

Grantee: Idaho

Grant: B-11-DN-16-0001

January 1, 2019 thru March 31, 2019 Performance Report

Grant Number: B-11-DN-16-0001	Obligation Date:	Award Date:
Grantee Name: Idaho	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$5,000,000.00	Grant Status: Active	QPR Contact: Laura Lind
LOCCS Authorized Amount: \$5,000,000.00	Estimated PI/RL Funds: \$5,400,000.00	
Total Budget: \$10,400,000.00		

Disasters:

Declaration Number

NSP

Narratives

Summary of Distribution and Uses of NSP Funds:

Effective 12/22/15, the NSP3 Substantial Amendment was amended and approved by HUD to redefine program requirements for distribution and uses of funds. Refer to 3rdRevision to Substantial Amendment for description. IHFA has three goals for the NSP funding: • To maximize the revitalization and stabilization impact on neighborhoods; • To preserve affordable housing opportunities in the targeted neighborhoods; • To leverage with other federal, state and local investments where possible in the targeted neighborhoods. Developer goals at the neighborhood/block-group level will be required to be consistent with IHFA's goals for the program. IHFA's goals have a primary focus on neighborhood stabilization within tight target areas. Developers are expected to create measurable impact Eligible NSP3 Activities are for housing purposes-homeownership and/or rental; transitional housing is not eligible. Eligible uses identified in the Dodd-Frank Act will be available to the Developers: 1) Financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties. 2) NSP funds used by Subrecipients and/or developers will have no interest rate accrual or repayment schedule other than to be repaid to IHFA at the time of closing of property sale to eligible homebuyer, less any amount approved to become "Homeownership Assistance" evidenced by a 2nd Deed of Trust to the homebuyer. 3) Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent or redevelop. 4) Demolish blighted structures and redevelop (demolished or vacant properties as housing) within program timeline (limited to 10 percent of total grant funds). 5) Administration costs (limited to 10 percent of total grant).

LOW INCOME TARGETING – INCOME RESTRICTIONS. At least \$1,250,000 of the grant funds administered by IHFA will be used to house individuals and families with incomes not exceeding 50% of AMI. Activities funded with NSP funds must benefit households with incomes at or below 120% of area median income (low, moderate and middle income households). Targeted Area Determination Methodology - IHFA staff compiled and analyzed following data: • HUD Mapping Tool generating a recommended minimum Needs Score of 17 for census tract eligibility. • NCST filtered mapping tools illustrating in-depth census-tract-level data including the volume of total listed homes inventory of Real Estate Owned (REO) for sale volume and inventory of Notices of Default (NOD) filed age of affected REO and NOD housing stock marketing time per category of housing stock • Area realtor (Bullock & Company) local marketing information • Local market issues. Accordingly, IHFA reports that the targeted census tracts of greatest need for the State of Idaho are within Canyon County, in areas generally contiguous to the city limits of Nampa and Caldwell. Exhibits 1 (Map of Idaho with Census Tract Eligibility (provided by HUD) & 2 (Enlarged Map of Idaho with Census Tract Eligibility) illustrate the HUD eligible boundaries by minimum Needs Rating of 12. Exhibits 3, 4, & 5 provide subsequent detail fr

Summary of Distribution and Uses of NSP Funds:

om NCST informing the recommendation to expand the eligible census tracts to those scoring 15 and higher in order to offer Developer applicants a larger area within which to identify, purchase, rehabilitate and sell eligible properties according the 20% impact criteria. IHFA analyzed three criteria for selecting target areas: previous eligibility for NSP1 funds, significant foreclosure impact, and marketability. In the target selection areas meeting these criteria, an estimated 118 total properties

How Fund Use Addresses Market Conditions:

Idaho's NSP3 program will focus the available funding in the census tracts of greatest need. To stabilize a neighborhood, HUD recommends that grantees select target areas small enough so that at least 20 percent of the foreclosures in the target area receive NSP3 assistance. HUD has estimated, by block group, the number of REO properties and foreclosure starts between July 2009 through June 2010, and the number of properties that need assistance to have a stabilizing impact. Given that Idaho only received \$5 million of funding, the ability of Developers to create an impact according to HUD's 20% requirement necessitated expanding the eligible census tract needs score from the national target of 17 to a local target serve of 15. Additionally, due to the data on concentration of REO, grantees will be able to propose multiple property acquisitions within a three block area to create the necessary impact. IHFA used five criteria to select areas for potential

funding. To be targeted for funding, census tracts had to meet each of the following criteria: Primary Requirements 1) Previous eligible area for NSP-1 funds (City or County) 2) Significant foreclosure impact – rating of 15. 3) HUD provides a foreclosure need score for each census tract in the state and considers a score of 17 and above to be a high need area. Each census tract is ranked on a scale of 1 to 20, with 20 being the highest. Idaho’s indicated minimum target score is 12. The property types available within areas that received a score of 17 in Idaho were limited to the oldest housing stock in the counties involved and complicated with LBP issues and historical district rehab restrictions that severely impact the cost per unit calculation. For these reasons as well as the limited availability of certified Lead Based Paint assessors, contractors and inspectors, IHFA determined that it was important to expand the target areas to allow a broader variety of housing options to the potential awardees. Therefore, all target areas have a foreclosure score of 15 or higher. 4) In addition to considering the HUD score, IHFA cross-referenced the foreclosure impact areas against data provided by NCST including marketing time and unit density information, in order that reasonable marketing expectations will exist in targeted areas. 5) IHFA eliminated from consideration communities which had NSP1 funds unobligated or where the identified target areas had less than 10 REO properties currently listed for sale. IHFA analyzed three criteria for selecting target areas: previous eligibility for NSP1 funds, significant foreclosure impact, and marketability. In the target selection areas meeting these criteria, an estimated 118 total properties would require assistance to have a stabilizing impact. To reduce the properties needing assistance to more closely match the available funding, IHFA further narrowed the target areas by considering grantee capacity and the level of need (the number of foreclosures in the potential target area). All Developers may need to modify their activities based upon the dynamics of the target area throughout the duration of their program. Should the Developer need to modify the activities in their plan midstream to improve impact, the Developer must provide adequate information to IHFA prior to such planned modification such that IHFA may conduct an internal evaluation and determine/approve additional Eligible Uses A, B,C

How Fund Use Addresses Market Conditions:

, D, or E accordingly, and prior to submission of cost reimbursement for said modified activities. As the market conditions evolve, it has been necessary to submit a revision to HUD. Taken from the letter: "Expansion of the specific subdivisions targeted within the NSP3 Final Substantial Amendment to actual Census Tracts. Attached to this letter, please find data from the National Community Stabilization Trust documenting that within the State of Idaho, it takes an average of one

Ensuring Continued Affordability:

Assistance Amounts:	Minimum Period of Affordability in years:
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

Affordability of owner-occupied housing will be enforced by recapture deed restrictions and consistent with IHFA's HOME program recapture restrictions. Annual monitoring efforts will be made by IHFA to enforce affordability obligations.

Definition of Blighted Structure:

Definition of "blighted structure" in context of state or local law. The State of Idaho does not define "blighted structure" in its statutes. For purposes of NSP3, IHFA will use the national standard. "Blighted Structure" will be defined as follows: Structures that have objectively determined signs of deteriorated conditions that are considered to be a threat to health, safety, and public welfare. Recent guidance has confirmed that "blighted" properties do not need to meet the definition of foreclosed or abandoned properties under NSP. All "blighted" properties will be inspected by a qualified inspector to confirm that the property does indeed meet the program definition. NSP3 funding through IHFA may only be used for demolition of blighted residential structures if the structures will be replaced with housing. Redevelopment activities using NSP3 funds must be for housing. Demolition must be part of a plan for redevelopment of the targeted neighborhoods. No more than 10% of funds may be used for demolition with a maximum of 11 properties. Subrecipients/developers should re-use cleared sites in accordance with a comprehensive or neighborhood plan within the NSP3 program timelines. All demolition sites should be planned for re-use within the term of a Developer’s NSP grant as replacement housing.

Definition of Affordable Rents:

Definition of "affordable rents." IHFA will adopt the definition of affordable rents that is equivalent with Low HOME rents consistent with IHFA NSP1 Memorandum of Restrictive Covenants and Regulatory Agreement Article 1, Section 1.

Procedures for Preferences for Affordable Rental Dev.:

IHFA NSP3 relies on IHFA HOME program restrictions as outlined in both single-family and multi-family developments.

Housing Rehabilitation/New Construction Standards:

Any identified deficiencies will require rehabilitation prior to sale to the homebuyer. Home Inspection reports are required to identify deficiencies based on the following:

- Local code/property standard/ordinances
- 2012 Idaho Residential Code for existing structures
- NSP property standard (HQS)
- IHFA Rehabilitation Standards as outlined in HOME Admin Plan Exhibit C

Vicinity Hiring:

Developers shall, to the maximum extent feasible, provide for the hiring of employees who reside in the vicinity or contract with small businesses that are owned and operated by persons residing in the vicinity of projects funded with NSP3. Vicinity is defined as each NSP3 target area. The following are suggested procedures: Outreach to workforce services, commercial associations, local churches, civic clubs, and other agencies/organizations; Identify business phone numbers, search zip code lists; Develop email distributions or mailers; Utilize employment agencies o Develop documents such as flyers, program sheets, and other general materials that provide additional information to community members; Citizen participation process.

Grantee Contact Information:

IHFA is the state’s responsible organization. 535 W. Myrtle Street, Boise, ID 83702 (PO Box 7899, Boise, ID 83707-1899) Agency Contact: Julie Williams Mitchell (208)331-4889 juliew@ihfa.org

Overall

This Report Period

To Date

Total Projected Budget from All Sources	N/A	\$8,524,842.09
Total Budget	\$0.00	\$8,524,842.09
Total Obligated	\$18,049.91	\$7,831,140.80
Total Funds Drawdown	\$18,049.91	\$7,831,121.20
Program Funds Drawdown	\$0.00	\$3,275,946.21
Program Income Drawdown	\$18,049.91	\$4,555,174.99
Program Income Received	\$0.00	\$5,365,323.01
Total Funds Expended	\$18,049.91	\$7,639,689.58
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$564,158.87
Limit on Admin	\$0.00	\$564,158.87
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$2,600,000.00	\$2,379,210.28

Overall Progress Narrative:

Through March 31, 2019 total NSP 3 funds expended was \$7,831,121. Of that, \$3,275,946 was Program funds, and \$4,555,175 was Program income. 0 Homes 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	\$1,000,000.00	\$127,003.20
Eligible Use B, Acquisition/Rehab - Homebuyer/50% &	\$0.00	\$2,500,000.00	\$1,270,451.05
Eligible Use B., Acquisition/Rehab - Homebuyer 51% -	\$0.00	\$6,500,000.00	\$1,878,491.96
Eligible use B., Acquisition/Rehab - Rental/50%below	\$0.00	\$400,000.00	\$0.00

Activities

Project # / ADMINISTRATION / Administration

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

Activitiy Category:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
ADMINISTRATION	Administration
Projected Start Date:	Projected End Date:
03/11/2011	03/10/2014
Benefit Type:	Completed Activity Actual End Date:
()	
National Objective:	Responsible Organization:
N/A	IHFA

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total Budget	\$0.00	\$1,000,000.00
Total Obligated	\$18,049.91	\$564,158.87
Total Funds Drawdown	\$18,049.91	\$564,158.87
Program Funds Drawdown	\$0.00	\$127,003.20
Program Income Drawdown	\$18,049.91	\$437,155.67
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$18,049.91	\$538,727.25
IHFA	\$18,049.91	\$538,727.25
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:
Administration of all NSP 3 Activities

Location Description:
Administration of all NSP 3 Activities

Activity Progress Narrative:
used in the Administration of the NSP 3 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	

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