observations in the communities surveyed). At that time, Boise's total population was 97.6% white, 0.9% Native American, and 3.6% Hispanic/Latino. This disproportionate representation of disabled, older, Native American, and Hispanic/Latino residents in manufactured housing communities in Boise indicates that these groups may lack access to safe and healthy affordable housing in the broader housing market, as a result of discrimination and lack of opportunity. The City's 2021-2025 Consolidated Plan's Needs Assessment further identified that Black/African American, Asian, and Hispanic households were disproportionately more likely to live in housing with severe problems (lacking complete kitchen and/or plumbing facilities, overcrowding, and/or being cost burdened). Severe housing problems were most likely to be experienced by households with extremely low incomes.

**EXHIBIT D: SOUNDNESS OF APPROACH
CITY OF BOISE**

Project Description, Management, and Impact

The City of Boise’s mission is to create a city for everyone, and one of the City’s strategic priorities is ensuring that there is an affordable place to live for anyone who chooses to call Boise home. In order to do that, the City’s investments in housing production and preservation are based around four elements: 1) centering the most marginalized, 2) targeting resources where resources are needed most, 3) embracing Housing First, and 4) approaching affordability holistically.

Recognizing that manufactured housing is a vital component to the housing inventory for residents, the City’s PRICE application seeks to support current and future manufactured home residents, providing resources for park owners in exchange for resident protections, and preserve affordability within existing parks. The City anticipates achieving these goals by expanding currently existing programs to cater specifically to the unique needs of manufactured housing residents and by implementing new initiatives, in partnership with local funding institutions and non-profit organizations.

The specific activities that the City intends to implement (in order of priority for the City), and corresponding budget requests are outlined here, with further explanation regarding actions, timeline, and eligibility below.

Priority	Topic	Activity	Budget Request
1	Revitalization of the Sage Mobile Home Park Community	Repairs to critical infrastructure	\$3,411,400
		Installation of new manufactured homes on currently empty spaces	\$780,000
2	Preservation of existing manufactured housing communities	Funding for infrastructure repairs/upgrades & acquisition of Manufactured Housing Communities to preserve affordability	\$2,500,000
3	Support for Current Manufactured Housing Residents	Rehabilitation of existing manufactured homes	\$2,500,000
		Eviction prevention and housing counseling	\$1,530,000
4	Resources for Prospective Homeowners	Financial assistance for manufactured housing homeownership	\$1,250,000
		Homeownership counseling scholarships	\$2,000
5	Administration	Costs related to salaries and contracts to administer programs	\$1,351,611
Total			\$13,325,011

The City has prioritized the proposed activities based on community need and opportunity to assist the largest number of individuals. Protecting existing residents of manufactured housing and the continued availability and safety of these affordable housing options will ensure that these homes remain viable assets in the community’s affordable housing stock for decades to come.

Revitalization of the Sage Mobile Home Park community ensures that the twenty existing resident households, plus six new households, will have safe and affordable homes for the next fifty years. Similarly, the City is also prioritizing the development of a revolving loan fund to support the preservation of existing manufactured housing communities, many of which are at risk of redevelopment or critical infrastructure failure.

1. Revitalization of the Sage Mobile Home Park Community

In August 2022, the City purchased the Sage Mobile Home Park community, in order to preserve affordability and stability of housing for its residents. The park consists of 26 home sites on a 2.02-acre parcel. Originally developed as a Mobile Home Community in 1962, the homes in the park date from 1963 to 1977. The City intends to preserve the Sage community as an affordable housing option, however funding through the PRICE Program is needed to ensure the park and homes within it remains functional and safe for residents.

- **Critical Infrastructure Repairs**

The City contracted with an engineering firm to have a Utility Analysis report completed in 2023. The report identified variances in how utility billing is handled (some spaces pay the provider directly and others pay a flat portion to the City) as well as concerns regarding the age of the infrastructure. Upon inspection, most water meters were found to be inaccurate, if working at all, and the existing underground power and water systems were estimated to be nearing the end of their useful life, with potential for failure to occur.

Funding through the PRICE Program would be used to repair these critical systems. Specifically, the existing master electrical meter (currently located on one of the resident spaces) would be relocated and fenced in to ensure access for personnel as needed and improve safety and the overall appearance of the park for residents. Additionally, new underground conduits and connectors would be installed, and each space would have its own, new power meter. The water mains and connections for each unit would also be replaced, and each unit would have a new water meter installed. These improvements will ensure the longevity of the park while also ensuring accuracy of utility billing for the tenants.

The City would identify a construction project manager to support the overall coordination of these projects. While improvements are being made, the City anticipates some interruption to utilities for residents, and has built temporary relocation costs into the project budget. The City has experience managing resident displacement via its internal property management team that operates over 300 units of rental housing throughout the City. There is a hotel located 800 feet from the park, with which the City has an existing relationship and frequently uses in situations that require tenants to be away from their units due to utility interruptions or other work within their units.

The City anticipates that work could begin on infrastructure repairs within the first 8-12 months of a funding award, depending on the time of year that awards are made. Initial steps would be to develop a full scope of work and specifications before the project could be put out to bid through

the City's procurement process. Construction would occur in phases, coordinated to minimize resident displacement.

This activity meets the National Objective of benefitting low- and moderate-income persons (specifically via the Area Benefit activities described at 24 CFR 570.208(a)(1)) and Section F.2.c.ii. and Section F.2.c.v.a. of the PRICE NOFO. The budget requested for this activity is \$3,411,400. The funding would be used for construction and temporary relocation costs. If PRICE funds are awarded for Sage Mobile Home park, the City intends to record a Memorandum of Restrictive Covenants on the property, ensuring a minimum of 50 years of affordability. Installation of new manufactured homes on currently empty spaces

- **Installation of New Homes**

At the time the City purchased Sage Mobile Home Park, there were three empty spaces. By the end of 2024, it is anticipated that 3 additional spaces will have become vacant and the homes on those sites removed. The City intends to use PRICE Program funds to purchase and install new manufactured homes on the six vacant spaces.

The City anticipates that this activity would begin immediately after the infrastructure repairs are completed – within two years of the funding being made available. The City's construction manager would coordinate the purchase and installation of the units.

This activity meets the National Objective of benefitting low- and moderate-income persons (specifically via the Housing activities described at 24 CFR 570.208(a)(3)) and Section F.2.c.iii.f. and Section F.2.d. of the PRICE NOFO.

The budget for this activity is \$780,000, which anticipates an average cost of \$130,000 to purchase and install six new manufactured homes.

2. Preservation of Existing Manufactured Housing Communities

The City of Boise has seen significant growth over the last decade, which has put pressure on the local housing options for residents, especially those at lower income levels. As the city has grown, available land for new development has become scarcer, and thus prices for land have increased. Unfortunately, this creates an incentive for owners of mobile home communities to consider selling their land, resulting in the displacement of residents in many cases. Alongside this pressure, a lack of options for many manufactured housing residents has put much of the power in the landowner's hands; given that most residents are unlikely to have the resources to move, often routine maintenance and infrastructure repairs are forgone in favor of increased profits, knowing that the residents are very unlikely to decide to leave of their own accord.

With funding through the PRICE Program, the City would develop a revolving loan fund to support an array of activities that would preserve and enhance manufactured housing communities. Owners accepting a loan through the PRICE program would enter into a Period of Affordability (POA)

based on the purpose and amount of funds loaned¹, enforced via a recorded Affordability Covenant or Memorandum of Restrictive Covenants filed with Ada County.

During the POA, the owner would not be allowed to sell the property to an entity that would change the use, space rent could not be increased by more than 5% annually and cannot exceed 30% of the household's gross income, and the owner would also be required to implement a policy instituting a one-year renewable lease term, unless there is good cause for non-renewal, and identify an administrative complaint procedure for residents. Additionally, the owner would be required to adopt tenant site lease protections consistent with those required by Fannie May or Freddie Mac, if not already in place.

The budget requested for this activity over the grant's period of performance is \$2,500,000. This funding would be used for financing to be loaned to MHC owners for repairs or to entities interested in acquiring communities to preserve the existing housing opportunities. Payments made on loans would return to the fund to be made available for future preservation opportunities.

- **Infrastructure Repairs/Upgrades**

Recognizing that some park owners are likely to have deferred maintenance or infrastructure repairs/upgrades that they would be willing to complete if affordable financing was available, the City intends to offer very low interest loans to owners willing to commit to continued ownership and protections for residents.

Applications would be accepted for repairs to walkways, roads, and pathways to improve accessibility for residents, upgrades to critical infrastructure systems (including utility meters and hookups), installation of broadband infrastructure, and enhancements to promote disaster resiliency (including firewise/xeric landscaping and flood mitigation).

For these projects, the City would provide the support of a construction project manager to coordinate the bidding process, compliance with the applicable cross-cutting regulations, manage invoices, and ensure communication between all parties.

The City anticipates that the application for this program could be developed and opened within the first year of a PRICE Program award.

This activity meets the National Objective of benefitting low- and moderate-income persons (specifically via the Area Benefit activities described at 24 CFR 570.208(a)(1)) and Section F.2.c.ii. of the PRICE NOFO.

- **Financing for Purchasing Manufactured Housing Communities**

The City intends to support the preservation of existing Manufactured Housing Communities (MHCs), prevent resident displacement, and support resident empowerment through making funding available to other entities for the purchase and preservation of existing MHCs.

¹ The minimum POA will be 15 years for all projects. If more than \$100,000 in funds is approved, the minimum POA will be 30 years. Purchase of a MHC with PRICE funds = 50 year minimum POA.

The City would accept applications for financing from non-profit entities, resident associations, or for-profit entities willing to be bound by the program's terms for a minimum period of 30 years.

The City anticipates that the application for this program could be developed and opened within the first year of a PRICE Program award.

This activity meets the National Objective of benefitting low- and moderate-income persons (specifically via the Housing activities described at 24 CFR 570.208(a)(3)) and Section F.2.c.iii. of the PRICE NOFO.

3. Support for Current Manufactured Housing Residents

The City intends to work alongside residents of manufactured homes to ensure that all residents are living in safe, decent, and sanitary conditions. Additionally, the City recognizes that some residents may be interested in modifying their housing situation or may be facing instability and would benefit from housing mobility counseling and eviction prevention services.

- **Rehabilitation of Existing Manufactured Homes**

The City has operated its Home Improvement Program to support homeowners earning less than 80% of the Area Median Income in need of repairs to the critical systems, safety issues, and accessibility since the late 1970s. While manufactured homes are currently eligible under the existing program, the program has limited capacity due to available CDBG funding and maintains a significant waiting list. Funding through the PRICE program would be administered through the City's existing systems and procedures but would be available specifically to residents of manufactured homes. This activity directly addresses the need to rehabilitate older units identified in the City's Housing Needs Analysis and also the need demonstrated by the ongoing influx of applications and considerable waitlist for the established program. It meets the National Objective of benefitting low- and moderate-income persons (specifically via the Housing activities described at 24 CFR 570.208(a)(3)) and Section F.2.c.i.(a.) and Section 4.2.c.iv.(a) of the PRICE NOFO.

Building off the City's existing program's policies, households receiving funds through the PRICE program would sign documents outlining the period of affordability and requirement to maintain the home as their primary residence throughout that term, which are then recorded in the Ada County property records and serve to restrict the use of the property. Households under 50% AMI would be eligible to receive the funds in the form of a forgivable loan, reduced incrementally over the 15-year period of affordability. Households between 51-80% AMI would be eligible to receive funds in the form of a very low interest loan, with a minimum repayment term matching the 15-year period of affordability. Income generated from loan payments would be returned to the fund to support additional households in need of repairs.

The City's current program is supported by a Grants & Loans Analyst, who assists homeowners in completing applications, verifies income eligibility, and coordinates necessary documents. Then the Rehab Coordinator works with the homeowner to determine the repairs necessary, develops a scope of work, and manages the bidding process to secure contractor(s) for the project. The Rehab Coordinator continues to serve as a liaison between the homeowner and the contractor(s)

throughout the project, ensuring the work is completed in a timely manner and to the appropriate standards and managing invoices or issues that may arise.

Through the PRICE Program, the City intends to hire an additional Rehab Coordinator to focus specifically on projects for manufactured homes built after 1976. Owners of manufactured homes would apply through the existing system but would be referred to a separate list specifically to be assisted through the PRICE program funds. Eligible types of rehabilitation work would include: accessibility improvements (interior and exterior), energy efficiency/resiliency improvements (weatherization, replacement of windows & doors, insulation), installation or repair/replacement of critical systems (heating, cooling, plumbing, electrical), repair/replacement of exterior elements (roofs, siding, skirting, ramps/entrances), and interior repairs needed to ensure the home is in safe, decent, and sanitary condition.

Based on information from the City's existing program, it is anticipated that each home is likely to need between \$30,000 - \$40,000 for rehabilitation. On average, replacement of roofs is trending between \$13,000 - \$15,000, replacement or installation of HVAC systems is \$9,000 - \$12,000, and repairing and replacing windows is averaging \$800/window. The majority of manufactured homes assisted through the City's existing program over the last three years have needed a combination of these types of repairs.

Recognizing that rehabilitation can only be completed for homes manufactured after 1976, the City has also included some funds in the budget for this activity to assist homeowners with replacement of pre-1976 units, if they would like to replace their home. The funds would be used to buy the units at an assessed value and then remove them from the site. This activity meets the National Objective of benefitting low- and moderate-income persons (specifically via the Housing activities described at 24 CFR 570.208(a)(3)) and Section F.2.c.iii.f., Section F.2.c.v.a., Section F.2.d., and Section F.2.e. of the PRICE NOFO. This opportunity would be coupled with the proposed financial assistance for homeownership activity (described in further detail below) or the City's existing Homeownership Opportunity Program, to offer assistance in financing the new unit.

Given the systems and processes that are already in place, the City is confident that this specific activity could begin immediately upon receiving funding.

The budget requested for this activity in total is \$2,500,000. This would pay for approximately \$30,000 in rehabilitation costs for each of the 78 households the City anticipates serving over the grant's period of performance, as well as providing \$160,000 for buyouts and demolition of pre-1976 manufactured homes.

- **Housing Counseling and Eviction Prevention**

The City works closely with many non-profit organizations serving low to moderate income persons throughout the community. In particular, the need to prevent eviction for low to moderate income households has seen high demand, especially since the Emergency Rental Assistance funding through the U.S. Treasury has now been exhausted. Manufactured housing residents are particularly vulnerable to space/lot rent increases, as property managers recognize many do not

have the resources to move their trailers and are therefore faced with either forgoing other necessities to pay the rent or abandoning their asset and potentially facing homelessness.

Through this PRICE application, the City intends to provide funding to local non-profit organizations to support eviction prevention work, which includes financial assistance to help income-eligible households get caught up on back-rent and payments owed alongside case management and landlord mediation to assist households in achieving long term stability. An analysis of services provided by the organization currently providing eviction prevention services for Boise residents identified approximately 15-30 applications each month being submitted by residents of manufactured housing who were actively being evicted (residents who had a 3-day notice in hand, or a court date).

Beyond ensuring that households have stable and safe housing, the City recognizes the importance of housing mobility and ensuring that residents have available options so they can access the housing type that best suits their household's needs. A recent survey of residents within the City-owned Sage Mobile Home Park revealed that over half of the residents would prefer that their housing situation change. Therefore, as part of this PRICE application, the City intends to utilize funding to provide Housing Mobility Counseling for the residents at Sage Mobile Home Park in particular. Counseling would be provided through a community partner and also made available to income-qualified manufactured housing residents throughout the City, utilizing its partner network to share information about the availability of the resource.

These activities respond directly to the needs of manufactured housing residents identified in the 2007 Boise State University study and the numerous articles discussed regarding the instability manufactured housing residents face and the shortage of resources available to meet these specific needs. The activities meet the National Objective of benefitting low- and moderate-income persons (specifically via the Limited Clientele activities described at 24 CFR 570.208(a)(2)) and Section F.2.c.v.(b & c) of the PRICE NOFO.

The City would begin the process of implementing these services upon award, first working through the process of identifying the most appropriate service provider, then executing subrecipient agreements. Based on the time it takes on average to establish subrecipients and agreements, the City anticipates that service provision could begin within the first six months following an award of funds.

The budget requested for these activities over the grant's period of performance is \$1,530,000. This funding would be granted to subrecipient organizations with the expertise to offer services to manufactured housing residents throughout the community.

4. Resources for Prospective Manufactured Housing Homeowners

Recognizing that the financing tools available to support the purchase of a manufactured home vary significantly from the standard financing mechanisms for stick-built units, the City intends to expand its current Homeownership Opportunity Program to better support households seeking the opportunity to own a manufactured home.

- **Financial Assistance for Manufactured Housing Homeownership**

The City currently operates a homeownership assistance program, which provides CDBG funding to assist in the purchase of manufactured homes. However, the program has limited funding available, and currently operates on a first come first served basis for applicants, regardless of housing type. Funding through the PRICE program would operate as a specific set-aside for income-eligible applicants seeking to purchase an existing (newer than 1976) manufactured home, replace a pre-1976 manufactured home with a newer model, or purchase and/or install a new manufactured home.

Homeownership assistance is offered as a mortgage at a zero-percent interest rate, with no payments due until the time of sale or transfer. The homebuyer signs a Promissory Note and Homebuyer Written Agreement outlining the terms of the assistance and repayment expectations at the time of purchase and a lien is filed with the Department of Motor Vehicles to prevent sales or transfers without City knowledge. The Homebuyer Written Agreement outlines the Period of Affordability and remains in effect even if the homeowner should choose to pay off their loan early. The Period of Affordability will be determined by the amount of assistance provided, in compliance with 24 CFR 92.254(a)(4). When the home is sold or transferred, the City's investment is repaid from the proceeds of the sale, plus a percentage of the appreciation on the home's overall equity, if applicable. Operating the program as a revolving fund allows the City to reinvest the funding for new applicants when loans are paid off. All homeownership program participants are required to maintain the assisted home as their primary residence, which is verified annually by the City's Compliance team.

For homeowners in manufactured homes or trailers older than 1976, the City intends to offer an option to replace the old unit with a new manufactured home. PRICE funds would be used to buyout the existing home (showing as a credit for the buyer on the transaction to finance the new manufactured home) and also provide a grant to the homeowner to cover the cost of removal of the existing unit and any preparation to the site needed before a new unit could be installed. The City is also exploring non-traditional repayment options, including a lease-to-own model for those who may need to rebuild their credit or finances as they work towards becoming homeowners.

Utilizing the City's existing homeownership program framework, the City anticipates that advertising and program implementation could begin at the time of grant award.

These activities respond directly to the need for additional units of affordable housing in Boise, the specific challenge regarding real vs personal property financing identified in the PRICE NOFO, and also the direct feedback from the community regarding the need for homeownership assistance.

These activities meet the National Objective of benefitting low- and moderate-income persons (specifically via the Limited Clientele activities described at 24 CFR 570.208(a)(2)) and Section F.2.c.iii. and Section F.2.d.&e. of the PRICE NOFO.

The budget requested for these activities is \$1,250,000. With these funds, the City anticipates assisting a minimum of 25 homebuyers over the grant's period of performance. Working with

partner organizations throughout the community to refer homebuyers, existing City staff will complete eligibility verification and underwriting, complete transactional documents, and process funding.

- **Homeownership Counseling Scholarships**

The importance of homeownership counseling is widely recognized by the City and its partners working in the affordable homeownership area. Completion of a HUD-approved homeownership counseling course provided by a HUD participating housing counseling agency is already a requirement of the City's homeownership assistance program. The City intends to continue to make counseling a requirement for all households receiving homeownership assistance through the PRICE program funds, but also recognizes that the cost of the course may present a barrier for some households. Therefore, the City intends to implement a program to offer scholarships to income-eligible households to pay for the cost of the homeownership counseling course.

The City anticipates that this program could be offered alongside the financial assistance for homeownership, at the time of PRICE Program award.

This activity meets the National Objective of benefitting low- and moderate-income persons (specifically via the Limited Clientele activities described at 24 CFR 570.208(a)(2)) and Section F.2.c.v.d. of the PRICE NOFO.

The budget requested for this activity over the grant's period of performance is \$2,000. This funding would be used to pay for the Finally Home!TM course offered by HUD-approved counseling agencies in Boise for income-qualified households interested in purchasing a manufactured home.

5. Administration

In order to administer all the programs and activities outlined in the application, the City anticipates needing to hire contract positions, dedicating a percentage of existing staff's time toward these projects and programs, and costs for necessary equipment and software. Two contract positions would be needed for the duration of the grant's period of performance – one Housing Rehab Coordinator and one Construction Project Manager. The Housing Rehab Coordinator would be responsible for completing inspections, work-write ups, handling bidding processes, managing contractors, and handling invoices for rehabilitation of 78 homes over the six-year period. The Construction Project Manager would oversee the repair of critical infrastructure, installation of new manufactured homes, and demolition/removal of other manufactured homes (as needed) at Sage Mobile Home Park, as well as managing contractors for other repair projects identified via the revolving Preservation Loan Fund. Each position is anticipated to be funded annually at \$90,000 for the grant's period of performance.

The City's existing staff would be used to handle the annual planning and reporting for the grant's term, as well as marketing of programs, development of application materials, review of applications received, document preparation, loan/grant origination and eventual servicing, and compliance with cross-cutting federal regulations and longer term monitoring. The City anticipates annually funding 20% of the HCD Loans and Grants Analyst position (\$97,194), 15% of the HUD

Specialist position (\$90,829), and 10% of the HUD Program Manager position (\$73,008) throughout the grant's period of performance. Additional staff time spent by the HCD Senior Manager, HCD Project Coordinator, HCD Operations Manager, HCD Compliance Manager, and HCD Compliance Specialist would be offered as leverage, with all costs being paid from City general funds.

In addition to staff to administer and implement the identified programs and activities, the cost of equipment (\$3,580 for laptops, monitors, docking stations, keyboards, and mice for two contract positions) and software (\$7,000) to accept project applications and administer funds is included in the funding request.

The total administration request for all the proposed activities is \$1,351,611, representing 10% of the total PRICE funding request.

If only specific activities outlined in the application are selected for funding, the corresponding administration costs would be reduced as dictated by the specific administrative needs of each activity.

Implementation Timeline

The City has a proven track record of deploying unique fund sources rapidly, seeking to ensure the resources are available within the community to meet critical needs when need is the highest.

Once grant awards have been determined and agreements signed, the City will work expeditiously to develop its PRICE Action Plan, conduct public participation, and submit the plan to HUD. The City's Compliance Specialist will begin completing the necessary Environmental Reviews for the activities awarded.

Once the administrative requirements of the award acceptance have been met, within the first six months the City will:

- Implement a manufactured-housing specific list of home repair/rehab projects.
- Begin the hiring process for contract employees to manage manufactured-housing-specific rehab projects (current staff will manage these projects and train contract staff until full capacity is reached).
- Solicit partner agencies to manage eviction prevention and housing mobility counseling projects via a competitive process.
- Begin marketing the availability of homeownership assistance for prospective manufactured home owners.
- Ensure HUD-certified homeownership counseling agencies are aware of the City's scholarships for Homeownership Counseling available to prospective manufactured home owners.
- Begin the hiring process for a construction project manager to manage the Sage Infrastructure project.

Within the first year of program implementation, the City will:

- Develop Policies and Procedures for the Manufactured Housing Preservation Loan Fund (assisting in infrastructure repairs or acquisition of MHCs).
- Develop and open an application for funds awarded through the Manufactured Housing Preservation Loan Fund.
- Develop the scope of work and specifications for the utility upgrades at Sage Mobile Home Park and begin the process of competitively procuring a construction firm to do the work.
- Host individual meetings with all Sage residents to determine their preferred outcome regarding the options to remain in their current home, rent/lease/buy a new home in the park, or sell their home to the City and move out of the park.

By the end of the first year of program implementation, the City anticipates that all outlined activities will have been started and will be meeting the needs outlined in this application. The City recognizes that this is an ambitious timeline but has also proven its ability to meet aggressive goals, as indicated through its deployed of CARES, HOME-ARP, ERAP, and SLFRF funds over the past four years (discussed further in the Capacity Exhibit).

Impact

If funded is approved for the activities outlined, the City anticipates the following impacts:

- Improvements to safety, accessibility, and climate resilience will have been made for 78 households currently residing in manufactured housing, ensuring the preservation of those homes within the community's housing stock.
- Sage Mobile Home park will be preserved for a minimum of 50 years, to continue serving as an affordable housing option for 26 households.
- The households currently residing at Sage Mobile Home park will have the opportunity to access housing counseling, better housing mobility, and be offered access to new manufactured housing units.
- Manufactured housing residents will have access to increased eviction prevention funding and case management resources to ensure future housing stability and prevent displacement and/or potential entrance into the City's unhoused population.
- Funding will be available to support homeownership for residents seeking to buy a manufactured home, alongside no cost homeownership counseling services.
- Funding will be available to improve infrastructure at existing manufactured housing communities, allowing existing communities to remain viable housing options while ensuring residents have better protections against space rent increases.
- Funding will be available for the acquisition of manufactured housing communities, ensuring that residents within those communities have stability and long-term protections in place.

Affordability and Equity

The City's strategy of 'A Home for Everyone' is resident-focused and resident-centered, recognizing that there is a variety of housing types and ownership options that may best suit each household. The City strives to provide housing options across that spectrum, preserving affordability and improving conditions for existing units, supporting opportunities for households to achieve homeownership, and offering resources to assist in the development and construction of both rental and homeownership products. All activities proposed within this application for PRICE funds are targeted for households at or below 80% AMI, and the various activities have affordability periods identified within each description that meet the requirements of the PRICE NOFO.

Funds that are loaned to owners of manufactured housing communities will have terms of acceptance outlined in the loan documents that specifies protections for residents, including:

- Adoption of tenant site lease protections consistent with those required by Fannie May or Freddie Mac.
- Limitation on space rent increases to no more than 5% annually.
- Limitation on space rent to not exceed 30% of the household's gross income.
- Requirement for the owner to implement a policy instituting a one-year, renewable lease term (unless there is good cause for non-renewal).
- Identification of an administrative complaint procedure for residents.

The City also recognizes that homeownership is a goal for many households, and intends to use PRICE funding to expand its existing Homeownership Opportunity Program to provide opportunities for residents interested in purchasing a manufactured home. The funding offered through this program would be available to households at or below 80% AMI intending to buy an existing (post 1978) or new manufactured home. Existing homes would be required to pass an inspection to ensure the home is in safe, decent, and sanitary conditions.

Eviction prevention and housing case management will also be offered, specifically for residents of manufactured housing, using PRICE funding. Through the case management process, households will also be connected with services and resources as needed to ensure long term housing stability. These same resources will be made available to households served through the home rehabilitation program or referred from partner organizations.

Infrastructure projects exceeding \$200,000 will trigger Section 3 requirements, which will provide economic opportunities for low-income individuals. The City is familiar with implementing projects in compliance with the updated Section 3 requirements, and will ensure any contractors working on these projects implement all best practices for recruiting and retaining Section 3 workers.

Environment and Resilience

Boise faces four main climate risks: extreme heat, wildfire, drought, and flooding. Boise is directly impacted by extreme heat almost every year, which can cause heat-related illnesses such as heat exhaustion or heat stroke. Boise is one of the fastest-warming metropolitan areas in the country

and will face an increased frequency of extreme heat days. This results in impacts to human health, increased energy use, disrupted natural ecosystems, and impaired water quality. In order to mitigate the effects of extreme heat, housing rehabilitation projects will have a specific focus on ensuring each home has appropriate heating and cooling systems, and adequate electrical wiring and infrastructure to handle the energy use of those systems. Additionally, the Housing Rehab Coordinators will provide residents with information about utility assistance and level pay programs offered by the local utility providers and service agencies so residents will know how to access those programs if needed. Weatherization activities (replacing windows/doors, installing insulation, and similar projects) will also be a priority for housing rehabilitation projects.

The Boise community has also been directly impacted by wildfires in the past, including the 2008 Oregon Trail Fire (which destroyed 10 homes, damaged 11, and claimed one life) and the 2016 Tablerock Fire (which resulted in 2,500 acres of wildlife habitat and one home destroyed). Additionally, the community is indirectly impacted by smoke associated with burns in neighboring forests, as well as fires across the State and the Western U.S. These fires impact local air quality and can cause property damage and ecosystem impacts. The City maintains specific landscaping requirements for areas in the Wildland-Urban Interface (WUI) and the Boise Fire Department maintains a proactive collaboration with community members and other public agencies to inform and protect the community from future wildfires.

The City has experienced several declared droughts, and these conditions can be linked to other threats such as wildfire, poor water quality, and lack of food security. Additionally, water is closely connected to Boise's electricity supply as the energy provided by Idaho Power is sourced from 17 hydroelectric plants, making up the utility's largest source of generation. This risk is expected to increase in the future. Any infrastructure projects funded through the PRICE program that include street or landscaping will be required to implement improvements consistent with approved xeric and waterwise landscaping, as outlined in the City's zoning code.

Boise periodically experiences impacts associated with heavy precipitation and flooding events. This can lead to erosion, and landslides. An increase in heavy precipitation events and flooding will result in property damage, and lowered water quality due to erosion. Two manufactured housing communities in Boise are within floodplain areas. Through the PRICE program, the City intends to make funding to improve resilience for these communities available for the property owners, alongside recommendations regarding the types of improvements that would best protect residents from future flooding events.

The City of Boise recognizes the need to move quickly and embraces the opportunity to take bold steps to address climate change. To help inform climate equity principles, the City of Boise is developing the Clean City Index -- a distributional environmental justice, health and equity baseline. The goal of this assessment is to understand where there are disparities in access to environmental and health amenities or disproportionate exposure to environmental health hazards that tend to impact frontline communities. The information collected will cover proximity to hazards and sensitive land uses, health risk and exposure, and social, health and climate vulnerabilities. The data will include parameters such as air, noise pollution, flooding, extreme heat, distance from green spaces, and health facilities. In addition, the distribution of amenities

such as tree canopy cover, parks, open spaces, sidewalks, bikeways, and walkability will be included. The Clean City Index will produce a geographic-based indication of environmental justice and equity in the community and identify areas of the city that could benefit from additional focus and investment. This tool will be utilized to identify opportunities to target assistance from PRICE-funded programs for manufactured housing residents.

Community Engagement

The City intends to lead broad, community-wide advertising of the opportunities to access PRICE funding for home improvement, eviction prevention, financial assistance for homeownership, and homeownership counseling. Beyond sharing information via the City's newsletter and social media accounts, specific outreach to underserved community members will be undertaken to ensure awareness of resources and programs. All program/resource information will be translated into Spanish (and any additional languages upon request), and the City will utilize its Language Access Program Manager and Community Engagement team to share information with hard-to-reach community members via Spanish language radio, at community events, in branch libraries, through its network of partner agencies serving limited English proficient and/or low to moderate income community members, and with other lending agencies.

The City also plans to share information about programs with the property managers, community resident organizations, and owners of manufactured housing communities via informational brochures, attending community meetings, and in-person discussions. Door-hanger brochures will also be delivered within manufactured housing communities to advertise the opportunities for home improvements.

In preparation for implementation of the proposed revolving loan program for manufactured home community acquisition and infrastructure repairs, the City intends to convene focus groups of stakeholders to provide input on the application process, funding terms, and other related requirements. These stakeholders will be solicited from local development groups, affordable housing advocates, fair housing practitioners, CDFIs, and other lending agencies. The City's past experience in hosting collaborative conversations around program development has resulted in highly-utilized, efficient programs that help partners around the table collectively achieve their shared goal of supporting low-to-moderate income community members.

Similarly, the City intends to solicit feedback and input from low to moderate income community members, specifically residents of manufactured housing communities, regarding the ways programs and activities can be best adapted for better accessibility and use throughout the community.

The proposed activities and programs outlined in this application align with Boise's comprehensive plan, Blueprint Boise, and with the policies codified in the new Modern Zoning Code. They also support the City's strategic housing goals of preserving and creating new affordable housing within the community.

EXHIBIT E: CAPACITY
CITY OF BOISE

Experience Managing Projects

The City of Boise has extensive experience developing, administering, and managing projects of all types and sizes. Within the organization there are staff with expertise ranging from project management, construction coordination, engineering, drafting site plans and scopes of work, managing contractors and subcontractors, and appropriately accounting for all funding sources and requirements from local, state, and federal agencies. The infrastructure projects proposed in this application are well within the scope of activities routinely handled by the City's Public Works staff, and their expertise will be utilized in the implementation of the project if awarded.

Rehabilitation projects for low-to-moderate income households are also well within the scope of work routinely managed by City staff, through the City's existing Home Improvement Program. This program has been in existence for decades and is easily scalable with the addition of Housing Rehab Coordinators (as proposed in this application) to increase capacity. The City already has a software program and processes in place to manage the program, and will continue to utilize these well documented, efficient systems.

Similarly, the City has decades of experience offering assistance for homeownership and will continue to utilize its existing system and process for applications, underwriting, and coordination with partners and real estate professionals involved in these transactions.

Experience Managing Grant Funds

The City of Boise has been an entitlement community receiving, and successfully administering, Community Development Block Grant funds since the program's development under the Housing and Community Development Act of 1974. Similarly, the City has been administering the HOME Investment Partnerships Program funding it receives as a participating jurisdiction since 1992, when the first appropriations were authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990. In the time since these first entitlement grants were received, the City has also been awarded funding under several other HUD programs, including the Rental Rehabilitation Grant Program, CDBG Recovery Funds from the American Recovery and Reinvestment Act and the Housing and Economic Recovery Act of 2008, HOME's American Dream Downpayment Initiative, the Homeless Prevention and Rapid Re-Housing Program and, most recently, CDBG-CV funds allocated under the CARES Act and State and Local Fiscal Recovery Funds (SLFRF), Emergency Rental Assistance (ERA), and HOME-ARP funds allocated from the American Rescue Plan Act.

Federal funds received from HUD are administered by the City's Housing and Community Development (HCD) Division. This team has significant experience in deploying federal resources in a timely manner to meet community need. When the CARES Act was passed in March 2020, the HCD team amended its Annual Action Plan, opened a competitive grant application, made award determinations, and began actively funding projects and drawing from its CDBG-CV allocation in July 2020. Boise received additional re-allocated funds and the entirety of the CDBG-CV funds received (\$1,792,938.00) were invested to support community need with all funding fully drawn by September 30, 2023. Likewise, the City of Boise was among the first communities to have its HOME-ARP Allocation Plan approved and began spending those funds in October

2023, with the expectation they will be fully expended by the end of Fiscal Year 2028. Working in partnership with the local Public Housing Authority, \$43M in rental assistance was provided from the Treasury's ERA funds between February 2021 – July 2023. An additional \$6.7M in ERA-2 funds were invested to support the development of 191 affordable units. Finally, the City has conditionally awarded \$10.5M in SLFRF (to date) towards the construction of 95 units of Permanent Supportive Housing and 200 units of housing affordable to households at or below 80% AMI. We expect these funds to be officially obligated and expended by Fall 2024, well before the obligation deadline of December 2024 and the expenditure deadline of December 2026.

Key Staff

Over the past three years, the HCD team has refined roles, added three new full-time staff, and streamlined its processes for administering, implementing, and monitoring the federal grants and programs funded with federal resources to ensure the City is able to maximize the impact federal funds can have in addressing the housing crisis and community need. This existing team would be responsible for administering the PRICE Program funds, including compliance with cross-cutting federal regulations and long-term monitoring.

City and HCD leadership will provide strategic direction and general oversight of the programs and projects implemented. Additionally, they manage relationships with external organizations and partner agencies.

- Senior Manager, Division of Housing and Community Development: Maureen Brewer
- Mayor's Housing Advisor: Nicki Hellenkamp

HCD's Operations team will manage the day-to-day administration and management of the projects and programs identified in this application.

- HCD Operations Manager - Melinda McGoldrick: responsible for development of programmatic policies, management of Operations team and contract staff, coordination between teams, and compliance with all NOFO requirements.
- HUD Program Manager - Nikki Drake: responsible for development of Action Plans, performance reporting, fair housing and affirmative marketing.
- HUD Specialist - Carlos Velazquez: responsible for subrecipient agreements and reporting, assistance with marketing and outreach efforts, and long-term loan servicing.
- HCD Grants and Loans Analyst – Debbie Sanine: responsible for providing assistance with program applications, verifying income eligibility, underwriting, document preparation, and review of subrecipient funding draws.
- HCD Compliance Manager – Danny Bell: responsible for managing annual monitoring for subrecipients, completing risk assessments, and managing all aspects of compliance.
- HCD Compliance Specialist – Michael Johnson: responsible for compliance with all cross-cutting federal regulations for federally-funded projects, including Section 3, Davis Bacon, Environmental Reviews, and occupancy verification.

- Housing Rehab Coordinator – Ron Garvin: responsible for providing training to contract employees regarding housing rehabilitation projects, including work write ups, bidding processes, and general compliance with program processes and requirements.

Other City staff will provide administrative and internal service support for activities funded through the PRICE program.

- Senior Staff Accountant – Stephanie Jensen
- Grants Accountant – Deanne Alexander
- Attorney IV – Mary Grant

As needed, additional City staff may support specific elements of projects or programs, including the Municipal Facility Program Senior Manager, the City’s Senior Engineer, the HCD Project Coordinator, and communications and outreach staff from the City’s Office of Community Engagement.

Experience Promoting Racial Equity

The City of Boise has a strong commitment to creating a city for everyone, where everyone feels, and is, safe and welcomed. A cornerstone of that commitment is actively planning events and community engagement that focuses on including the most impacted community while getting input from residents, especially when programs or services are meant to support traditionally underrepresented communities.

Examples of this commitment are evidenced by initiatives and projects throughout the organization, including:

- Two city owned and operated cultural sites that honor members of our community. The James Castle House was the residence of renowned deaf and non-verbal artist, James Castle. The Erma Hayman house honors Boise’s historically Black neighborhood and was established in partnership with members of Erma Hayman’s family and members of Boise’s Black community.
- Prior to allocating nearly \$10 million in ARPA funding to community projects, the City conducted a series of listening sessions with traditionally underrepresented communities, including Boise’s refugee community and others, to best understand community needs and respond in kind. ARPA dollars were then allocated to mental health, food security, childcare and more in direct response to the feedback we received.
- Boise has been recognized officially as a Welcoming City since 2019.
- Boise established a Community Accessibility program to bring more residents who live with disabilities into decisions made about the accessibility of city facilities, programs and services. In response a 5.3 mile trail loop was created for users of all mobility types in our foothills, the City has involved the community in accessibility decisions in our downtown core, adding ramps and safe navigation to

street improvements and the City has developed meaningful internal training and guidance on how to best support all residents.

- The City recently revamped its child care licensing system, including community stakeholders (child care providers) – including members of the refugee community – in the design process.
- The City formalized a language access program that is translating vital documents into the top languages (in Boise, they are Spanish, Swahili and Arabic) and has created “I Speak” cards and a comprehensive guide for front line staff to best interact with residents with limited English proficiency.

Experience Completing Environmental Reviews

As a Responsible Entity, the City has extensive experience conducting Environmental Reviews. The HCD Compliance Specialist has completed the WISER modules available on the HUD Exchange, as well as the Part 58 training offered by the Seattle Field Office in 2023 and more recently in June 2024, and more specialized training on lead, radon, and other hazards. Given that the City frequently invests its funding from HUD in development of new rental housing, the HCD Compliance Specialist has completed numerous Environmental Assessments, the Tier I review for the Home Improvement Program, review for projects awarded through Community Project Funds grants, and annually completes the lower-level reviews required for public service activities, administrative projects. They will continue to perform these duties for all projects and activities for which funding is identified in this application, in compliance with the governing regulations at 24 CFR Part 58.

Familiarity with Cross-Cutting Federal Requirements

The City is very familiar with the numerous cross-cutting federal requirements that would apply to the projects and programs outlined in this application. The HCD Compliance Specialist’s role for the City is to ensure compliance with application regulations, including Section 3, Environmental Reviews, Build America Buy America, Davis Bacon, lead-based paint, Section 504, FFATA, URA, and the guidance at 2 CFR 200. Within the last three years, the City has implemented projects triggering each of these regulations and has documented policies and procedures to ensure compliance. Having a compliance team within HCD ensures close communication throughout the lifecycle of a project.

Additionally, the City is an active leader of the Idaho Fair Housing Forum and works closely with partners throughout the community to share information and resources regarding the Fair Housing Act. The City also works collaboratively across its teams and departments to ensure that information about programs, services, and activities is available in formats accessible to the community. This includes updates to our City website to make it compatible with Google’s translation function, providing ASL interpreters at events, publishing information in multiple languages, and ensuring locations where in-person events are held are physically accessible.

EXHIBIT F: MATCH OR LEVERAGE
CITY OF BOISE

Match and Leverage

The City intends to provide a match towards funds requested in this application through two primary sources: land and salary costs.

The City anticipates that multiple team members whose salaries are paid from City General Funds will spend time supporting the projects and programs identified in this application.

- HCD Senior Manager: 5% of total time annually, for a 6-year term = 624 hours
- HCD Operations Manager: 15% of total time annually, for a 6-year term = 1,872 hours
- HCD Compliance Manager: 5% of total time annually, for a 6-year term = 624 hours
- HCD Compliance Specialist: 15% of total time annually, for a 6-year term = 1,872 hours

The total amount of salary costs that will be matched using City General Funds is \$282,497.

The City invested in the preservation of a manufactured home community (Sage Mobile Home park) in August 2022. The total cost to purchase the land was \$2,100,000, which was completed using City General Funds. If funds are awarded through this application to further invest in the community, a Memorandum of Restrictive Covenants will be recorded on the property, restricting use to affordable housing for the next 50 years.

The City has delineated its priorities for the projects within this application; however, the City is open to collaborating with HUD to deploy funding for the activities HUD determines to be most essential to achieving PRICE Program goals. If less than the amount requested is funded, the City has a plan for scaling back requested staffing and activities.

The critical infrastructure repairs at Sage Mobile Home Park are an essential request within this application. The City's goal for this property is to safeguard the existing opportunity for affordable housing on this site, however the infrastructure is nearing the end of its useful life. Without support from the PRICE program, the City will continue to maintain Sage in its current state for as long as residents have access to utilities and their homes remain safe and accessible. However, no alternative funding for the critical infrastructure repairs is available at this time, and should a catastrophic failure of any essential system (water, electrical, sewer) occur, the City will be forced to assist residents with relocation and consider alternative uses for the site.

**EXHIBIT G: LONG-TERM EFFECT
CITY OF BOISE**

Long Term Effects

PRICE Program funds would have a lasting, generational impact on hundreds of residents throughout Boise. The City has worked to identify strategies to address the current housing crisis by increasing the inventory of affordable housing to meet the current, significant need and the anticipated future need. However, the City's longer-term vision recognizes that the underlying factors leading to the current housing shortage must also be addressed and mitigated whenever possible. This includes preserving housing that is currently affordable but at risk of redevelopment or change in use, thereby preventing displacement and expanding access to more types of housing to meet the diverse needs of Boise residents.

Through the PRICE Program, investments in the critical infrastructure at Sage Mobile Home Park, already a public asset, will ensure the safety and livability of the park for decades. The long-term affordability these investments would bring represents generational change and housing mobility opportunities for both current and future residents.

Further, the City intends to fund the preservation of existing manufactured housing communities by investing in infrastructure repairs and upgrades and providing financing to organizations intending to acquire and preserve existing parks, preventing a change of use and/or displacement of low-income residents. To that end, the City will work closely with non-profit and other mission-driven organizations to identify and support these opportunities to preserve affordability for residents, now and over the long-term. The long-term affordability requirements that will be imposed will ensure that families can stay in place for as long as they choose, offering a stability that may allow them to focus on other priorities and achieve future goals.

Investment in manufactured home communities whether through infrastructure investments or via an acquisition represents a critical opportunity to have a generational impact on housing stability and affordability for current and future residents of those communities. These efforts ensure current manufactured home community owners have access to financing and project management support and, additionally, that the City and its partners are positioned to buy long-term affordability that supports the City's long-term housing goals in multiple significant and lasting ways:

- Promoting housing stability for existing residents.
- Preventing future redevelopment throughout the period of affordability.
- Maintaining space rent that is affordable to residents.
- Establishing policies to protect residents and promote community leadership.
- Improving infrastructure to increase safety, resilience, and livability for residents.

If funded, through assistance for homeownership, the PRICE funds will similarly directly support households in achieving homeownership. Funding will be provided with terms that would not cost burden a household and will ensure the household is set up for long term financial stability and success. With a special emphasis on reaching underserved populations, there is an opportunity to promote equity throughout the community.

Residents receiving assistance for home rehabilitation projects will be able to age in place, in homes that are safe, decent, sanitary, more resilient, and meet the household's needs currently and into the future. This will ensure that existing affordable homes can remain so, and residents will be stably housed within the community.

Overall, the investments the PRICE Program can offer the City of Boise have a high potential to impact a significant portion of residents residing in manufactured housing within our community. Furthermore, these investments align with other efforts the City has made that demonstrate its long-term vision, planning, implementation and commitment to enabling a variety of housing types to create housing options at all price points – namely, overhauling our zoning code to remove barriers to housing and to thoughtfully increase density and investing significant local dollars in the construction of affordable housing. These efforts are demonstrative of the City's commitment to investing in the long-term supply of affordable, safe, decent, and livable housing options for Boise residents at Boise budgets and across all neighborhoods, including our community's manufactured housing.

ATTACHMENT A: ADVANCING RACIAL EQUITY
CITY OF BOISE

Advancing Racial Equity

The City of Boise is proud to be a welcoming community striving to ensure a safe, equitable, and inclusive city that celebrates the diversity of the people who live, work, and play in our community and recognizes the fundamental human dignity of all. Further, the City believes that everyone deserves access to safe, affordable housing and equitable opportunities for community development, regardless of race, ethnicity, gender, sexual orientation, age, ability, or socio-economic status.

The Housing and Community Development (HCD) team who will be responsible for administering the PRICE funds recognizes that historical and systemic injustices have disproportionately affected marginalized communities, and we are dedicated to actively dismantling these barriers. We strive to create a welcoming and inclusive environment where all individuals feel valued, respected, and empowered to contribute their unique perspectives and talents. Through our programs, policies, and partnerships, we are committed to advancing DEIB principles in all aspects of our work. We will continually assess and improve our practices to ensure that they are equitable and inclusive.

An inequitable housing market has a disproportionate impact on lower-income households and households experiencing homelessness. An equitable distribution of resources means that our strategies are weighted to correct for inequities and center the most marginalized.

Healthy, sustainable neighborhoods include housing at all price points, and people need and deserve safe and stable housing in neighborhoods of their choice. Across the housing spectrum, the level of affordability within neighborhoods should align with the income distribution of Boise households.

Within this PRICE program application, the City intends to support existing residents of manufactured housing through home rehabilitation, eviction prevention, and preservation/repairs for existing manufactured home communities. The 2022 American Community Survey data indicates that 20.9% of households residing in Mobile Home (as defined by the U.S. Census Bureau) identify as a race other than White. Within that 20.9%, the largest group identifies as ‘Some Other Race’ (324 households), followed by ‘Two or More Races’ (294 households).

Units in Structure by Householder Race							
Units in Structure	White Householder	Black or African American Householder	American Indian and Alaska Native Householder	Asian Householder	Native Hawaiian or Other Pacific Islander Householder	Some Other Race Householder	Two or More Races Householder
1, detached	59,732	399	309	1,731	29	1,086	4,045
1, attached	5,626	48	11	241	0	93	140
2 (duplex)	2,375	80	14	110	0	89	142
3 or 4	4,167	224	38	210	85	52	798
5 to 9	2,509	99	73	153	25	57	20
10 to 19	2,647	29	0	218	0	57	229
20 to 49	3,355	76	48	113	0	51	379
50 or more	3,176	12	39	93	27	101	698
Mobile home	2,662	0	36	50	0	324	294
Boat, RV, van, etc.	0	0	43	0	0	0	0
Total	86,249	967	611	2,919	166	1,910	6,745

Source: U.S. Census Bureau: 2022 ACS 5-Year Estimates, Tables B25032A, B25032B, B25032C, B25032D, B25032E, B25032F,

The City also intends to make financing for the purchase of a manufactured home available to low-to-moderate income residents. American Community Survey data (2022, 1-year estimates) indicates that 51% of households in Boise earn 80% of the AMI or less, and 9.3% of the population speaks a language other than English at home – 3.2% of that population speaks English less than ‘very well’. Of the population speaking languages other than English at home, Spanish is the highest percentage (4.4%). The City maintains data regarding language translation services utilized and the most common languages requested after Spanish are Swahili, Kinyarwanda, Burmese, Arabic, Russian, Somali, Karen, Korean, and Farsi. Knowing that the City has a large population of new American residents, translation and interpretation resources have been developed and systems implemented to ensure residents have access to information and services.

Current residents of manufactured housing and other Boise residents seeking to access resources offered through PRICE-funded activities may experience barriers related to accessibility of information. The community engagement and affirmative marketing plans identified for PRICE-funded activities outline plans to disseminate information widely throughout the community, focusing specifically on existing manufactured home communities. That information will be shared in both English and Spanish, and conversations with property managers, resident leaders, service providers, and residents within those communities will help determine the additional languages for translation that each community will need. Additionally, the City will utilize its contacts with new American community and faith leaders to share information about programs and services available. The City utilizes Language Line Solutions, along with Pocketalk voice translators, to offer interpretation services. Additionally, a team of local interpreters has been identified to assist in providing interpretation services at events, as well as translation of documents. The HCD Operations team has three members who are fluent in Spanish and able to assist residents with providing information and completing applications whenever needed.

The HCD team will track demographic information regarding applications for and utilization of programs and services offered through PRICE-funded activities. This information will be compared to demographic information available for the City as a whole, and specifically for residents of Mobile homes (as identified in the American Community Survey data) to identify disparities. If disparities are found, the City will increase efforts to better understand why services are not being utilized and what barriers are preventing residents from accessing them.

**ATTACHMENT B: AFFIRMATIVE MARKETING
CITY OF BOISE**

Affirmative Marketing

The City of Boise has adopted Affirmative Marketing Policies and Procedures, which guide the implementation of affirmative marketing efforts for HUD funded programs and projects for both the City and its subrecipients.

The City intends to lead broad, community-wide advertising of the opportunities to access PRICE funding for home improvement, eviction prevention, financial assistance for homeownership, and homeownership counseling. Beyond sharing information via the City's newsletter and social media accounts, specific outreach to underserved community members will be undertaken to ensure awareness of resources and programs. All program/resource information will be translated into Spanish (and any additional languages upon request), and the City will utilize its Language Access Program Manager and Community Engagement team to share information with hard-to-reach community members via Spanish language radio, at community events, in branch libraries, through its network of partner agencies serving limited English proficient and/or low to moderate income community members, and with other lending agencies.

The City fosters relationships with local faith based leaders, community leaders representing a wide array of new American communities, representatives from the Hispanic/Latinx community and others, and actively engages these groups of stakeholders on an ongoing basis. Alongside community service providers, these key stakeholders assist in information dissemination throughout the community on behalf of many City initiatives and projects.

The City also plans to share information about programs with the property managers, community resident organizations, owners of manufactured housing communities, and residents via informational brochures, attending community meetings, and in-person discussions. Door-hanger brochures will also be delivered within manufactured housing communities to advertise the opportunities for home improvements.

**ATTACHMENT C: AFFIRMATIVELY FURTHERING FAIR HOUSING
CITY OF BOISE**

Affirmatively Furthering Fair Housing

The City of Boise is committed to affirmatively furthering fair housing. In addition to the protections offered by the Fair Housing Act, the City adopted a Non-Discrimination Ordinance in 2012 that supplements state and federal civil rights laws by prohibiting housing discrimination on the basis of sexual orientation, gender identity, and gender expression.

As discussed in Exhibit C: Need, discriminatory lending practices are a significant barrier faced by low-income households, especially non-white households and households who speak a language other than English as their primary language.

The City intends to offer financial assistance for residents seeking to purchase a manufactured home as part of the activities funded through the PRICE program. As an Equal Housing Lender, the City does not discriminate and actively works to reduce barriers that may prevent access for low-to-moderate income residents and residents that do not use English as their primary language. Beyond ensuring that information is available and accessible to all community members, the City will ensure that its financial assistance is provided in a way that does not create a cost burden for a household and meet the standards of a Qualified Mortgage, as established by the Consumer Financial Protection Bureau.

As indicated in the American Community Survey data of households living in Mobile homes, 27% of those householders are 65 years or older and 50% of the mobile home units were built prior to 1980. These statistics, while not formally documented in the City's Analysis of Impediments, indicate that there is a high likelihood many households may need investments into accessibility features and general home rehabilitation in order to ensure that their home remains a safe, accessible, and healthy place to live. To help achieve those goals, the City intends to expand its Home Improvement Program, specifically to focus on manufactured housing residents who may need assistance to bring their home into decent, safe, and sanitary conditions. All marketing and implementation of the programs will be done in compliance with the Fair Housing Act and all applicable civil rights laws.

ATTACHMENT D: ELIGIBLE APPLICANTS
CITY OF BOISE

Applicant type: 02 (City government): City of Boise City, Idaho

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p> <p>City of Boise City</p> <p>2 Business name/disregarded entity name, if different from above</p>	
	<p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input checked="" type="checkbox"/> Other (see instructions) ▶ Municipal Corporation</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) <u>3</u></p> <p>Exemption from FATCA reporting code (if any) <u>C</u></p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions.</p> <p>150 N. Capitol Blvd</p>	<p>Requester's name and address (optional)</p>
	<p>6 City, state, and ZIP code</p> <p>Boise, ID 83702</p>	
	<p>7 List account number(s) here (optional)</p>	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									
8	2		6	0	0	0	1	6	5

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	<p>Signature of U.S. person ▶ </p>	<p>Date ▶ <u>1/4/2024</u></p>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note: ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5 ²
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

¹ See Form 1099-MISC, Miscellaneous Income, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.SSA.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/Businesses and clicking on Employer Identification Number (EIN) under Starting a Business. Go to www.irs.gov/Forms to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to www.irs.gov/OrderForms to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor ²
5. a. The usual revocable savings trust (grantor is also trustee) b. So-called trust account that is not a legal or valid trust under state law	The grantor-trustee ¹ The actual owner ¹
6. Sole proprietorship or disregarded entity owned by an individual	The owner ³
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor*
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity ⁴
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

*Note: The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes.

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at spam@uce.gov or report them at www.ftc.gov/complaint. You can contact the FTC at www.ftc.gov/idtheft or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see www.IdentityTheft.gov and Pub. 5027.

Visit www.irs.gov/IdentityTheft to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

ATTACHMENT E: EVIDENCE OF PARTNERSHIP LETTERS
CITY OF BOISE

The City does not have letters to include for this attachment. General letters of support can be found in Attachment H.

ATTACHMENT F: MATCH OR LEVERAGE DOCUMENTATION
CITY OF BOISE



PLANNING AND DEVELOPMENT SERVICES

MAYOR: Lauren McLean | INTERIM DIRECTOR: Stephan Burgos

July 1, 2024

MEMO re: City Staff Support of PRICE Application

The City of Boise's application for PRICE Program funds from the U.S. Department of Housing and Urban Development includes leveraging general-funded (non-federal) staff time towards the administration and implementation of activities proposed.

These staff members are part of the Housing and Community Development (HCD) team, and their time and expertise will be essential to successful deployment of PRICE Program funds.

As Senior Manager for the Housing and Community Development Division, authorized to prescribe the Division's staff resources and time, the following team members will be directed to spend the indicated percentages of their time administering and implementing PRICE Program activities.

Role	Total Annual Compensation (includes benefit)	Percentage of Time Annually Dedicated to PRICE Activities	Total Leveraged Amount over Period of Performance
HCD Senior Manager	\$164,965	5%	\$49,489
HCD Operations Manager	\$137,904	15%	\$124,114
HCD Compliance Manager	\$109,699	5%	\$32,910
HCD Compliance Specialist	\$84,427	15%	\$75,984
Total			\$282,497

Additionally, several of HCD's team members whose positions are supported using entitlement grant funding from HUD will also support PRICE administration and implementation.

Senior Manager, Housing and Community Development

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Office of the Mayor
ATTN: Strategic Real Estate Manager
Copy to: Housing and Community Development
Attorney, Boise City Attorney's Office
150 N. Capitol Blvd.
Boise, Idaho 83702

22445932

(Space Above For Recorder's Use)

WARRANTY DEED

For value received, Sylvia Lynn Haendiges and Curtis Richard Betts, as Co-Trustees of The Betts Family Revocable Living Trust, dated August 24, 1988, who acquired title as the Betts Family Trust, dated August 1988 ("Grantor"), conveys, grants, bargains, and sells to the city of Boise City ("Grantee"), whose current address is 150 N. Capitol Boulevard, Boise, Idaho 83701-0500, and its successors and assigns forever, the following described real property situated in Ada County, State of Idaho ("Property"):

Lots 7, 8 and 9 in Block 1 of Home Acres Subdivision No. 16, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 523, records of Ada County, Idaho.

Excepting any mobile homes located on the property.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way, and water rights in anywise appertaining to the Property herein described as well in law as in equity.

The Grantor covenants to the Grantee that Grantor is the owner in fee simple of said Property that the Property is free from encumbrances, excepting those as may be herein set forth in **Exhibit A** ("Permitted Exceptions"), and subject to the Permitted Exceptions, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Remainder of this page intentionally left blank.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 14 day of 14-JUL, 2022.

Sylvia Lynn Haendiges and Curtis Richard Betts, as Co-Trustees of The Betts Family Revocable Living Trust, dated August 24, 1988, who acquired title as the Betts Family Trust, dated August 1988

By: Sylvia Lynn Haendiges
Sylvia Lynn Haendiges, Co-Trustee

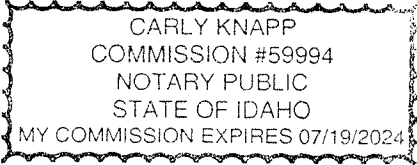
By: Curtis Richard Betts CO-TRUSTEE
Curtis Richard Betts, Co-Trustee

State of Idaho, County of Ada, ss. *ek*

On this 14th day of ~~July~~ ^{August} in the year of 2022, before me, the undersigned, a notary public in and for said state personally appeared Sylvia Lynn Haendiges, known or identified to me to be the person whose name is subscribed to the within instrument, as co-trustee of The Betts Family Revocable Living Trust and acknowledged to me that she executed the same as co-trustee.

Carly Knapp
Notary Public

Residing In:
My Commission Expires:
(seal) Residing in: Boise, ID
Commission expires: 07/19/2024



State of Idaho, County of Ada, ss.

On this 14th day of July in the year of 2022, before me, the undersigned, a notary public in and for said state personally appeared Curtis Richard Betts, known or identified to me to be the person whose name is subscribed to the within instrument, as co-trustee of The Betts Family Revocable Living Trust and acknowledged to me that he executed the same as co-trustee.

Jessica Lupton
Notary Public

Residing In: Canyon county
My Commission Expires: 5/21/2027
(seal)

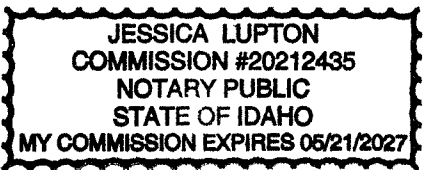


Exhibit A – Permitted Exceptions

1. Reservations and exceptions in a United States Patent, and in the act authorizing the issuance thereof, recorded June 6, 1898 in Book 3 of Patents, at Page 177, records of Ada County, Idaho.

2. Easements, reservations, restrictions, and dedications as shown on the official plat of Home Acres Subdivision No. 16, filed in Book 10 of Plats at Page(s) 523, records of Ada County, Idaho.

3. An easement for the purpose shown below and rights incidental thereto as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Purpose: Erection and continued operation, maintenance, repair, alteration, inspection and replacement of the electric transmission, distribution and telephone lines and circuits

Recorded: August 17, 1962

Instrument No.: 535573

Book 46 of Miscellaneous Records at Page(s) 550, records of Ada County, Idaho.

4. An easement for the purpose shown below and rights incidental thereto as set forth in a/an Power Line Easement.

Granted to: Idaho Power Company

Purpose: Erection and continued operation, maintenance, repair, alteration, inspection and replacement of the electric transmission, distribution and telephone lines and circuits

Recorded: February 27, 1964

Instrument No.: 577461

Book 49 of Miscellaneous Records at Page(s) 267, records of Ada County, Idaho.

5. An easement for the purpose shown below and rights incidental thereto as set forth in a/an Permanent Easement.

Granted to: Intermountain Gas Company

Purpose: permanent right-of-way and easement to construct and maintain a gas pipeline and appurtenances

Recorded: May 9, 2007

Instrument No.: 107066772, records of Ada County, Idaho.

TitleOne: Commercial

1101 W. River Street
Suite 201
Boise, ID 83702
(208) 424-8511

File Number: 22445932
Sales Price: \$2,100,000.00
Close Date: 8/24/2022
Disbursement Date: 8/24/2022
Date Prepared: 8/12/2022 10:41:39 AM

BORROWER(S) CLOSING STATEMENT

Type: Commercial
Property: 2717 W MALAD ST
BOISE, ID 83705 (ADA)
(R3719160350)

Borrower(s): CITY OF BOISE CITY, HOUSING AND COMMUNITY DEVELOPMENT
Attn: Strategic Real Estate Manager
150 N. Capitol Blvd
Boise, ID 83702

Seller(s): SYLVIA LYNN HAENDIGES AND CURTIS RICHARD BETTS, AS CO-TRUSTEES OF
THE BETTS FAMILY REVOCABLE LIVING TRUST, DATED AUGUST 24, 1988, WHO
ACQUIRED TITLE AS THE BETTS FAMILY TRUST, DATED AUGUST 1988
1835 N. Park Lane
Eagle, ID 83616

Description	P.O.C.	Debit	Credit
Deposits, Credits, Debits			
Sale Price of Property		\$2,100,000.00	
Earnest Money Deposit from city of Boise City, Housing and Community Development			\$45,000.00
Earnest Money from city of Boise City, Housing and Community Development			\$45,000.00
Tenants Security Deposits			\$6,090.00
Prorations			
County Taxes 1/1/2022 to 8/24/2022 @ \$17,588.62/Year			\$11,324.18
Rents 8/24/2022 to 9/1/2022 @ \$9,775.00/Month			\$2,522.58
Title Charges			
Title - Settlement or closing fee to TitleOne \$1,500.00		\$750.00	
Government Recording and Transfer Charges			
Recording fees: Deed \$19.75		\$19.75	
Totals		\$2,100,769.75	\$109,936.76

Balance Due FROM Borrower: \$1,990,832.99

ATTACHMENT G: APPLICATION CERTIFICATIONS & STANDARD FORMS
CITY OF BOISE

PRICE CERTIFICATIONS FOR ENTITLEMENT LOCAL GOVERNMENT APPLICANTS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

The Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (URA), and Residential Anti-displacement and Relocation Assistance Plan (RARAP) -- It will comply with the acquisition and relocation requirements of the URA (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR part 24. It has in effect and is following a RARAP as required under 24 CFR part 42 in connection with any activity assisted with funding under either the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The submission of the PRICE application is authorized under state and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with PRICE funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 75.

Build America, Buy America (BABA) – It will comply with Title IX, subpart A of the Infrastructure Investment and Jobs Act of 2021 (41 U.S.C. 8301 et seq.).

Public Participation – It is in full compliance with the PRICE streamlined public participation requirements found in Section VI.E of the PRICE NOFO.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with PRICE funds, it has developed its proposal to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The proposal may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional PRICE Certification).
2. Overall Benefit. The aggregate use of PRICE funds shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons.
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with PRICE funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if PRICE funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with PRICE funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than PRICE funds. In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than PRICE funds if the jurisdiction certifies that it lacks PRICE funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR part 35, subparts A, B, J, K and R; and EPA's lead-based paint rules

(e.g., Repair, Renovation and Painting; Pre-Renovation Education; and Lead Training and Certification (40 CFR part 745)).

Compliance with RFRA -- The grant will be conducted and administered in conformity with the requirements of the Religious Freedom Restoration Act (42 U.S.C. 2000bb) and 24 CFR 5.109, allowing the full and fair participation of faith-based entities.

Environmental Review -- It will comply with environmental review procedures and requirements at 24 CFR part 58.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

7-3-24 Date


Chief of Staff Title

LOBBYING CERTIFICATION FOR ALL APPLICANTS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



Signature of Authorized Official

11/3/23

Date

Chief of Staff

Title

Grant Application Detailed Budget Worksheet	OMB Number 2501-0044 Expiration: 2/28/2027
--	---

Detailed Description of Budget		
Analysis of Total Estimated Costs	Estimated Cost	Percent of Total
1 Personnel (Direct Labor)	543,528.28	4.0%
2 Fringe Benefits	0.00	0.0%
3 Travel	0.00	0.0%
4 Equipment	0.00	0.0%
5 Supplies and Materials	3,580.00	0.0%
6 Consultants	0.00	0.0%
7 Contracts and Sub-Grantees	2,612,000.00	19.2%
8 Construction	10,441,400.00	76.7%
9 Other Direct Costs	7,000.00	0.1%
10 Indirect Costs	0.00	0.0%
Total:	13,607,508.28	100.0%
Federal Share:		
Match		
(Expressed as a percentage of the Federal Share):		

Grant Application Detailed Budget Worksheet

OMB Number 2501-0044
Expiration: 2/28/2027

Applicant Name:	City of Boise
Applicant Address:	150 N. Capitol Blvd. Boise, ID 83702

Category				Detailed Description of Budget (for full grant period)							
	Estimated Hours	Rate per Hour	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
1. Personnel (Direct Labor)											
HCD Operations Manager	1,872	\$66.30	124,114		\$ 124,114.00						
HUD Program Manager	1,248	\$58.50	73,008	\$73,008							
HCD Compliance Specialist	1,872	\$40.59	75,984		\$ 75,984.00						
HCD Loans and Grants Analyst	2,496	\$38.94	97,194	\$97,194							
HUD Specialist	1,872	\$48.52	90,829	\$90,829							
HCD Compliance Manager	624	\$52.74	32,910		\$ 32,910.00						
HCD Senior Manager	624	\$79.31	49,489		\$ 49,489.00						
			0								
			0								
			0								
Total Direct Labor Cost			543,528	\$261,031	\$282,497						
2. Fringe Benefits											
	Rate (%)	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Total Fringe Benefits Cost			\$0	\$0							

Grant Application Detailed Budget Worksheet

OMB Number 2501-0044
Expiration: 2/28/2027

3. Travel												
Applicant Name:		City of Boise										
3a. Transportation - Local Private Vehicle	Mileage	Rate per Mile	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	
Subtotal - Trans - Local Private Vehicle												
3b. Transportation - Airfare (show destination)	Trips	Fare	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	
Subtotal - Transportation - Airfare												
3c. Transportation - Other	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	
Subtotal - Transportation - Other												
3d. Per Diem or Subsistence (indicate location)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	
Subtotal - Per Diem or Subsistence												
Total Travel Cost												
4. Equipment (Only items over \$5,000 Depreciated value)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	
Total Equipment Cost												

Grant Application Detailed Budget Worksheet

OMB Number 2501-0044
Expiration: 2/28/2027

Applicant Name: City of Boise											
5. Supplies and Materials (Items under \$5,000 Depreciated Value)											
5a. Consumable Supplies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Subtotal - Consumable Supplies											
5b. Non-Consumable Materials	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Laptop Computer	2	\$1,165.00	\$2,330	\$2,330							
Docking station	2	\$155.00	\$310	\$310							
Monitors	4	\$225.00	\$900	\$900							
Keyboard & mouse	2	\$20.00	\$40	\$40							
			\$0								
			\$0								
Subtotal - Non-Consumable Materials			\$3,580	\$3,580							
Total Supplies and Materials Cost			\$3,580	\$3,580							
6. Consultants (Type)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Total Consultants Cost											
7. Contracts and Sub-Grantees (List individually)											
7a. Contracts	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Housing Rehab Coordinator (6 yr contract)	1	\$90,000.00	\$540,000	\$540,000							
Construction Manager (6 yr contract)	1	\$90,000.00	\$540,000	\$540,000							
Subtotal - Contracts			\$1,080,000	\$1,080,000							
7b. Sub-Grantees (List individually)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Eviction Prevention (annual subgrant)	6	\$180,000.00	\$1,080,000	\$1,080,000							
Housing Counseling Casework (annual subgrant)	6	\$75,000.00	\$450,000	\$450,000							
Homeownership Counseling Scholarships	100	\$20.00	\$2,000	\$2,000							
Subtotal - Sub-Grantees			\$1,532,000	\$1,532,000							
Total Contracts and Sub-Grantees Cost			\$2,612,000	\$2,612,000							

Previous versions of HUD-424 CBW are obsolete.

Grant Application Detailed Budget Worksheet

OMB Number 2501-0044
Expiration: 2/28/2027

Applicant Name: City of Boise												
8. Construction Costs												
8a. Administrative and legal expenses	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	
Subtotal - Administrative and legal expenses												
8b. Land, structures, rights-of way, appraisal, etc	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	
Purchase and installation of new manufactured homes at Sage Mobile H	6	130000	\$780,000	780000								
Subtotal - Land, structures, rights-of way, ...			\$780,000	\$780,000								
8c. Relocation expenses and payments	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	
Temporary relocation of Sage residents for infrastructure repairs (60 day	20	6450	\$129,000	\$ 129,000.00								
			\$0									
			\$0									
			\$0									
Subtotal - Relocation expenses and payments			\$129,000	\$129,000								
8d. Architectural and engineering fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	
Subtotal - Architectural and engineering fees												
8e. Other architectural and engineering fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	
Subtotal - Other architectural and engineering fees												
8f. Project inspection fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	
Subtotal - Project inspection fees												

Grant Application Detailed Budget Worksheet

OMB Number 2501-0044
Expiration: 2/28/2027

Applicant Name: City of Boise											
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
8g. Site work											
Subtotal - Site work											
8h. Demolition and removal											
Demolition and removal + buyouts of pre-1976 homes needing rehab			\$160,000	\$ 160,000.00							
Subtotal - Demolition and removal			\$160,000	\$160,000							
8i. Construction											
Rehabilitation of existing homes	78	30000	\$2,340,000	\$ 2,340,000.00							
Infrastructure repairs and upgrades at Sage Mobile Home Park	1	2984000	\$2,984,000	\$ 2,984,000.00							
Subtotal - Construction			\$5,324,000	\$5,324,000							
8j. Equipment											
Subtotal - Equipment											
8k. Contingencies											
Construction contingency for utility repairs at Sage Mobile Home Park (10%)			\$298,400	298400							
Subtotal - Contingencies			\$298,400	\$298,400							
8l. Miscellaneous											
MHC Preservation Loan Fund	1	2,500,000	\$2,500,000	\$ 2,500,000.00							
Direct Financial Assistance for Homeownership	25	50000	\$1,250,000	\$ 1,250,000.00							
Subtotal - Miscellaneous			\$3,750,000	\$3,750,000							
Total Construction Costs			\$10,441,400	\$10,441,400							

Grant Application Detailed Budget Worksheet

OMB Number 2501-0044
Expiration: 2/28/2027

Applicant Name: City of Boise												
9. Other Direct Costs		Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Item												
Software		1	7000	\$7,000	\$7,000							
Total Other Direct Costs												
Subtotal of Direct Costs				\$7,000	\$7,000							
10. Indirect Costs		Rate	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Type												
Total Indirect Costs												
Total Estimated Costs				\$13,607,508	\$13,325,011	\$282,497						

This Workspace form is one of the forms you need to complete prior to submitting your Application Package. This form can be completed in its entirety offline using Adobe Reader. You can save your form by clicking the "Save" button and see any errors by clicking the "Check For Errors" button. In-progress and completed forms can be uploaded at any time to Grants.gov using the Workspace feature.

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OPPORTUNITY & PACKAGE DETAILS:

Opportunity Number:	FR-6700-N-99
Opportunity Title:	Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Competition
Opportunity Package ID:	PKG00285107
CFDA Number:	14.024
CFDA Description:	Community Development Block Grant- PRICE Competition
Competition ID:	FR-6700-N-99
Competition Title:	Fiscal Years 2023 and 2024 Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Competition MODIFICATION
Opening Date:	02/28/2024
Closing Date:	07/10/2024
Agency:	Department of Housing and Urban Development
Contact Information:	Robert Peterson

APPLICANT & WORKSPACE DETAILS:

Workspace ID:	WS01373812
Application Filing Name:	Boise PRICE Application
UEI:	HHBYKBT1RJQ5
Organization:	Boise, City of
Form Name:	Application for Federal Assistance (SF-424)
Form Version:	4.0
Requirement:	Mandatory
Download Date/Time:	Jul 10, 2024 11:03:43 AM EDT
Form State:	No Errors

FORM ACTIONS:[CHECK FOR ERRORS](#)[SAVE](#)[PRINT](#)

Application for Federal Assistance SF-424

* 1. Type of Submission:		* 2. Type of Application:		* If Revision, select appropriate letter(s):	
<input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		<input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		<input type="text"/> <input type="text"/>	
* 3. Date Received:		4. Applicant Identifier:			
Complete by Grants.gov upon submission.		070017017			
5a. Federal Entity Identifier:			5b. Federal Award Identifier:		
ID160102 Boise					
State Use Only:					
6. Date Received by State:		7. State Application Identifier: ID			
8. APPLICANT INFORMATION:					
* a. Legal Name: Boise City					
* b. Employer/Taxpayer Identification Number (EIN/TIN):			* c. UEI:		
82-6000165			HHBYKBT1RJQ5		
d. Address:					
* Street1:	150 N. Capitol Blvd.				
Street2:					
* City:	Boise				
County/Parish:	Ada				
* State:	ID: Idaho				
Province:					
* Country:	USA: UNITED STATES				
* Zip / Postal Code:	83702-5920				
e. Organizational Unit:					
Department Name:			Division Name:		
Planning & Development Service			Housing & Community Developmen		
f. Name and contact information of person to be contacted on matters involving this application:					
Prefix:		* First Name:	Melinda		
Middle Name:					
* Last Name:	McGoldrick				
Suffix:					
Title:	Operations Manager				
Organizational Affiliation:					
City of Boise					
* Telephone Number:	208-570-6834		Fax Number:		
* Email:	mcmcgoldrick@cityofboise.org				

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.024

CFDA Title:

Community Development Block Grant- PRICE Competition

*** 12. Funding Opportunity Number:**

FR-6700-N-99

* Title:

Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Competition

13. Competition Identification Number:

FR-6700-N-99

Title:

Fiscal Years 2023 and 2024 Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Competition MODIFICATION

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Support for residents of manufactured housing and expansion of manufactured housing inventory in Boise.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="13,325,011.00"/>
* b. Applicant	<input type="text" value="282,497.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="13,607,508.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

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APPLICANT & WORKSPACE DETAILS:

Workspace ID:	WS01373812
Application Filing Name:	Boise PRICE Application
UEI:	HHBYKBT1RJQ5
Organization:	Boise, City of
Form Name:	Assurances for Non-Construction Programs (SF-424B)
Form Version:	1.1
Requirement:	Optional
Download Date/Time:	Jul 10, 2024 11:04:53 AM EDT
Form State:	No Errors

FORM ACTIONS:[CHECK FOR ERRORS](#)[SAVE](#)[PRINT](#)

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

<p>SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</p> <p>Completed on submission to Grants.gov</p>	<p>TITLE</p> <p>Operations Manager</p>
<p>APPLICANT ORGANIZATION</p> <p>Boise City</p>	<p>DATE SUBMITTED</p> <p>Completed on submission to Grants.gov</p>

Standard Form 424B (Rev. 7-97) Back

This Workspace form is one of the forms you need to complete prior to submitting your Application Package. This form can be completed in its entirety offline using Adobe Reader. You can save your form by clicking the "Save" button and see any errors by clicking the "Check For Errors" button. In-progress and completed forms can be uploaded at any time to Grants.gov using the Workspace feature.

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OPPORTUNITY & PACKAGE DETAILS:

Opportunity Number:	FR-6700-N-99
Opportunity Title:	Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Competition
Opportunity Package ID:	PKG00285107
CFDA Number:	14.024
CFDA Description:	Community Development Block Grant- PRICE Competition
Competition ID:	FR-6700-N-99
Competition Title:	Fiscal Years 2023 and 2024 Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Competition MODIFICATION
Opening Date:	02/28/2024
Closing Date:	07/10/2024
Agency:	Department of Housing and Urban Development
Contact Information:	Robert Peterson

APPLICANT & WORKSPACE DETAILS:

Workspace ID:	WS01373812
Application Filing Name:	Boise PRICE Application
UEI:	HHBYKBT1RJQ5
Organization:	Boise, City of
Form Name:	Applicant and Recipient Assurances and Certifications (HUD-424B)
Form Version:	1.0
Requirement:	Mandatory
Download Date/Time:	Jul 10, 2024 11:04:28 AM EDT
Form State:	No Errors

FORM ACTIONS:[CHECK FOR ERRORS](#)[SAVE](#)[PRINT](#)

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0017
Expiration Date: 01/31/2026

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

*Authorized Representative Name:

Prefix: *First Name:
Middle Name:
*Last Name:
Suffix:

*Title:

*Applicant Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

*Signature:

Completed Upon Submission to Grants.gov

*Date:

Completed Upon Submission to
Grants.gov

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Workspace ID:	WS01373812
Application Filing Name:	Boise PRICE Application
UEI:	HHBYKBT1RJQ5
Organization:	Boise, City of
Form Name:	HUD Applicant-Recipient Disclosure Report
Form Version:	4.0
Requirement:	Mandatory
Download Date/Time:	Jul 10, 2024 11:04:19 AM EDT
Form State:	No Errors

FORM ACTIONS:[CHECK FOR ERRORS](#)[SAVE](#)[PRINT](#)

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing and Urban Development

OMB Number: 2501-0017
Expiration Date: 01/31/2026

Applicant/Recipient Information * UEI Number: * Report Type:

1. Applicant/Recipient Name, Address, and Phone (include area code):

* Applicant Name:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Phone:

2. Employer ID Number (do not include individual social security numbers):

* 3. HUD Program Name:

* 4. Amount of HUD Assistance Requested/Received: \$

5. State the name and location (street address, City and State) of the project or activity:

* Project Name:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

Part I Threshold Determinations

* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. For further information see 24 CFR Sec. 4.3.

Yes No

* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR 4.9.

Yes No

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form. However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

Note: Use additional pages if necessary.

Part III Interested Parties. You must disclose:

1. All developers, contractors, or consultants involved in the application for assistance or in the planning, development, or implementation of the project or activity.

* Alphabetical list of all persons with a reportable financial interest in the project or activity (for individuals, give the last name first)

* Unique Entity ID

* Type of Participation in Project/Activity

* Financial Interest in Project/Activity (\$ and %)

	* Unique Entity ID	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
			\$ <input type="text"/> <input type="text"/> %
			\$ <input type="text"/> <input type="text"/> %
			\$ <input type="text"/> <input type="text"/> %
			\$ <input type="text"/> <input type="text"/> %
			\$ <input type="text"/> <input type="text"/> %

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)

City of Residence

* Type of Participation in Project/Activity

* Financial Interest in Project/Activity (\$ and %)

	City of Residence	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
			\$ <input type="text"/> <input type="text"/> %
			\$ <input type="text"/> <input type="text"/> %
			\$ <input type="text"/> <input type="text"/> %
			\$ <input type="text"/> <input type="text"/> %
			\$ <input type="text"/> <input type="text"/> %

Note: Use additional pages if necessary.

Add Attachment

Delete Attachment

View Attachment

Certification

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, correct, and accurate.

Warning: If you knowingly make a false statement on this form, you may be subject to criminal and/or civil penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

* Signature:

* Date: (mm/dd/yyyy)

Completed Upon Submission to Grants.gov

Completed Upon Submission to Grants.gov

Instructions

Overview.

A. Coverage. You must complete this report if:

- (1) You are applying for assistance from HUD for a specific project or activity and you have received, or expect to receive, assistance from HUD in excess of \$200,000 during the fiscal year;
- (2) You are updating a prior report as discussed below; or
- (3) You are submitting an application for assistance to an entity other than HUD, a State or local government if the application is required by statute or regulation to be submitted to HUD for approval or for any other purpose.

B. Update reports (filed by "Recipients" of HUD Assistance):

General. All recipients of covered assistance must submit update reports to the Department to reflect substantial changes to the initial applicant disclosure reports.

Line-by-Line Instructions.

Applicant/Recipient Information.

All applicants for HUD competitive assistance, must complete the information required in blocks 1-5 of form HUD-2880:

1. Enter the full name, address, city, State, zip code, and telephone number (including area code) of the applicant/recipient. Where the applicant/recipient is an individual, the last name, first name, and middle initial must be entered.
2. Entry of the applicant/recipient's EIN, as appropriate, is optional. Individuals must not include social security numbers on this form.
3. Applicants enter the HUD program name under which the assistance is being requested.
4. Applicants enter the amount of HUD assistance that is being requested. Recipients enter the amount of HUD assistance that has been provided and to which the update report relates. The amounts are those stated in the application or award documentation. NOTE: In the case of assistance that is provided pursuant to contract over a period of time (such as project-based assistance under section 8 of the United States Housing Act of 1937), the amount of assistance to be reported includes all amounts that are to be provided over the term of the contract, irrespective of when they are to be received.
5. Applicants enter the name and full address of the project or activity for which the HUD assistance is sought. Recipients enter the name and full address of the HUD-assisted project or activity to which the update report relates. The most appropriate government identifying number must be used (e.g., RFP No.; IFB No.; grant announcement No.; or contract, grant, or loan No.) Include prefixes.

Part I. Threshold Determinations - Applicants Only

Part I contains information to help the applicant determine whether the remainder of the form must be completed. Recipients filing Update Reports should not complete this Part.

If the answer to either questions 1 or 2 is No, the applicant need not complete Parts II and III of the report but must sign the certification at the end of the form.

Part II. Other Government Assistance and Expected Sources and Uses of Funds.

A. Other Government Assistance. This Part is to be completed by both applicants and recipients for assistance and recipients filing update reports. Applicants and recipients must report any other government assistance involved in the project or activity for which assistance is sought. Applicants and recipients must report any other government assistance involved in the project or activity. Other government assistance is defined in note 4 on the last page. For purposes of this definition, other government assistance is expected to be made available if, based on an assessment of all the circumstances involved, there are reasonable grounds to anticipate that the assistance will be forthcoming.

Both applicant and recipient disclosures must include all other government assistance involved with the HUD assistance, as well as any other government assistance that was made available before the request, but that has continuing vitality at the time of the request. Examples of this latter category include tax credits that provide for a number of years of tax benefits, and grant assistance that continues to benefit the project at the time of the assistance request.

The following information must be provided:

1. Enter the name and address, city, State, and zip code of the government agency making the assistance available.
2. State the type of other government assistance (e.g., loan, grant, loan insurance).
3. Enter the dollar amount of the other government assistance that is, or is expected to be, made available with respect to the project or activities for which the HUD assistance is sought (applicants) or has been provided (recipients).
4. Uses of funds. Each reportable use of funds must clearly identify the purpose to which they are to be put. Reasonable aggregations may be used, such as "total structure" to include a number of structural costs, such as roof, elevators, exterior masonry, etc.

B. Non-Government Assistance. Note that the applicant and recipient disclosure report must specify all expected sources and uses of funds - both from HUD and any other source - that have been or are to be, made available for the project or activity. Non-government sources of Form HUD-2880 funds typically include (but are not limited to) foundations and private contributors.

Part III. Interested Parties.

This Part is to be completed by both applicants and recipients filing update reports. Applicants must provide information on:

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower). Note: A financial interest means any financial involvement in the project or activity, including (but not limited to) situations in which an individual or entity has an equity interest in the project or activity, shares in any profit on resale or any distribution of surplus cash or other assets of the project or activity, or receives compensation for any goods or services provided in connection with the project or activity. Residency of an individual in housing for which assistance is being sought is not, by itself, considered a covered financial interest.

The information required below must be provided.

1. Enter the full names and addresses. If the person is an entity, the listing must include the full name and address of the entity as well as the CEO. Please list all names alphabetically.
2. Entry of the Unique Entity Identifier (UEI), for non-individuals, or city of residence, for individuals, for each organization and person listed is **optional**.
3. Enter the type of participation in the project or activity for each person listed: i.e., the person's specific role in the project (e.g., contractor, consultant, planner, investor).
4. Enter the financial interest in the project or activity for each person listed. The interest must be expressed both as a dollar amount and as a percentage of the amount of the HUD assistance involved.

Note that if any of the source/use information required by this report has been provided elsewhere in this application package, the applicant need not repeat the information, but need only refer to the form and location to incorporate it into this report. (It is likely that some of the information required by this report has been provided on SF 424A, or on various budget forms accompanying the application.) If this report requires information beyond that provided elsewhere in the application package, the applicant must include in this report all the additional

information required. Recipients must submit an update report for any change in previously disclosed sources and uses of funds as provided in Section I.D.5., above.

Notes:

1. All citations are to 24 CFR Part 4, which was published in the Federal Register. [April 1, 1996, at 63 Fed. Reg. 14448.]
2. Assistance means any contract, grant, loan, cooperative agreement, or other form of assistance, including the insurance or guarantee of a loan or mortgage, that is provided with respect to a specific project or activity under a program administered by the Department. The term does not include contracts, such as procurements contracts, that are subject to the Fed. Acquisition Regulation (FAR) (48 CFR Chapter 1).
3. See 24 CFR §4.9 for detailed guidance on how the threshold is calculated.

4. "Other government assistance" is defined to include any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance from the Federal government (other than that requested from HUD in the application), a State, or a unit of general local government, or any agency or instrumentality thereof, that is, or is expected to be made, available with respect to the project or activities for which the assistance is sought.

5. For the purpose of this form and 24 CFR Part 4, "person" means an individual (including a consultant, lobbyist, or lawyer); corporation; company; association; authority; firm; partnership; society; State, unit of general local government, or other government entity, or agency thereof (including a public housing agency); Indian tribe; and any other organization or group of people.

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Contact Information:	Robert Peterson

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Workspace ID:	WS01373812
Application Filing Name:	Boise PRICE Application
UEI:	HHBYKBT1RJQ5
Organization:	Boise, City of
Form Name:	Disclosure of Lobbying Activities (SF-LLL)
Form Version:	2.0
Requirement:	Mandatory
Download Date/Time:	Jul 10, 2024 11:04:35 AM EDT
Form State:	No Errors

FORM ACTIONS:[CHECK FOR ERRORS](#)[SAVE](#)[PRINT](#)

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

OMB Number: 4040-0013
Expiration Date: 02/28/2025

Review Public Burden Disclosure Statement

1. * Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. * Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. * Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
--	--	--

4. Name and Address of Reporting Entity:

Prime SubAwardee

* Name:

* Street 1: Street 2:

* City: State: Zip:

Congressional District, if known:

5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:

6. * Federal Department/Agency: <input type="text" value="Housing & Urban Development"/>	7. * Federal Program Name/Description: <input type="text" value="Community Development Block Grant- PRICE Competition"/> CFDA Number, if applicable: <input type="text" value="14.024"/>
--	---

8. Federal Action Number, if known: <input type="text"/>	9. Award Amount, if known: \$ <input type="text"/>
--	--

10. a. Name and Address of Lobbying Registrant:

Prefix * First Name Middle Name

* Last Name Suffix

* Street 1: Street 2:

* City: State: Zip:

b. Individual Performing Services (including address if different from No. 10a)

Prefix * First Name Middle Name

* Last Name Suffix

* Street 1: Street 2:

* City: State: Zip:

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* Signature:

* Name: Prefix * First Name Middle Name

* Last Name Suffix

Title: Telephone No.: Date:

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Form Name:	Grants.gov Lobbying Form
Form Version:	1.1
Requirement:	Optional
Download Date/Time:	Jul 10, 2024 11:04:42 AM EDT
Form State:	No Errors

FORM ACTIONS:[CHECK FOR ERRORS](#)[SAVE](#)[PRINT](#)

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* APPLICANT'S ORGANIZATION Boise City	
* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Melinda"/> Middle Name: <input type="text"/>
* Last Name: <input type="text" value="McGoldrick"/>	Suffix: <input type="text"/>
* Title: <input type="text" value="Operations Manager"/>	
* SIGNATURE: <input type="text" value="Completed on submission to Grants.gov"/>	* DATE: <input type="text" value="Completed on submission to Grants.gov"/>

This Workspace form is one of the forms you need to complete prior to submitting your Application Package. This form can be completed in its entirety offline using Adobe Reader. You can save your form by clicking the "Save" button and see any errors by clicking the "Check For Errors" button. In-progress and completed forms can be uploaded at any time to Grants.gov using the Workspace feature.

When you open a form, required fields are highlighted in yellow with a red border. Optional fields and completed fields are displayed in white. If you enter invalid or incomplete information in a field, you will receive an error message. Additional instructions and FAQs about the Application Package can be found in the Grants.gov Applicants tab.

OPPORTUNITY & PACKAGE DETAILS:

Opportunity Number:	FR-6700-N-99
Opportunity Title:	Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Competition
Opportunity Package ID:	PKG00285107
CFDA Number:	14.024
CFDA Description:	Community Development Block Grant- PRICE Competition
Competition ID:	FR-6700-N-99
Competition Title:	Fiscal Years 2023 and 2024 Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Competition MODIFICATION
Opening Date:	02/28/2024
Closing Date:	07/10/2024
Agency:	Department of Housing and Urban Development
Contact Information:	Robert Peterson

APPLICANT & WORKSPACE DETAILS:

Workspace ID:	WS01373812
Application Filing Name:	Boise PRICE Application
UEI:	HHBYKBT1RJQ5
Organization:	Boise, City of
Form Name:	Assurances for Construction Programs (SF-424D)
Form Version:	1.1
Requirement:	Optional
Download Date/Time:	Jul 10, 2024 11:04:47 AM EDT
Form State:	No Errors

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Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL Completed on submission to Grants.gov	TITLE Operations Manager
APPLICANT ORGANIZATION Boise City	DATE SUBMITTED Completed on submission to Grants.gov

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ATTACHMENT H: SUMMARY OF COMMENTS
CITY OF BOISE

Public Comments Summary

The City received two public comments on its published application. The comments are in support of the City’s application and describe the need for affordable housing and eviction prevention assistance for residents of manufactured housing in the community.

Name	Organization	Comment
Ali Rabe	Jesse Tree of Idaho	<p>Jesse Tree is pleased to learn that the City of Boise is applying for funding that will support mobile home park residents as there is much need for eviction prevention in local mobile home Parker’s. Jesse Tree receives about 400 applications each month from Treasure Valley residents who are actively being evicted. Of those, about 10% on average over the last several months are living in RV or mobile homes and needing help with their lot rent, so around ~30-40 applications each month. Many of these individuals are just needing a small amount of help to remain housed. Jesse Tree could easily utilize eviction prevention funding to serve residents in mobile home parks during an eviction.</p>
Bart Cochran	LEAP Housing	<p>The City of Boise has been a tremendous partner in our efforts to ensure Low Income households have the opportunity to access safe, stable, affordable housing. LEAP Housing has collaborated with the City across several innovative spaces, including a Tiny Home and RV pilot to investigate new ways to bring affordable inventory to the community, and down payment assistance programming to ensure the wealth-building opportunity of homeownership is still attainable.</p> <p>The City of Boise’s application for PRICE funding will bring yet another tool for our community to utilize to realize our collective goal where people can live, work, and play, and it all starts with affordable housing opportunities across the spectrum. Our state has limited funding sources to work with to achieve this goal, making the City of Boise’s application for PRICE funding a welcomed effort in bringing more capital to our community.</p>



HOUSING

208.391.2823
670 E RIVERPARK LN #170
BOISE, ID 83706

June 25, 2024

RE: City of Boise's Application for Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Funding

Dear US Department of Housing and Urban Development,

I am writing to you today to convey LEAP Housing's support of the City of Boise's application for the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) opportunity.

LEAP Housing is an affordable housing nonprofit working to create and preserve affordable housing in Boise and communities across Idaho. Our organization is the only Resident Owned Community (ROC) affiliate of ROC USA in the city of Boise.

The City of Boise has been a tremendous partner in our efforts to ensure Low Income households have the opportunity to access safe, stable, affordable housing. LEAP Housing has collaborated with the City across several innovative spaces, including a Tiny Home and RV pilot to investigate new ways to bring affordable inventory to the community, and down payment assistance programming to ensure the wealth-building opportunity of homeownership is still attainable.

The City of Boise's application for PRICE funding will bring yet another tool for our community to utilize to realize our collective goal where people can live, work, and play, and it all starts with affordable housing opportunities across the spectrum. Our state has limited funding sources to work with to achieve this goal, making the City of Boise's application for PRICE funding a welcomed effort in bringing more capital to our community.

Thank you for your consideration of the City of Boise's funding application, and factoring in our support letter during your review process. If funded, the people of Boise living in manufactured housing communities will have a brighter future when it comes to housing affordability.

Sincerely,

Bart Cochran

Founder + CEO

bart@leaphousing.org

LEAPHOUSING.ORG

July 10, 2024

Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

Dear HUD Representatives,

I am writing to you as the Executive Director of the Idaho Community Reinvestment Corporation (ICRC) to express our strong support for the City of Boise's application for funds through the Preservation, Rehabilitation, and Innovation in Community Environments (PRICE) program.

The ICRC shares this City's vision to preserve the affordability of mobile home parks and believes in the transformative power of homeownership. We see the potential for these funds to create a ripple effect of positive change in our community.

If the funds are awarded, we hope to collaborate with the City of Boise to stack city loan funds with our own resources. This synergy could make homeownership in mobile home parks a reality for more low-income residents, thereby improving their quality of life and contributing to the overall health and vitality of our community.

We believe that the City of Boise's proposal aligns well with the goals of the PRICE program and has the potential to make a significant impact on our community. We look forward to the possibility of working together.

Thank you for considering our support for the City of Boise's application.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Fast". The signature is fluid and cursive, with a large initial "M" and "F".

Matt Fast
Executive Director
Idaho Community Reinvestment Corporation