



City of Boise Resolution Resolution

Planning and Development
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TO: Mayor and Council
FROM: AnaMarie Guiles, Planning and Development Services
NUMBER: RES-436-17
DATE: August 31, 2017
SUBJECT: Single-Site Permanent Supportive Housing Development Grant Agreement

BACKGROUND:

The City of Boise recognizes an affordable safe home, including stability for Boise's most vulnerable citizens, is an important element of livability. The City also recognizes households experiencing chronic homelessness currently use existing resources (emergency medical services, incarceration, and law enforcement intervention) at a rate much higher than the average citizen. Through the establishment of a partnership between Idaho Housing and Finance Association (IHFA) and the City of Boise, a unique opportunity has been identified to commit outreach efforts and financial resources to encourage the development of a Permanent Supportive Housing project for persons experiencing chronic homelessness in Boise.

Following a joint Request for Proposal by Housing First partners, HFA and the City of Boise selected Northwest Integrity Housing Company and TPC Holdings V, LLC to construct a new multi-family affordable Permanent Supportive Housing project for households experiencing chronic homelessness, specifically following a "Housing First" model utilizing Coordinated Assessment to appropriately connect vulnerable citizens. Low Income Housing Tax Credits (LIHTC) and HOME Investment Partnership Program (HOME) funds from IHFA coupled with the City of Boise's general funds will provide for debt-free construction of 40 units of permanent supportive housing for chronically homeless persons. This represents over a \$7 million investment. The development team includes Boise Pacific NIHC Associates, Thomas Development Company, and The Pacific Companies.

Boise City/Ada County Housing Authority will use project-based housing vouchers to subsidize the units. Terry Reilly Health Services will provide critical supportive services. The provision of supportive services will be financially supported by additional partnerships including Ada County, the St. Luke's and St. Alphonsus Health Systems, United Way of Treasure Valley, and the Laura Moore Cunningham Foundation.

CITY OF BOISE

This plan was agreed to in concept in Res. 169-16 in a Memorandum of Agreement between IHFA and the City of Boise on March 31, 2016. This Grant Agreement is the second contemplated agreement which sets forth each parties roles and responsibilities in the City's grant of funds to IHFA.

FINANCIAL IMPACT:

Up to \$1 million in general funds to IHFA for the purpose of leveraging a LIHTC Set-Aside to complete a Housing First housing project. An additional \$100,000 of general funds will be allocated to the Housing and Community Development Division for monitoring, compliance, and outcomes reporting.

ATTACHMENTS:

- Housing First PSH Agreement (PDF)

CITY OF BOISE

Resolution NO. RES-436-17

BY THE COUNCIL

CLEGG , JORDAN, LUDWIG, MCLEAN,
QUINTANA, AND THOMSON

A RESOLUTION APPROVING A GRANT AGREEMENT BETWEEN THE CITY OF BOISE CITY AND IDAHO HOUSING AND FINANCE ASSOCIATION, FOR THE USE OF GENERAL FUNDS FOR THE CONSTRUCTION OF HOUSING FIRST PERMANENT SUPPORTIVE HOUSING UNITS; AUTHORIZING THE MAYOR AND CITY CLERK, RESPECTIVELY, TO EXECUTE AND ATTEST THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, IHFA's mission is to provide funding for affordable housing opportunities throughout Idaho communities where they are most needed and when it is economically feasible; and IHFA strives to improve lives throughout Idaho communities; and

WHEREAS, IHFA administers the State of Idaho's Low Income Housing Tax Credit ("LIHTC") and has selected a non-profit developer to receive approximately 5.8 million dollars (\$5,800,000.00) in tax credits to construct an affordable multi-family Permanent Supportive Housing ("PSH") project following a Housing First model to provide housing for citizens experiencing chronic homelessness (the "Project"); and

WHEREAS, the City deems it to be in the public interest to encourage and facilitate the construction of the Project, which shall include forty-one (41) units, including one (1) manager's unit and forty (40) one-bedroom tenant units of PSH for its most vulnerable, chronically homeless citizens; and

WHEREAS, IHFA has experience in financing the development of affordable low-income housing and has acquired information and understanding of PSH and Housing First housing models from other states; and

WHEREAS, due to IHFA's expertise in this subject matter, and pursuant to Idaho Code §67-6206(ii) and §67-6223A, the City desires to enter into an agreement with IHFA wherein the City grants one million dollars (\$1,000,000.00) ("Funds") to IHFA to be used to defray certain capital expenses of the Project; and

WHEREAS, IHFA desires to accept the Funds to be used for the purposes specified in this Agreement; and

WHEREAS, the Parties entered into a Memorandum of Understanding on April 12, 2016 in Res. 169-16, that set forth the framework of the Parties intent to enter into this Agreement.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF BOISE

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CITY, IDAHO:

Section 1. That the agreement by and between Boise City and Idaho Housing and Finance Association, a copy of which is attached hereto and incorporated herein by reference, be, and the same is hereby, approved as to both form and content.

Section 2. That the Mayor and City Clerk be, and they hereby are, authorized to execute and attest the attached agreement on behalf of Boise City.

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

ADOPTED by the Council of Boise City, Idaho, on September 12, 2017.

APPROVED by the Mayor of the Boise City, Idaho, on September 12, 2017.

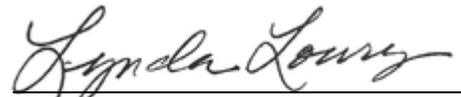
APPROVED:



David H. Bieter, Mayor



ATTEST:



Lynda Lowry, Ex-Officio City Clerk