



First Program Year CAPER

The CPMP First Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive

Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 1 CAPER Executive Summary response:

The City of Coeur d'Alene chose to pursue a conservative approach, focusing on city-operated projects in this inaugural CDBG year. The goals and objectives identified during the Consolidated planning process represent issues of concern to most residents.

Each individual goal deserves a deliberate and thoughtful strategy designed to achieve the maximum benefit for the City and LMI residents. The City's plan is to establish a firm foundation for implementation of projects to address the needs of the LMI population.

The recently established CDBG Ad Hoc Committee will strengthen the process of preparing guidelines, assessing need, building trust, analyzing progress, and furthering communications between the City and stakeholders.

As the City works with local organizations to develop affordable housing options and opportunities they are also endeavoring to preserve existing housing stock by assisting LMI homeowners with Emergency and Minor Repairs through very low interest deferrable loans and/or grants.

Housing for individuals with special needs is another first year venture utilizing a partnership model, in this case St. Vincent de Paul.

Sidewalks are such a familiar part of an urban landscape we frequently forget what a critical role they play in day-to-day living. Safe passage from home to work – school- shopping, is essential to maintain daily routines. Repair and/or replacement of sidewalks (a City Code issue) is often more than an LMI household budget can bear. The City's up-coming sidewalk repair project will utilize CDBG funds to relieve the financial burden from LMI residents, while providing safe ADA compliant walkways. Ensuring basic elements of the infrastructure such as sidewalks are safe and accessible is part of the process of building a strong, functional and inviting community.

The City of Coeur d'Alene is committed to serving the needs of the community and grateful for the opportunity to use CDBG funds in that endeavor.

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.

Five-Year Goals

The City of Coeur d'Alene has established the following five top-level goals and priorities to guide its Consolidated Planning funding during program years 2008 through 2012.

Goal No.1. Increase the supply of for-sale housing at prices affordable to the City's low- and moderate-income workers.

The City of Coeur d'Alene established three objectives to meet the goal of increasing the supply of for-sale housing at prices affordable to LMI workers. At the time the objectives were set, housing prices were rapidly and steadily rising and Coeur d'Alene was experiencing a building boom. The objectives; to provide incentives to developers, utilize donated publicly owned land and promote existing buyer resources were methods that had been implemented in other locations with positive results. While the objectives are still valid and remain a priority for the City, implementation has been delayed as a result of the economic difficulties being experienced across the nation.

A small percentage of the first year funding had been allocated to further this goal however, the first planned activities toward increasing the supply of for-sale housing (construction of condominiums in Mid-town) were completed by the private sector, allowing the City to concentrate CDBG funding in other areas. The City and North Idaho Housing Coalition (NIHC) have met several times and plan to enter into an agreement which will provide incentives to assist and encourage developers to create affordable housing. Among the tools to be considered are deed restrictions and affordability monitoring. Additionally, the City is a partner with several local groups, in an agreement to work together to utilize Neighborhood Stabilization funds within Kootenai County.

The City will continue working to attain a positive outcome for increasing the LMI housing supply and appreciates the aid of community organizations such as Lake City Development Corporation and North Idaho Housing Coalition.

Goal No.2. Increase the supply of rental housing affordable to the City's extremely low-income renters and residents with special needs, including persons who are homeless.

The City has partnered with St. Vincent de Paul by providing a long-term land lease for approximately three acres of city-owned land located at Neider Avenue and Fruitland Lane. St. Vincent de Paul has received a HUD 811 grant with which they will construct a 15-unit multi-family complex in the summer of 2009. St. Vincent de Paul also intends to construct a 37-unit complex on the same property in 2010, utilizing funding from a HUD 202 grant, which has recently been awarded.

*In support of the housing projects, the City will extend Neider Avenue from Fruitland Lane to Howard Street, constructing the infrastructure necessary to support the projects and meet the City's development requirements. This includes a City contribution of \$600,000 toward infrastructure, in addition to the \$160,000 allocated from the CDBG funds toward design services and right-of-way acquisition. St. Vincent's investments and grant funding include a \$1.4 million 811 grant with an additional \$1.3 million from IHFA, for the 811 project. The CDBG funds are utilized in support of the 811 project, with the \$3.4 million for the planned 202 project. An area map is attached hereto as **Exhibit "A."***

Completion of these two facilities will increase affordable housing opportunities for residents with special needs, by providing 52 new rental units.

Goal No.3. Improve the City's sidewalks to make them more accessible to persons with disabilities.

*The objectives relating to this goal; continue the City's Sidewalk Compliance Program, provide funding to LMI owners for repairs and use CDBG funding to repair sidewalks abutting publicly owned property are consistent with the City's goal to ensure all residents and visitors, including those with disabilities, have safe and uniform access to ADA compliant sidewalks. City Staff, in collaboration with an ad hoc committee have assessed sidewalks throughout the City to determine areas where CDBG funding may best be utilized to improve sidewalks and access while benefitting low-to-moderate income residents within census tract/blocks with 51% or more LMI. Areas considered were adjoining city sidewalk project areas and public/civic buildings. The possible 2008 project areas are outlined on the map attached hereto as **Exhibit "B."***

Outcomes of construction in 2009 will determine in part, if CDBG funding will be allocated to this goal in future years.

Goal No.4. Continue with neighborhood revitalization efforts, including code enforcement activities, to improve the condition of housing and commercial properties in low-income areas.

Objectives under this goal offer diverse opportunities to improve the condition of housing and commercial properties in low-income areas. Through code enforcement activities, the City seeks to enhance neighborhoods, and eliminate blight, specifically through the abatement of weeds, and removal of abandoned vehicles. The activities will help remove obstacles that might limit commercial growth, or restrict development in residential neighborhoods. The City recognizes that identifying problems is only part of the solution, and is inadequate when compliance issues concern low-to-moderate residents. Additionally, by making funds available to LMI homeowners for Emergency and Minor repair, the City seeks to mitigate problems without increasing financial hardship and continue the maintenance of existing housing stock. To further the benefits to LMI persons, the City elected to use \$10,000 of the funds originally slated for increasing housing supply, for grants to complete lead testing and/or abatement if needed during an emergency or minor repair project. Additionally, 40% or more of the code enforcement activity during this plan year has occurred in Census neighborhoods with 51% or more LMI.

Goal No.5. Expand higher-paying employment opportunities for the residents of Coeur d'Alene through economic development.

The City's objective, support private and public sector economic development efforts that result in job training and employment for the City's low-to-moderate income residents, is particularly apropos considering the recent rise in unemployment rates. No specific actions were identified for funding during the City's first program year; however, the City remains cognoscente of the need, and will pursue opportunities as they present themselves.

In addition to these five goals, the City has established goals related to the City's efforts to affirmatively further fair housing. These goals are discussed in the Fair Housing Action Plan section.

- b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

GOALS:	FUNDING	PROGRESS/STATUS
	ALLOCATION \$304,576.00	
ADMINISTRATION	\$60,000.00	Reimburse City of \$23,650 cost of consolidate plan; \$30,000 for administration Contract, \$7000 publications/training Expended for Admin contract \$20,000.00 Expended for consolidate plan \$23,650.00 Expended for training \$ 3,507.79 Expended publications/advertising \$ 204.00 Total Expended: \$47,361.79
INCREASE HOUSING FOR PURCHASE TO LOW TO MODERATE INCOME WORKERS	\$0.00	Midtown project funded without CDBG funding.
INCREASE RENTAL HOUSING FOR EXTREMELY LOW INCOME, SPECIAL NEEDS/HOMELESS	\$160,000.00	Design services complete, right-of-way acquisition in progress. Utility infrastructure, street, sidewalks and curbing will support an 811-funded project on Neider and a future 202 appox. 15 units of subsidized housing to be constructed this summer. Expended as of 3/1/2009 \$40,890.29
IMPROVE SIDEWALKS TO MAKE THEM MORE ACCESSIBLE	\$24,576.00	Three LMI areas were chosen by a citizen/staff group. Sidewalks to be audited when the snow melts, then request for quotes, project to be completed this summer. Expended as of 3/1/2009 \$ 0.00
NEIGHBORHOOD REVITALIZATION INCLUDING CODE ENFORCEMENT WITHIN LOW INCOME AREAS	\$60,000.00 \$23,000 code Enforcement \$27,000 minor home repair \$10,000 Lead abate/testing	A review of the past year code enforcement items is underway. Three pending applications are underway through the Minor home repair program. Allocated as of 3/1/2009 \$6,000.00 Expended as of 3/1/2009 \$ 0.00
EXPAND HIGHER PAYING EMPLOYMENT OPPORTUNITIES FOR RESIDENTS THROUGH ECONOMIC DEVELOPMENT	\$0.00	No current projects identified.
TOTAL	\$304,576.00	

- c. If applicable, explain why progress was not made towards meeting the goals and objectives.

Goal No.1. Increase the supply of for-sale housing at prices affordable to the City's low- and moderate-income workers. *The City originally allocated money toward this goal; however, private industry contributions were sufficient for the planned project to be completed without utilization of CDBG funding. Multiple agencies are working to address this need, which is widespread and continuing.*

Goal No.3. Improve the City's sidewalks to make them more accessible to persons with disabilities. *Repairs to sidewalks in neighborhoods with predominantly low-to-moderate income residents will be completed in the spring of 2009, weather permitting. A slow start to the previous construction season, (measurable snow in June) and a surplus of areas needing immediate attention slowed the process of identifying the sidewalk repair projects that would most benefit LMI residents and the City. The City has established an internal program, which will repair sidewalks within the street overlay areas. The City has created a new ADA sidewalk program position within the Street Department and budgeted \$140,214.00 toward wages and benefits and \$71,600.00 toward materials, with a total program budget of \$211,814.00.*

Goal No.4. Continue with neighborhood revitalization efforts, including code enforcement activities, to improve the condition of housing and commercial properties in low-income areas. *In anticipation of the CDBG funding, the City authorized the hiring of a full-time code enforcement officer. Based on the number of code enforcement actions within a LMI neighborhood, the City plans to utilize \$23,000 toward wages and benefits of this new position (approximately 40%). A map indicating the code enforcement actions is attached hereto as **Exhibit "C."** The Emergency and Minor Repair program has attracted numerous responses, many of which were from persons who did not qualify for assistance under the program, for example: residence outside the City, or renter rather than homeowner. At the onset of the program, the primary obstacle to participation appeared to be an inability (or unwillingness) of the homeowner to secure three bids for the work they wished to have done. While contractors are now much more willing to assess a property and submit a written bid, many homeowners are choosing not to participate citing; reluctance to assume a loan (no interest if paid off within two years, otherwise three percent interest and deferrable until the house changes ownership) or unwillingness to provide documentation to support the program application. The City Council recently approved to change the policy to allow the emergency home repair program to be a grant with no payback requirement, in hopes of increasing the interest and success in this program.*

Goal No.5. Expand higher-paying employment opportunities for the residents of Coeur d'Alene through economic development. *No specific activities to address this goal were planned for 2008.*

2. Describe the manner in which the recipient would change its program as a result of its experiences.

The City of Coeur d'Alene has formed a CDBG ad hoc committee, which will as one of its stated functions, review and assess past program activities. The short amount of time the program has been in existence, and the unprecedented impact of an economy in recession makes it difficult to draw useful conclusions at this time. While the Consolidated Plan was developed by a firm that specializes in these types of documents, it resulted in a standardized plan that lacks individuality. With the establishment of the ad hoc committee, the City can take a more personal approach to problem identification and resolution. For example, although it is not a change, per se, the City may wish to reconsider use of terms that are subjective in definition, such as "affordable housing" or "affordable rental housing." What is "affordable" as determined through a mathematical formula applied to an arbitrary 'mean' may not correspond with the opinion of the program users (LMI persons). If the LMI population feels they are being included in the process, rather than studied and labeled, they will be more open to participation and willing to assist themselves.

3. Affirmatively Furthering Fair Housing:

a. Provide a summary of impediments to fair housing choice.

Summary of Fair Housing impediments as presented in the City's Consolidated Plan. Research and outreach identified the following impediments to fair housing choice in Coeur d'Alene:

- 1.) Citizens could be better informed about fair housing issues. The City offers fair housing handbooks and posters, in addition to pamphlets with local resources for housing and social services assistance. However, in the forums conducted for the consolidated plan, residents expressed concern that discrimination exists but is underreported because residents are unaware of their rights. Indeed, 60 percent of the survey respondents who said they had experienced housing discrimination "did nothing" about it.
- 2.) Landlords and developers would benefit from more education about fair housing laws and ADA. A review of legal cases and testing performed by the Intermountain Fair Housing Council suggests that property owners and landlords can be ignorant of many aspects of the Fair Housing Law, particularly reasonable accommodations, ADA compliance in construction, rights of persons with disabilities and rights of families. The survey conducted for the Consolidated Plan suggests that familial status and disability are the top reasons that residents are discriminated against in Coeur d'Alene.
- 3.) Lack of accessible sidewalks. The City's sidewalks are maintained by property owners in the residential and commercial developments abutting them. Many sidewalks are chipped, cracked, broken and, as such, are not in a condition that persons in wheelchairs or who are sight-impaired can easily use.
- 4.) Lack of accessible parking downtown. An attendee of one of the focus groups conducted for the Consolidated Plan mentioned that parking downtown is very difficult for persons with physical disabilities—specifically, that handicapped spots are too limited and are not in convenient locations to access downtown services.

b. Identify actions taken to overcome effects of impediments identified.

The City adopted a Fair Housing Resolution (No. 04-010) on November 18, 2003; the most recent publication of the Fair Housing Resolution was on January 31, 2009. Additionally, the City presented the local Disability Action Agency with an annual proclamation, proclaiming April as Fair Housing month. The 2009 fair

housing proclamation is attached, as **Exhibit “D.”** The local Disability Action Agency coordinates an annual free fair housing training for area realtors and property owners. The most recent training was provided on April 24, 2008, in the City of Coeur d'Alene Public Library Community Room. The City provided advertising on the City website and the local government education television channel (CDA 19). City staff member, Renata McLeod, attended this event on behalf of the City's Housing Compliance Officer (Troy Tymesen).

Fair Housing posters at City Hall, CDA Public Library, CDA Police Station, and the newly constructed CDA Fire Station #1, Administration Building were updated January 23, 2009. Updates were also made to the City's webpage and government education television channel.

BBC Research & Consulting completed the City's consolidated plan and analysis of impediments to fair housing choice for plan years 2008-2012 (completed November 2007). Recommendations within the BBC study include continued education to realtors, property owners, and landlords. This is accomplished through the annual proclamation, City's website, CDATV spots, and support to the Disability Action Agency sponsored training. Additional recommendations were that the City continues to make ADA improvements to sidewalks. The City has included sidewalks in the annual budget. A five-year plan is in place to repair and replace sidewalks to meet ADA standards. The city has budgeted CDBG funds for a LMI neighborhood sidewalk project.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

The City is working on a 10-year plan to end homelessness. The City of Coeur d'Alene has established a citizen group that meets monthly and anticipates a plan will be completed by May 2009.

Other special needs will be addressed through the HUD 811 project with St. Vincent de Paul. The housing constructed is specifically intended for persons with chronic mental illness. The facility will consist of 14 subsidized housing units and one additional resident manager unit.

Additionally the city is working with the North Idaho Housing Coalition (NIHC) to create incentives for developers to build affordable housing. Activities may include fee deferrals, expedited plan reviews, and a staff liaison.

5. Leveraging Resources

a. Identify progress in obtaining “other” public and private resources to address needs.

The St. Vincent de Paul HUD 811 project, combines 811 grant funds of \$1.4 million and \$1.3 million of IHFA funding. The City is constructing infrastructure to support the housing projects with a contribution of \$600,000, and \$160,000 from the City's CDBG Entitlement program. Future planning for projects in the immediate area includes a HUD 202 project with 37 units, at an estimated cost of \$3.4 million. Additionally, the Member of the Appraisal Institute (MAI) appraisal

of the city owned land leased to St. Vincent de Paul shows a value of \$610,000.00.

The City of Coeur d'Alene is still defining needs and identifying resources.

b. How Federal resources from HUD leveraged other public and private resources.

The City's sidewalk improvement project is an excellent example of leveraging HUD funding with local resources. The City has established an Ad Hoc Sidewalk committee, which identifies problem areas throughout the City, the CDBG funds allow the City to repair or replace sidewalks in critical pathways by funding the work that would otherwise be charged to LMI residents.

- c. How matching requirements were satisfied.
No matching requirements within the city programs.

Program Year 1 CAPER General Questions response:

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year 1 CAPER Managing the Process response:

The City of Coeur d'Alene contracted with BBC Research & Consulting to develop the City's Consolidated Plan. BBC Research & Consulting has extensive experience in the development of consolidated plans. The document was prepared in accordance with Sections 91.100 through 91.230 of the U.S. Department of Housing and Urban Development's Consolidated Plan regulations. Additionally, the City contracted Panhandle Area Council (PAC) to administer the CDBG contracts and grant funds. PAC staff has over 30 years of grant writing, administration and project management experience; the staff includes five grant administrators, certified through the State of Idaho ICDBG program.

The City has established an Ad Hoc Committee to work with City Staff to identify future projects in compliance with the Consolidated Plan – Action Plan. Using the established goals and objectives the Committee will recommend procedures, research the potential benefits and drawbacks of proposed projects, recommend grant funded projects to the City Council, and provide a vehicle to receive and evaluate comments/suggestions from the public.

Citizen Participation

1. Provide a summary of citizen comments.

To be added following the conclusion of the comment period.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 1 CAPER Citizen Participation response:

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year 1 CAPER Institutional Structure response:

Coeur d'Alene is a city with strong active partnerships with commitments from public and governmental institutions, the private sector, and private non-profit organizations. Several collaborative agencies, for example St. Vincent de Paul, and organizations such as the Committee on Homelessness and the North Idaho Housing Coalition are working cooperatively to assist individuals and families forward toward the goal of self-sufficiency.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

In an effort to be conservative within its first program year, activities have been exclusive to the City; monitoring has been constant. City staff provides the Mayor and Council with regular updates on activities and expenditures. The City has contracted with Panhandle Area Council for administrative services, which include assistance with monitoring programs such as the Emergency Minor Home Repair Program.

2. Describe the results of your monitoring including any improvements.

City staff in coordination with the contract administrator, PAC, has developed checklists to provide a quick visual picture of project progress. The same concept can be used in future plan years if projects include agencies or organizations separate from the City.

3. Self Evaluation

a. Describe the effect programs have in solving neighborhood and community problems.

The infrastructure being constructed in support of the St. Vincent de Paul 811 project to increase rental housing, in this case for special needs individuals, will support that and future projects, and will improve overall travel in that section of the City. The road system that serves that area of the City consists of a series of dead ends; the region also includes a number of mobile home parks, and access is not conducive to easy response by emergency services providers. The new road sections will significantly increase access and therefore safety for the residents.

The condition of the sidewalks in parts of the City is poor. The abundance of old growth trees, while aesthetically pleasing and environmentally beneficial, has resulted in heaves and displacement that precludes mobility challenged persons from using the sidewalks. Repairing or replacing a length of sidewalk can be extremely expensive, prohibitively so, for a low-to-moderate income family. By leveraging the City's sidewalk improvement program with CDBG funds to remove the burden from low-to-moderate income residents, everyone benefits.

b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.

St. Vincent de Paul has been awarded a 202 grant; they and the City will enter into a land lease agreement, which will allow the development of 37 units of senior rental housing units. Additionally, the City and the recently created Ad Hoc Committee will establish a process through which local non-profit organizations may submit proposals to request funding for CDBG eligible projects.

c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.

The City is working with St. Vincent de Paul to provide housing for special needs individuals. The Minor Home Repair Program was established with the intent to help keep existing housing stock from falling into disrepair. There are few new affordable housing units under construction.

d. Indicate any activities falling behind schedule.

The City had hoped to see a stronger reaction to the Emergency Minor Repair Program; fewer residents have completed applications than anticipated. City Staff is assessing the process to determine what changes might result in greater participation. Sidewalk repair has been delayed due to extreme weather; conditions should improve by April of 2009.

e. Describe how activities and strategies made an impact on identified needs.

The City's program has not been in existence long enough to allow a thorough assessment of impact.

f. Identify indicators that would best describe the results.

The individual, who has recently completed the application process for the Emergency Minor Repair program, has been speaking to other residents and encouraging them to request applications and follow through with the process.

g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

The recent national problems with the lending institutions and housing market have not been conducive to creating opportunities for low-to-moderate income housing or expanding employment opportunities through economic development. It is possible that public perception of rules and regulations may have played a part in the reluctance of residents to apply for the Emergency Minor Repair program. While the City has little control over the national economy, all efforts to work with residents toward the fulfillment of goals will be made.

h. Identify whether major goals are on target and discuss reasons for those that are not on target.

The major goals are on target.

i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

At this time the City is still fine-tuning the program. The newly established Ad Hoc Committee will analyze and study all aspects of the program with an eye toward improving efficiency and maximizing benefits to residents. The City is exploring opportunities such as the development of a land trust to provide options in the future.

Program Year 1 CAPER Monitoring response:

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 1 CAPER Lead-based Paint response:

Each application for the Emergency Minor Repair program is accompanied by a Lead Hazard information pamphlet. The City allocated \$10,000 for grants for lead testing and remediation.

HOUSING

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 1 CAPER Housing Needs response:

The City is working with North Idaho Housing Coalition and others to identify opportunities to encourage and create affordable housing. Current economic conditions have not helped the process; however, the City is committed to pursue this goal.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.

The City did not quantify affordable housing goals for this period.

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

The City did not quantify affordable housing goals for this period.

3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

The City is working on a 10-year plan to end homelessness. The City of Coeur d'Alene has established a citizen group that meets monthly and anticipates a plan will be completed by May 2009.

Other special needs will be addressed through the HUD 811 project with St. Vincent de Paul. The housing constructed is specifically intended for persons with chronic mental illness. The facility will consist of 14 subsidized housing units and one resident manager unit.

Program Year 1 CAPER Specific Housing Objectives response:

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 1 CAPER Public Housing Strategy response:

Public housing and resident initiatives were not identified in the current year action plan.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 1 CAPER Barriers to Affordable Housing response:

The city is working with the North Idaho Housing Coalition (NIHC) to create incentives for developers to build affordable housing. Activities may include fee deferrals, expedited plan reviews, and a staff liaison.

HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
 - a. **Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.**
The city of Coeur d'Alene does not receive HOME funds at this time.
2. HOME Match Report
 - a. **Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.**
The city of Coeur d'Alene does not receive HOME funds at this time.
3. HOME MBE and WBE Report
 - a. **Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).**
The city of Coeur d'Alene does not receive HOME funds at this time.
4. Assessments
 - a. **Detail results of on-site inspections of rental housing.**
 - b. **Describe the HOME jurisdiction's affirmative marketing actions.**
 - c. **Describe outreach to minority and women owned businesses.**
The city of Coeur d'Alene does not receive HOME funds at this time.

Program Year 1 CAPER HOME/ADDI response:

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. **Identify actions taken to address needs of homeless persons.**
The City is working on a 10-year plan to end homelessness. The City of Coeur d'Alene has established a citizen group that meets monthly and anticipates a plan will be completed by May 2009.

The City authorized the opening of a warming shelter in partnership with St. Vincent de Paul and Fresh Start for use by homeless persons when the temperature drops below 15 degrees Fahrenheit.
2. **Identify actions to help homeless persons make the transition to permanent housing and independent living.**

The City is working on a 10-year plan to end homelessness. The City of Coeur d'Alene has established a citizen group that meets monthly and anticipates a plan will be completed by May 2009.

3. Identify new Federal resources obtained from Homeless SuperNOFA.

None

Program Year 1 CAPER Homeless Needs response:

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

The City is working on a 10-year plan to end homelessness. The City of Coeur d'Alene has established a citizen group that meets monthly and anticipates a plan will be completed by May 2009.

Program Year 1 CAPER Specific Housing Prevention Elements response:

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
 - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
 - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
 - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
 - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also, describe any problems in collecting, reporting, and evaluating the reliability of this information.
 - b. Homeless Discharge Coordination
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
 - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Program Year 1 CAPER ESG response:

The City of Coeur d'Alene does not receive ESG funding at this time.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
 - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
 - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
 - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
 - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
 - a. Indicate how use of CDBG funds did not meet national objectives.
 - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.

8. Program income received
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
 - b. Detail the amount repaid on each float-funded activity.
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
 - d. Detail the amount of income received from the sale of property by parcel.
9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables
 - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
 - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
 - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
 - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
 - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
11. Lump sum agreements
 - a. Provide the name of the financial institution.
 - b. Provide the date the funds were deposited.
 - c. Provide the date the use of funds commenced.
 - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.
12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
 - a. Identify the type of program and number of projects/units completed for each program.
 - b. Provide the total CDBG funds involved in the program.
 - c. Detail other public and private funds involved in the project.
13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
 - a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year 1 CAPER Community Development response:

Not applicable for this plan year.

Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 1 CAPER Antipoverty Strategy response:

Not applicable for this plan year.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Program Year 1 CAPER Non-homeless Special Needs response:

Not applicable for this plan year.

Specific HOPWA Objectives

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
 - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
 - a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected

- (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
- ii. Project Accomplishment Overview
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
 - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
 - (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
 - iii. Barriers or Trends Overview
 - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
 - i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Program Year 1 CAPER Specific HOPWA Objectives response:

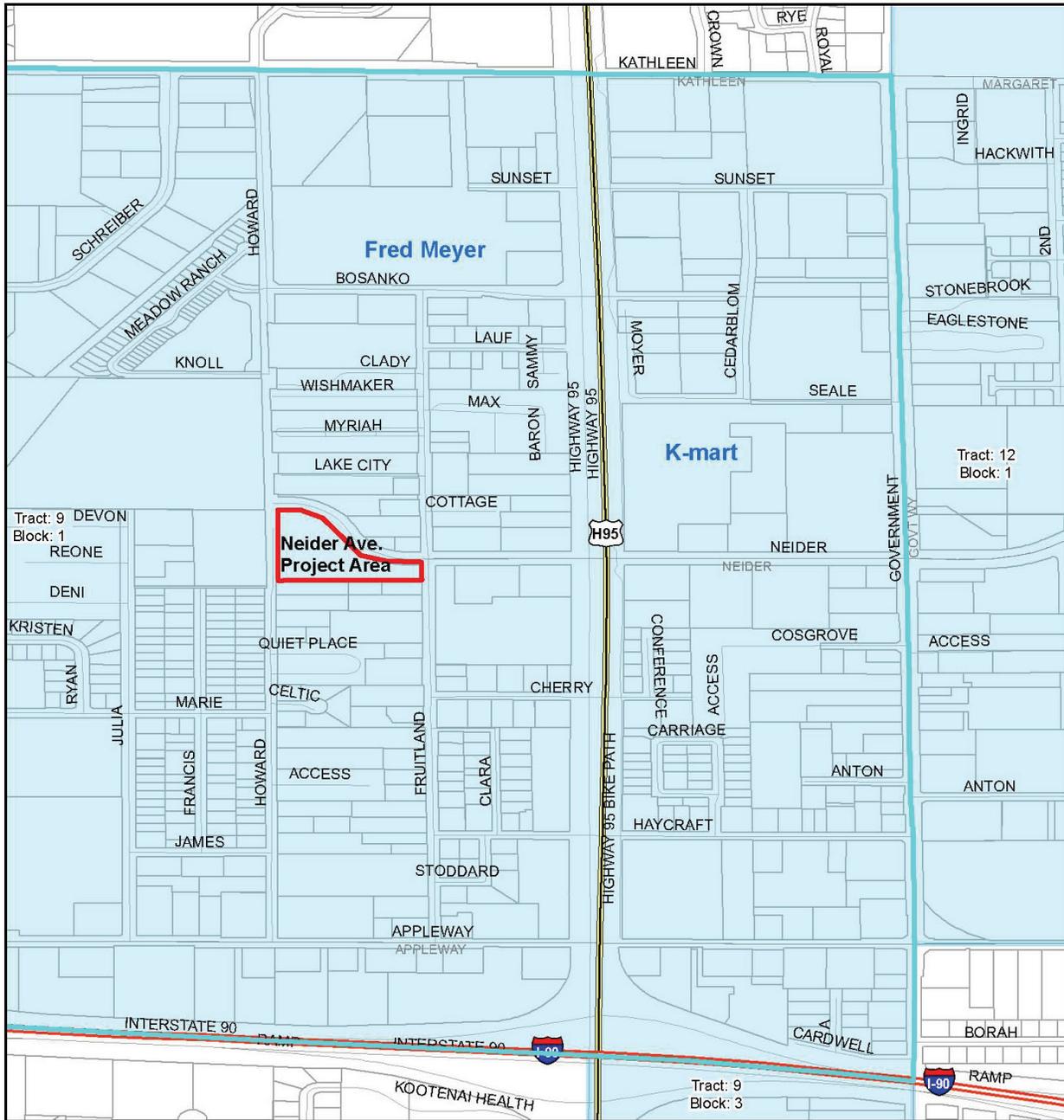
Not applicable for this plan year.

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 1 CAPER Other Narrative response:

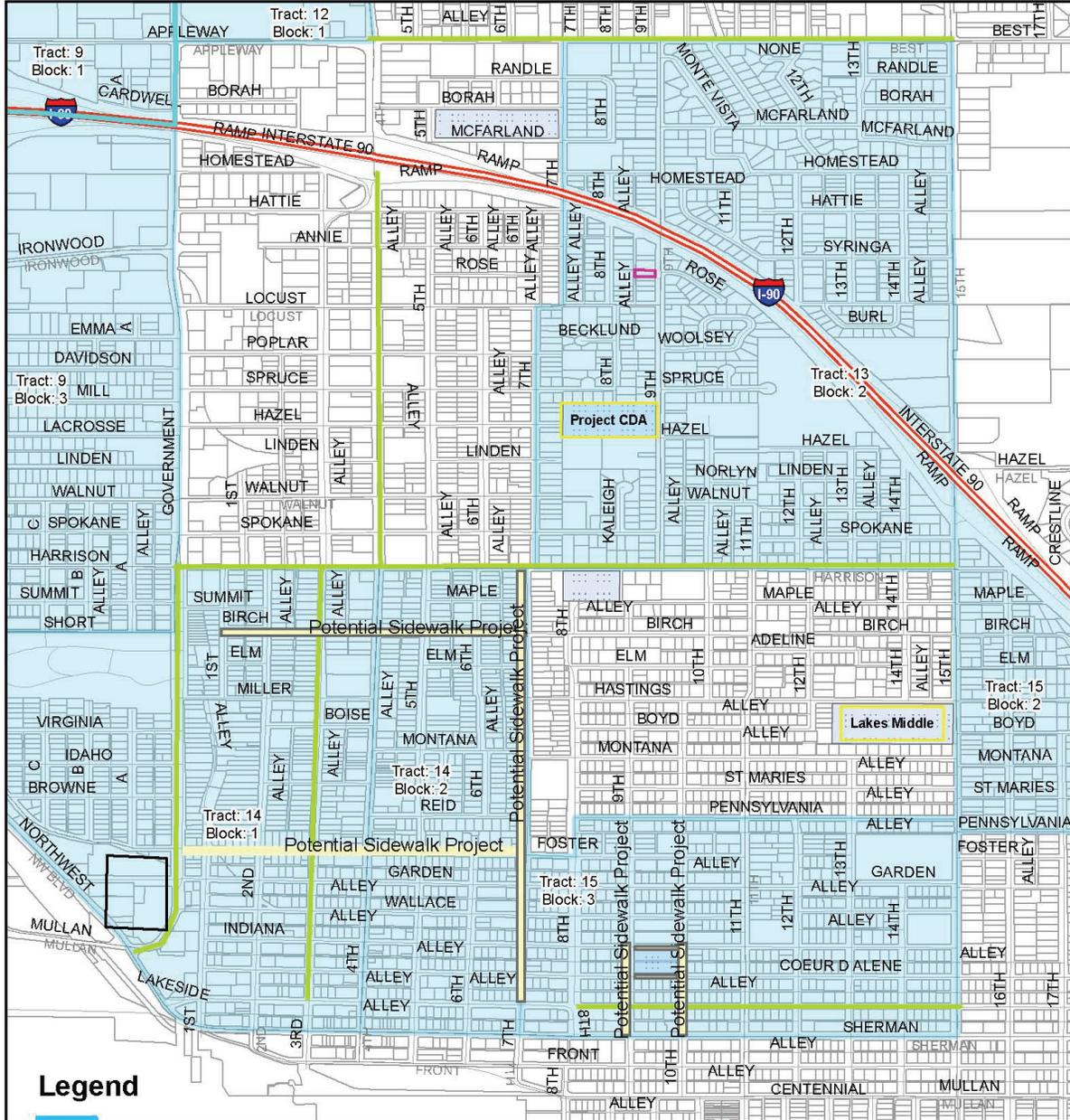
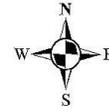
Exhibit "A" Neider Avenue Project Area



Legend

 Tract - Block 50 Per or greater

Exhibit "B" Potential Sidewalk Projects



Legend

- Tract - Block 50 Per or greater
- Schools
- Green Lines = City 5-year Plan Projects

Exhibit "C"
Code Enforcement Activity

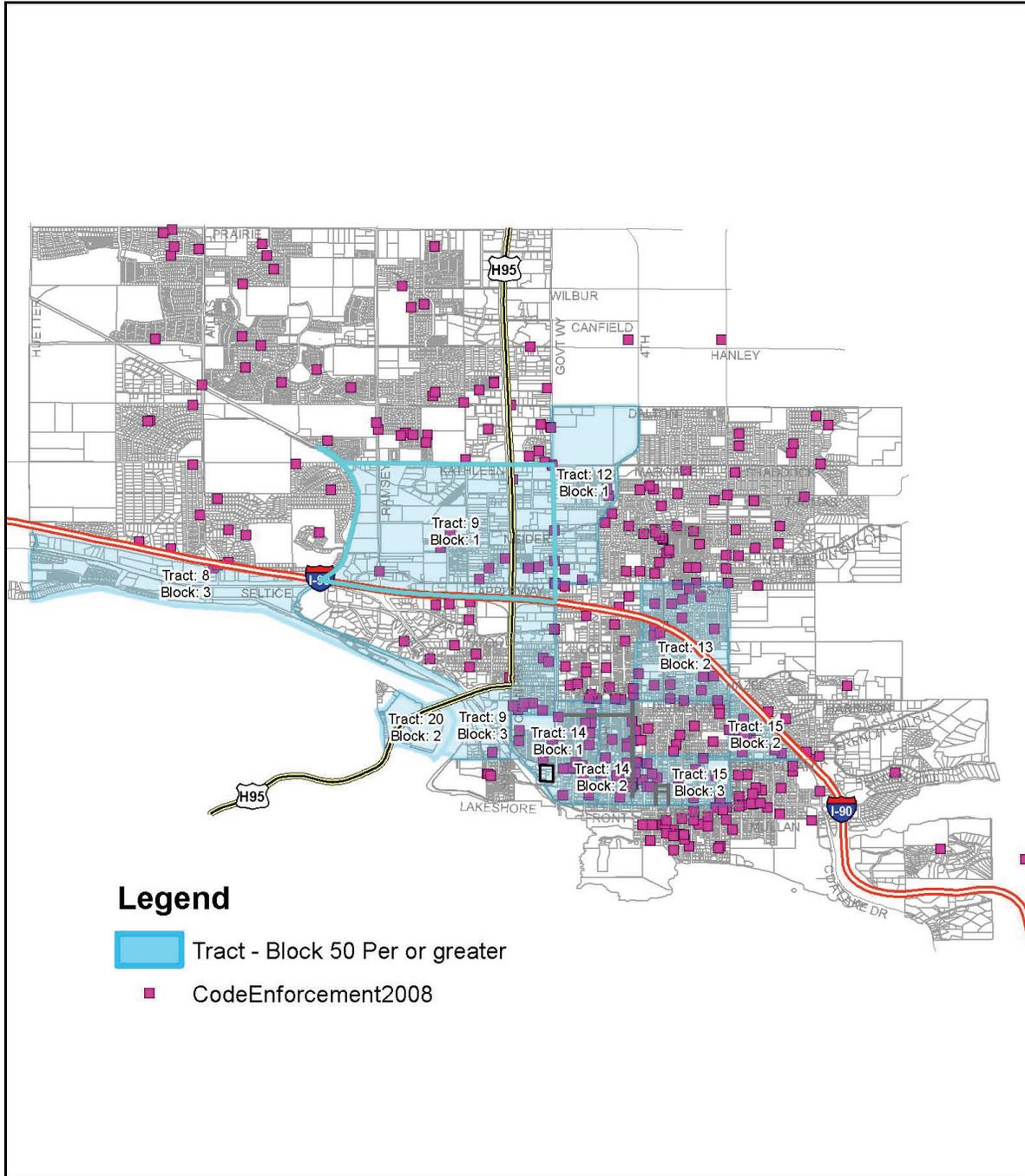


Exhibit "D"

PROCLAMATION

WHEREAS, on April 11, 1968, President Lyndon Johnson signed the Civil Rights Act of 1968. The 1968 Act clarified the prohibition of discrimination regarding the sale, rental, and financing of housing based on race, religion, national origin, sex (and as later amended) handicap and family status; and

WHEREAS, it has be 41 years since the enactment of the 1968 Act, and the community of Coeur d'Alene continues to work together to uphold the Fair Housing law and the principal of equal opportunity on which it is based; and

WHEREAS, this month is deemed Fair Housing month, and should be a celebration of laws and efforts of citizens to remove impediments to equal housing opportunities, and to emphasize and ensure the rights of all citizens in an effort to provide housing choice; and

WHEREAS, Equal opportunity housing can best be accomplished through leadership, example, education, and the mutual cooperation of all those affiliated with real estate industry and the public; and

WHEREAS, the City of Coeur d'Alene supports the efforts of the many organizations, housing and service providers working toward affirmatively furthering fair housing;

NOW, THEREFORE, I SANDI BLOEM, Mayor of the City of Coeur d'Alene, Idaho, do hereby proclaim April, 2009 as

FAIR HOUSING MONTH

In Coeur d'Alene and ask the people to join in reaffirming their commitment to fair housing opportunities for all and to wholeheartedly recognize these rights throughout the year.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of Coeur d'Alene to be affixed this April 7, 2009.

Sandi Bloem, Mayor

ATTEST:

Susan K. Weathers, City Clerk