

Grantee: Idaho

Grant: B-08-DN-16-0001

October 1, 2020 thru December 31, 2020 Performance Report

Grant Number: B-08-DN-16-0001	Obligation Date: 03/16/2009	Award Date: 01/13/2009
Grantee Name: Idaho	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$19,600,000.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$19,600,000.00	Estimated PI/RL Funds: \$34,000,000.00	
Total Budget: \$53,600,000.00		

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

IHFA in its efforts to establish statewide areas of greatest need consulted primarily the Foreclosure Needs Scores provided by the Foreclosure Response project through www.housingpolicy.org, HUD provided foreclosure and abandonment risk score data, the mapping resources of TRF Policy Map, and local news articles. Additional resources were reviewed on a supplemental level through Realty Trac and www.foreclosures.com. IHFA has reviewed data that prioritized the statewide geographic areas of greatest need using the following criteria established in the NSP regulations: 1) Greatest percentage of home foreclosures; 2) Highest percentage of homes financed by a subprime mortgage; 3) Likelihood of facing significant rises in the rate of home foreclosures. The most specific data to be recently released came from the Foreclosure Response project obtained through HousingPolicy.org. This data set combined all the above criteria to form a single Foreclosure Needs Score and targeted the information at a zip code level across the state. IHFA reviewed the data and determined that Foreclosure Needs Scores ranging from 100.0 down to 10.5 represented the areas of greatest need around the state. Zip codes falling below 10.5 were considered below threshold. IHFA then took this data and performed a weighted analysis to calculate funding percentages. The data was then grouped into funding percentages by city and then county. It was decided that county-level funding would be the most effective method of distribution for NSP funds. County percentages that fell below 4.19% were grouped into a Balance of State percentage. Funding requests received once NSP is operational will be weighted based on this data, as NSP regulations mandate that the funds must be targeted to the areas of greatest need. As a point of interest, it was a clear mandate, no matter what source of data was reviewed, that Canyon County- specifically Caldwell and Nampa, had the greatest percentages in the state by significant margins over other counties and therefore will receive the highest target of funds.

Distribution and and Uses of Funds:

The amount of funds appropriated under NSP to meet the 25% target to house families and individuals whose incomes do not exceed 50% of AMI will be no less than \$4,900,000 (25% of the State of Idaho's NSP allocation). In addition to homeownership activity, NSP1 will be utilized for rental housing. Permanent supportive housing follows definitions consistent with IHFA HOME and Housing Trust Fund. Funds may be used for transitional housing, which is considered a public facility, but cannot be counted toward the 25% low income set aside target.

Definitions and Descriptions:

Effective 12/22/15, the NSP 1 Substantial Amendment was amended and approved by HUD to redefine housing rehabilitation standards and acquisition/rehabilitation for homebuyer activity. Effective 10/5/12, the NSP 1 Substantial Amendment was amended and approved by HUD to add: NSP Eligible Use (E) Redevelopment; Demolished or Vacant Properties. Eligible types of facilities and improvements include facilities for persons with special needs such as facilities for the homeless or domestic violence shelters, nursing homes, or group homes for the disabled. CDBG Eligible Activity: Public Facilities and Improvements, 24 CFR 570.201(c) National Objective: LMMI low-, moderate-, and middle-income households/Limited Clientele (LMMC): 24 CFR570.483(b)(2) The CDBG regulation stipulates that the facility benefit a specific targeted group of persons, of which at least 51 percent must be low- and moderate-income. For NSP, at least 51 percent must be at or below 120 percent of area median income, as evidenced by documentation and data concerning beneficiary family size and income. ----- Effective 5/15/12, revisions to the Substantial Amendment were approved by the U.S. Department of Housing and Urban Development. The sections amended included: Definitions and Descriptions to Affordable Rents, ensuring Affordability and Housing Rehab Standards. NSP Information by activity included: Budget reduction of Foreclosed Vacant Lot Acquisition & New Construction Activity, Acquisition/Rehabilitation and Resale-Homebuyers, Acquisition/Rehabilitation for Homebuyer Activity, Shared Appreciation Loan Program, Acquisition/Rehabilitation-Rental, Foreclosed/Abandoned/Blighted Vacant lot Acquisition & New Construction and Redevelopment of demolished or vacant properties NSP eligible activities are a subset



of the eligible CDBG activities: Establish financing mechanisms – done as an activity delivery cost. Purchase and rehabilitate abandoned or foreclosed properties Establish land banks, Demolish blighted structures, (Blighted Properties are defined as objectively determinable deterioration that is a threat to human health, public safety, and public welfare). Redevelop demolished or vacant properties. Grantees may also request approval of additional eligible activities if those activities are in compliance with the NSP statute. Grantees cannot use NSP for foreclosure prevention activities or to purchase properties that are not abandoned or foreclosed. NSP can be used to purchase and redevelop FHA foreclosed properties. NSP funds cannot be used by grantees to buy tax foreclosed properties from themselves (e.g., properties already owned by the grantee and taken through local tax foreclosure). However, the grantee can pay for reasonable appraisal and title transfer costs for these properties. Rehabilitation Standards must comply with applicable laws, codes and requirements related to safety, quality and habitability. Income Eligibility: Grantees may only use NSP funds to benefit households at up to 120% AMI and below. Grantees must require each NSP assisted household to complete at least 8 hours of housing counseling. Eligible Use CDBG Eligible Activities A - Financing mechanism for purchase& redevelopment off

Definitions and Descriptions:

oreclosed upon homes & residential properties. Eligible Use B - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. Although Idaho is not participating in Eligible Use C, Land Banks, it is for homes and residential properties that have been foreclosed upon that an entity temporarily assembles, manages, and disposes of within a 10 year reuse plan. Eligible Use D - D

Public Comment:

The draft NSP Plan for the State of Idaho was made available for public comment on November 14, 2008 on IHFA's website. Legal notices were placed in all major newspapers across Idaho by November 14th requesting comments. A legal notice was also placed in Idaho's Spanish newspaper, Idaho Unido, in both Spanish and English to be run on November 21st which was the next available edition. Additionally, the Plan was emailed to stakeholders across the State for public comment and made available for review in local libraries and IHFA's branch offices located in Coeur d'Alene, Lewiston, Twin Falls and Idaho Falls. The comment period will run from November 14th - November 29th, 2008. Prior to the draft Plan, a meeting was held by the Governor's Steering Committee for NSP on October 30, 2008 to preliminarily discuss the model outline to use for the set-up and distribution of NSP funds. Three funding scenarios were presented: 1) Direct funds specifically to CDBG Entitlement communities 2) Statewide NSP program distribution via applications and targeted to localities of greatest need and 3) Statewide revolving loan fund pool. It was decided at the meeting to incorporate Entitlement city sub recipients as an option under #2 and eliminate a direct fund to Entitlements. Prior to posting for public comment, the Governor's Steering Committee met on November 13, 2008 to review the draft Plan before posting for public comment. The Committee unanimously approved the use of the county-level target data for distribution of NSP funds as presented. Some minor adjustments were made to activity budgets and additional clarifying language was recommended in regards to demolition and applicant notification requirements to local city government. During the public comment period, the Steering Committee met again on November 24, 2008 to discuss the public comments received to date and to approve and discuss modifications to the Plan as a result of those comments and further input from the Committee. Primarily these were changes to clarify the definition of "sub recipient" vs. "applicant;" clarify admin fees available to sub recipients and create a preference for entitlement cities; and describe in more detail the way in which NSP funds will factor into a transaction - whether upfront or reimbursement basis. This was the last planned meeting of the Committee prior to submission to HUD.

Low Income Targeting:

The amount of funds appropriated under NSP to meet the 25% target to house families and individuals whose incomes do not exceed 50% of AMI will be no less than \$4,900,000 (25% of the State of Idaho's NSP allocation). Developers will be required to purchase affordable homes with reasonable development subsidies to allow for resale to low income households. Developers are required to identify marketing techniques including, but not limited to, working with lenders to target 50% AMI or lower applicants looking to purchase a home. Funds may be used for transitional housing, which is considered a public facility, but cannot be counted toward the 25% low income set aside target.

Acquisition and Relocation:

IHFA will minimize relocation by requiring a 90 day vacancy prior to property acquisition. Use of NCST is encouraged to purchase foreclosed/abandoned homes at the lowest allowable purchase price.

Demolition will be discouraged unless related to health and safety concerns regarding blighted property. IHFA may use NSP funds for the purposes of converting properties to low-and-moderate-income dwelling units.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$51,791,360.66
Total Budget	\$0.00	\$51,791,360.66
Total Obligated	\$54,181.30	\$46,846,941.99
Total Funds Drawdown	\$54,181.30	\$46,448,963.02
Program Funds Drawdown	\$0.00	\$18,717,090.32
Program Income Drawdown	\$54,181.30	\$27,731,872.70
Program Income Received	\$220,545.82	\$28,655,169.99
Total Funds Expended	\$54,181.30	\$46,077,760.40
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00



Funds Expended

Overall	This Period	To Date
Ada County Housing Authority	\$ 0.00	\$ 5,831,980.21
IHFA	\$ 54,181.30	\$ 2,619,417.08
LEAP CHARITIES, INC	\$ 0.00	\$ 873,360.19
Neighborhood Housing Services, Inc	\$ 0.00	\$ 636,149.30
North Idaho Housing Coalition	\$ 0.00	\$ 12,970,433.31
The Housing Company	\$ 0.00	\$ 3,243,390.26
West Central Mountains Housing Trust	\$ 0.00	\$ 1,079,486.78
Advocates Against Family Violence, Inc.	\$ 0.00	\$ 1,119,336.70
AutumnGold Senior Services	\$ 0.00	\$ 4,654,436.21
City Life, Inc.	\$ 0.00	\$ 1,457,550.12
City of Boise	\$ 0.00	\$ 2,241,879.49
City of Idaho Falls	\$ 0.00	\$ 1,044,041.00
City of Nampa	\$ 0.00	\$ 5,546,832.95
City of Pocatello	\$ 0.00	\$ 1,567,869.07
Habitat For Humanity - Magic Valley	\$ 0.00	\$ 1,191,597.73

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.99%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$5,359,464,000.00	\$.00	\$.00
Limit on Public Services	\$2,940,000.00	\$.00	\$.00
Limit on Admin/Planning	\$1,960,000.00	\$6,000,000.00	\$2,248,353.76
Limit on Admin	\$.00	\$6,000,000.00	\$2,248,353.76
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$13,400,000.00		\$14,592,297.17

Overall Progress Narrative:

Through December 31, 2020 the total NSP1 funds expended was \$46,610,365. Of that, \$18,712,009 was Program Funds and \$27,898,356 was Program Income. Zero units have met end use.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ADMINISTRATION, Administration	\$0.00	\$6,000,000.00	\$510,385.92
Eligible Use A, Financing Mechanisms -Homebuyer/50%	\$0.00	\$161,303.00	\$161,303.00
Eligible Use A., Financing Mechanisms - Homebuyer/51%	\$0.00	\$871,104.72	\$866,826.42
Eligible Use B, Acquisition/Rehab - Homebuyer/50%below	\$0.00	\$7,500,000.00	\$3,207,251.43
Eligible Use B., Acquisition/Rehab - Homebuyer 51% -	\$0.00	\$27,740,000.00	\$8,838,227.46
Eligible Use B., Acquisition/Rehab - Rental/50%below	\$0.00	\$5,721,181.10	\$3,649,293.10
Eligible Use E, Redevelopment	\$0.00	\$5,287,098.18	\$1,483,802.99

Activities

Project # / ADMINISTRATION / Administration



Grantee Activity Number:	ADMIN-IHFA Grant Administrator
Activity Title:	Administration-IHFA Grant Administrator

Activity Type:

Administration

Project Number:

ADMINISTRATION

Projected Start Date:

09/21/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/16/2013

Completed Activity Actual End Date:

Responsible Organization:

IHFA

Overall

	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$5,363,187.22
Total Budget	\$0.00	\$5,363,187.22
Total Obligated	\$54,181.30	\$1,612,440.98
Total Funds Drawdown	\$54,181.30	\$1,612,440.98
Program Funds Drawdown	\$0.00	\$171,563.39
Program Income Drawdown	\$54,181.30	\$1,440,877.59
Program Income Received	\$0.00	\$0.13
Total Funds Expended	\$54,181.30	\$1,587,009.36
IHFA	\$54,181.30	\$1,587,009.36
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Administration - IHFA Grant Administrator

Location Description:

Administration - IHFA Grant Administrator

Activity Progress Narrative:

Funds used in the administration of NSP1 Program.

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Activity Supporting Documents: None

Project # / Eligible Use A. / Financing Mechanisms - Homebuyer/51%



Grantee Activity Number:	A-FM-OWNER51-120%-CANYON COUNTY-H.O. ASSIST.
Activity Title:	H.O.ASSISTANCE PURCHASE/REHAB/HOMEBUYER51%-120%

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
Eligible Use A.

Projected Start Date:
10/15/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Financing Mechanisms - Homebuyer/51%-120%

Projected End Date:
03/10/2020

Completed Activity Actual End Date:

Responsible Organization:
IHFA

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$847,154.72
Total Budget	\$0.00	\$847,154.72
Total Obligated	\$0.00	\$847,154.72
Total Funds Drawdown	\$0.00	\$847,154.72
Program Funds Drawdown	\$0.00	\$842,876.42
Program Income Drawdown	\$0.00	\$4,278.30
Program Income Received	\$26,500.00	\$573,752.18
Total Funds Expended	\$0.00	\$847,154.72
IHFA	\$0.00	\$847,154.72
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Homeownership Assistance provides funds to borrowers meeting the 120% or below AMI for closing costs, interest write downs and principal write downs.

Location Description:

Properties located in Canyon County Idaho

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	42/47



of Singlefamily Units

0

42/47

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	23/47	42/47	54.76
# Owner Households	0	0	0	0/0	23/47	42/47	54.76

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None

Project # / Eligible Use B / Acquisition/Rehab - Homebuyer/50%below



Grantee Activity Number:	B-AR-OWNER50%ADA CNTY-AC/HA(Boi;GC;Mer;Kuna;Star)
Activity Title:	AC/HA(Boi;GC;Mer;Kuna;Star)ACQ/REHAB/HOME BUYER 50%

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
Eligible Use B

Projected Start Date:
07/14/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Under Way

Project Title:
Acquisition/Rehab - Homebuyer/50%below

Projected End Date:
03/10/2020

Completed Activity Actual End Date:

Responsible Organization:
Ada County Housing Authority

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$281,677.58
Total Budget	\$0.00	\$281,677.58
Total Obligated	\$0.00	\$281,677.58
Total Funds Drawdown	\$0.00	\$281,677.58
Program Funds Drawdown	\$0.00	\$107,259.12
Program Income Drawdown	\$0.00	\$174,418.46
Program Income Received	\$0.00	\$305,470.22
Total Funds Expended	\$0.00	\$281,677.58
Ada County Housing Authority	\$0.00	\$281,677.58
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:
Acq/Rehab/Resale-Homebuyer @ 50% AMI - ADA County

Location Description:
ADA County

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/1
# of Singlefamily Units	0	2/1



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	2/1	0/0	2/1	100.00	
# Owner Households	0	0	0	2/1	0/0	2/1	100.00	

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None

Grantee Activity Number:	B-AR-OWNER50%BALANCE OF STATE-AUTUMNGOLD
Activity Title:	AUTUMNGOLD ACQUISITION/REHAB/HOMEBUYER

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
Eligible Use B

Projected Start Date:
10/19/2010

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Under Way

Project Title:
Acquisition/Rehab - Homebuyer/50%below

Projected End Date:
03/10/2020

Completed Activity Actual End Date:

Responsible Organization:
AutumnGold Senior Services

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$740,556.94
Total Budget	\$0.00	\$740,556.94
Total Obligated	\$0.00	\$564,083.58
Total Funds Drawdown	\$0.00	\$564,083.58
Program Funds Drawdown	\$0.00	\$108,260.08
Program Income Drawdown	\$0.00	\$455,823.50
Program Income Received	\$0.00	\$780,964.57
Total Funds Expended	\$0.00	\$505,353.58
AutumnGold Senior Services	\$0.00	\$505,353.58
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acq/Rehab/Resale-Homebuyer-BalanceState-AutumnGold for households whose income does not exceed 50% AMI. 8/2/12: The 50% AMI Household was inadvertently added to the 51-120% Activity even though it was reported in the Low Category. Therefore, this screen will not show a proposed #.

Location Description:

Acq/Rehab/Resale-Homebuyer-BalanceState-AutumnGold. Location of activities approved for: Elmore, Canyon & Gem counties.

Activity Progress Narrative:

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Housing Units	0	8/0
# of Singlefamily Units	0	8/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	5/0	0/0	8/0	62.50
# Owner Households	0	0	0	5/0	0/0	8/0	62.50

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None

Project # / Eligible Use B. / Acquisition/Rehab - Homebuyer 51% - 120%



Grantee Activity Number:	B-AR-OWNER51-120% NW BOISE
Activity Title:	ACQ/REHAB/HOMEBUYER NW BOISE

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
Eligible Use B.

Projected Start Date:
07/01/2019

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition/Rehab - Homebuyer 51% - 120%

Projected End Date:
07/01/2022

Completed Activity Actual End Date:

Responsible Organization:
Neighborhood Housing Services, Inc

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$290,000.00
Total Budget	\$0.00	\$290,000.00
Total Obligated	\$0.00	\$273,176.92
Total Funds Drawdown	\$0.00	\$273,176.92
Program Funds Drawdown	\$0.00	\$63,659.01
Program Income Drawdown	\$0.00	\$209,517.91
Program Income Received	\$0.00	\$185,350.00
Total Funds Expended	\$0.00	\$273,176.92
Neighborhood Housing Services, Inc	\$0.00	\$273,176.92
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:
Rehab of property for resale to Homebuyer

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures
No Accomplishments Performance Measures

Beneficiaries Performance Measures
No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None

Grantee Activity Number:	B-AR-OWNER51-120%ADA-AC/HA(Boi;GC;Mer;Kuna;Star)
Activity Title:	AC/HA ACQUISITION/REHAB/HOMEBUYER 51%-120%

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
Eligible Use B.

Projected Start Date:
09/28/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition/Rehab - Homebuyer 51% - 120%

Projected End Date:
03/10/2020

Completed Activity Actual End Date:

Responsible Organization:
Ada County Housing Authority

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$2,075,758.46
Total Budget	\$0.00	\$2,075,758.46
Total Obligated	\$0.00	\$2,075,758.46
Total Funds Drawdown	\$0.00	\$2,075,758.46
Program Funds Drawdown	\$0.00	\$750,083.02
Program Income Drawdown	\$0.00	\$1,325,675.44
Program Income Received	\$23,475.00	\$1,813,135.33
Total Funds Expended	\$0.00	\$2,075,758.46
Ada County Housing Authority	\$0.00	\$2,075,758.46
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acq/Rehab/Resale-Homebuyer-ADA County for Boise, Garden City, Meridian, Kuna or Star - AC HA

Location Description:

ADA County, Idaho: Cities of Boise, Garden City, Meridian, Kuna or Star

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	14/2
# of Singlefamily Units	0	14/2



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	14/2	14/2	100.00
# Owner Households	0	0	0	0/0	14/2	14/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None

Grantee Activity Number:	B-AR-OWNER51-120%BALANCE OF STATE-AUTUMNGOLD
Activity Title:	AUTUMNGOLD ACQUISITION/REHAB/HOMEBUYER

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
Eligible Use B.

Projected Start Date:
09/10/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition/Rehab - Homebuyer 51% - 120%

Projected End Date:
03/10/2020

Completed Activity Actual End Date:

Responsible Organization:
AutumnGold Senior Services

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$3,155,939.78
Total Budget	\$0.00	\$3,155,939.78
Total Obligated	\$0.00	\$2,983,654.04
Total Funds Drawdown	\$0.00	\$2,684,171.21
Program Funds Drawdown	\$0.00	\$442,952.14
Program Income Drawdown	\$0.00	\$2,241,219.07
Program Income Received	\$38,403.00	\$2,485,073.55
Total Funds Expended	\$0.00	\$2,684,170.21
AutumnGold Senior Services	\$0.00	\$2,684,170.21
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:
Acq/Rehab/Resale-Homebuyer-BalanceState-AutumnGold

Location Description:
Acq/Rehab/Resale-Homebuyer-BalanceState-AutumnGold

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	41/3
# of Singlefamily Units	0	41/3



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected				
	Low	Mod	Total	Low	Mod	Total	Low/Mod	
# of Households	0	0	0	0/0	36/3	43/3	83.72	
# Owner Households	0	0	0	0/0	36/3	43/3	83.72	

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None

Grantee Activity Number: B-AR-OWNER51-120%KOOTENAI COUNTY-NIHC

Activity Title: NIHC ACQUISITION/REHAB/HOMEBUYER

Activity Type:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

Eligible Use B.

Project Title:

Acquisition/Rehab - Homebuyer 51% - 120%

Projected Start Date:

03/16/2009

Projected End Date:

03/10/2020

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

North Idaho Housing Coalition

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$10,730,000.00
Total Budget	\$0.00	\$10,730,000.00
Total Obligated	\$0.00	\$10,641,034.22
Total Funds Drawdown	\$0.00	\$10,641,034.22
Program Funds Drawdown	\$0.00	\$2,284,574.14
Program Income Drawdown	\$0.00	\$8,356,460.08
Program Income Received	\$19,005.00	\$8,525,617.27
Total Funds Expended	\$0.00	\$10,641,034.22
North Idaho Housing Coalition	\$0.00	\$10,641,034.22
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acq/Rehab/Resale-Homebuyer- KOOTENAI County - North Idaho Housing Coalition

Location Description:

Acq/Rehab/Resale-Homebuyer- KOOTENAI County - North Idaho Housing Coalition

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	118/19
# of Singlefamily Units	0	118/19



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	25/19	61/19	40.98
# Owner Households	0	0	0	0/0	25/19	61/19	40.98

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None

Grantee Activity Number:	B-AR-OWNER51-120%T.FALLS CNTY-THE HOUSING COMPANY
Activity Title:	THE HOUSING CO. ACQUISITION/REHAB/HOMEBUYER

Activity Type:
Homeownership Assistance to low- and moderate-income

Project Number:
Eligible Use B.

Projected Start Date:
07/14/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition/Rehab - Homebuyer 51% - 120%

Projected End Date:
03/10/2020

Completed Activity Actual End Date:

Responsible Organization:
The Housing Company

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$184,442.84
Total Budget	\$0.00	\$184,442.84
Total Obligated	\$0.00	\$184,442.84
Total Funds Drawdown	\$0.00	\$184,442.84
Program Funds Drawdown	\$0.00	\$165,219.77
Program Income Drawdown	\$0.00	\$19,223.07
Program Income Received	\$20,000.00	\$150,500.00
Total Funds Expended	\$0.00	\$184,442.84
The Housing Company	\$0.00	\$184,442.84
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acq/Rehab/Resale-Homebuyer-TWIN FALLS County - The Housing Company
As of 9/30/10, one home sold to HB @ 120% AMI: MENDEZ/1011 Arrow Wood Court, Twin Falls

Location Description:

Acq/Rehab/Resale-Homebuyer-TWIN FALLS County - The Housing Company

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1



of Singlefamily Units

0

1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None



Grantee Activity Number: PROGRAM INCOME POOL B-AR-OWNER 51-120%

Activity Title: PROGRAM INCOME POOL

Activity Type:

Acquisition - general

Project Number:

Eligible Use B.

Projected Start Date:

10/20/2011

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab - Homebuyer 51% - 120%

Projected End Date:

03/16/2022

Completed Activity Actual End Date:

Responsible Organization:

IHFA

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
IHFA	\$0.00	\$0.00
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

This activities only purpose is to hold Program Funds from an inactive Partner to be able to pay draws on an active Partner who has expended all of their Program Funds because the funds in the Program Income Pool have all been expended. These funds are really Program Income funds because IHFA has expended over and above the initial \$19,600,000 grant.

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Activity Supporting Documents: None

Project # / Eligible Use B.. / Acquisition/Rehab - Rental/50%below

Grantee Activity Number: B-AR-RENTAL50%-ADA COUNTY-CITY OF BOISE

Activity Title: CITY OF BOISE ACQUISITION/REHAB/RENTAL 50%

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

Eligible Use B..

Projected Start Date:

03/16/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab - Rental/50%below

Projected End Date:

03/10/2020

Completed Activity Actual End Date:

Responsible Organization:

City of Boise

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$127,771.43
Total Budget	\$0.00	\$127,771.43
Total Obligated	\$0.00	\$127,771.43
Total Funds Drawdown	\$0.00	\$127,771.43
Program Funds Drawdown	\$0.00	\$85,680.24
Program Income Drawdown	\$0.00	\$42,091.19
Program Income Received	\$7,613.10	\$34,803.86
Total Funds Expended	\$0.00	\$127,771.43
City of Boise	\$0.00	\$127,771.43
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acq/Rehab/Rental City of Boise

Location Description:

Acq/Rehab-Rental50%below-ADA County-cityof Boise. Purchase of a Duplex.

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/1



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/1
# of Singlefamily Units	0	2/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/1	0/0	2/1	100.00
# Renter Households	0	0	0	2/1	0/0	2/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None

Grantee Activity Number:	B-AR-RENTAL50%-CANYON COUNTY-AAFV CANYON
Activity Title:	AAFV CANYON ACQUISITION/REHAB/RENTAL 50%

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
Eligible Use B..

Projected Start Date:
03/16/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Under Way

Project Title:
Acquisition/Rehab - Rental/50%below

Projected End Date:
03/10/2020

Completed Activity Actual End Date:

Responsible Organization:
Advocates Against Family Violence, Inc.

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$1,008,202.56
Total Budget	\$0.00	\$1,008,202.56
Total Obligated	\$0.00	\$1,008,202.56
Total Funds Drawdown	\$0.00	\$1,008,202.56
Program Funds Drawdown	\$0.00	\$979,254.33
Program Income Drawdown	\$0.00	\$28,948.23
Program Income Received	\$85,549.72	\$87,670.85
Total Funds Expended	\$0.00	\$1,008,202.56
Advocates Against Family Violence, Inc.	\$0.00	\$1,008,202.56
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:
Acq/Rehab-Rental/50%below-CANYON County- AAFV

Location Description:
Acq/Rehab-Rental/50%below-CANYON County- AAFV

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	13/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	13/10
# of Singlefamily Units	0	13/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	13/10	0/0	13/10	100.00
# Renter Households	0	0	0	13/10	0/0	13/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Activity Supporting Documents: None

Grantee Activity Number:	B-AR-RENTAL50%-NW BOISE
Activity Title:	NW BOISE ACQUISITION/REHAB/RENTAL

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
Eligible Use B..

Projected Start Date:
11/13/2017

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Under Way

Project Title:
Acquisition/Rehab - Rental/50%below

Projected End Date:
12/31/2018

Completed Activity Actual End Date:

Responsible Organization:
Neighborhood Housing Services, Inc

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$362,972.38
Total Funds Drawdown	\$0.00	\$362,972.38
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$362,972.38
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$362,972.38
Neighborhood Housing Services, Inc	\$0.00	\$362,972.38
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Activity Supporting Documents: None

Project # / Eligible Use E / Redevelopment



Grantee Activity Number: E-NC-OWNER50% - AG
Activity Title: AUTUMNGOLD ACQUISITION/RECONSTRUCTION

Activity Type:
 Rehabilitation/reconstruction of residential structures
Project Number:
 Eligible Use E
Projected Start Date:
 07/27/2018
Benefit Type:
 Direct (HouseHold)
National Objective:
 NSP Only - LH - 25% Set-Aside

Activity Status:
 Under Way
Project Title:
 Redevelopment
Projected End Date:
 07/27/2021
Completed Activity Actual End Date:

Responsible Organization:
 AutumnGold Senior Services

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$500,000.00
Total Budget	\$0.00	\$500,000.00
Total Obligated	\$0.00	\$418,856.76
Total Funds Drawdown	\$0.00	\$320,360.62
Program Funds Drawdown	\$0.00	\$121,888.84
Program Income Drawdown	\$0.00	\$198,471.78
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$320,360.62
AutumnGold Senior Services	\$0.00	\$320,360.62
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Activity Supporting Documents: None

Grantee Activity Number:	E-NC-OWNER51-120%-AG
Activity Title:	AUTUMNGOLD ACQUISITION/NEWCONSTRUCTION

Activity Type:
Construction of new housing

Project Number:
Eligible Use E

Projected Start Date:
05/31/2018

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Redevelopment

Projected End Date:
05/31/2022

Completed Activity Actual End Date:

Responsible Organization:
AutumnGold Senior Services

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$1,277,785.18
Total Budget	\$0.00	\$1,277,785.18
Total Obligated	\$0.00	\$1,144,551.80
Total Funds Drawdown	\$0.00	\$1,144,551.80
Program Funds Drawdown	\$0.00	\$257,497.53
Program Income Drawdown	\$0.00	\$887,054.27
Program Income Received	\$0.00	\$632,640.00
Total Funds Expended	\$0.00	\$1,144,551.80
AutumnGold Senior Services	\$0.00	\$1,144,551.80
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Activity Supporting Documents: None



Grantee Activity Number:	E-R-RENTAL 50% LEAP
Activity Title:	LEAP ACQ/REDEV/RENTAL 50%

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
Eligible Use E

Projected Start Date:
03/26/2019

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Under Way

Project Title:
Redevelopment

Projected End Date:
03/26/2022

Completed Activity Actual End Date:

Responsible Organization:
LEAP CHARITIES, INC

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$1,200,000.00
Total Budget	\$0.00	\$1,200,000.00
Total Obligated	\$0.00	\$873,360.19
Total Funds Drawdown	\$0.00	\$873,360.19
Program Funds Drawdown	\$0.00	\$818,064.00
Program Income Drawdown	\$0.00	\$55,296.19
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$873,360.19
LEAP CHARITIES, INC	\$0.00	\$873,360.19
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Redevelopment of Blighted property for 4 container units for rent to low income 50% AMI households

Location Description:

9958 West Shields Ave, Boise

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Activity Supporting Documents: None

Grantee Activity Number:	E-R-RENTAL 50%- WEST CENTRAL
Activity Title:	WEST CENTRAL ACQ/REDEV/RENTAL 50%

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
Eligible Use E

Projected Start Date:
01/18/2018

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Under Way

Project Title:
Redevelopment

Projected End Date:
01/18/2022

Completed Activity Actual End Date:

Responsible Organization:
West Central Mountains Housing Trust

Overall	Oct 1 thru Dec 31, 2020	To Date
Total Projected Budget from All Sources	\$0.00	\$1,080,000.00
Total Budget	\$0.00	\$1,080,000.00
Total Obligated	\$0.00	\$1,079,486.78
Total Funds Drawdown	\$0.00	\$1,079,486.78
Program Funds Drawdown	\$0.00	\$182,716.97
Program Income Drawdown	\$0.00	\$896,769.81
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,079,486.78
West Central Mountains Housing Trust	\$0.00	\$1,079,486.78
Most Impacted and Distressed Expended	\$0.00	\$0.00

Activity Description:

Acquisition and development (including demolition) of 4 SF rental units.

Location Description:

Blighted structures in New Meadows, ID- Adams county

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Activity Supporting Documents: None

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	42
Monitoring Visits	0	41
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	1
Report/Letter Issued	0	42