



Mayor Robert E. Simison
City Council Members:
Luke Cavener, President
Liz Strader, Vice President
Brian Whitlock
Doug Taylor
John Overton
Anne Little Roberts

CITY COUNCIL WORK SESSION

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho
Tuesday, July 16, 2024 at 4:30 PM

All materials presented at public meetings become property of the City of Meridian. Anyone desiring accommodation for disabilities should contact the City Clerk's Office at 208-888-4433 at least 48 hours prior to the public meeting.

Agenda

VIRTUAL MEETING OPTION

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<https://bit.ly/meridianzoommeeting>

or dial 253-215-8782, webinar ID: 810 9527 6712

Meridian City Council meetings are streamed live at <https://meridiancity.org/live>

ROLL CALL ATTENDANCE

ADOPTION OF AGENDA

CONSENT AGENDA [Action Item]

1. [Development Agreement \(Cityside Storage MDA H-2023-0058\) Between City of Meridian and HV-ER, LLC and HV-55, LLC for Property Located at 2755 N. Eagle Rd.](#)

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

DEPARTMENT / COMMISSION REPORTS [Action Item]

2. [Public Hearing for Program Year 2024 Community Development Block Grant Action Plan](#)
3. Dairy Days Board of Directors Update

EXECUTIVE SESSION per Idaho Code 74-206(1)(c): To acquire an interest in real property not owned by a public agency. [Action Item]

ADJOURNMENT



AGENDA ITEM

ITEM TOPIC: Development Agreement (Cityside Storage MDA H-2023-0058) Between City of Meridian and HV-ER, LLC and HV-55, LLC for Property Located at 2755 N. Eagle Rd.

DEVELOPMENT AGREEMENT

- PARTIES:**
1. City of Meridian
 2. HV-ER, LLC, Owner/Developer
 3. HV-55, LLC, Owner/Developer

THIS DEVELOPMENT AGREEMENT (this “**Agreement**”) is made and entered into this 9th day of JULY, 2024, by and between **City of Meridian**, a municipal corporation of the State of Idaho, hereafter called “**CITY**,” whose address is 33 E. Broadway Avenue, Meridian, Idaho 83642, and **HV-ER, LLC**, whose address is 1775 W. State Street, Suite 340, Boise, Idaho 83702, hereinafter called “**OWNER/DEVELOPER**,” and **HV-55, LLC**, whose address is 1775 W. State Street, Suite 340, Boise, Idaho 83702, hereinafter called “**OWNER/DEVELOPER**.”

1. **RECITALS:**

- 1.1 **WHEREAS**, Owner/Developer is the sole owner, in law and/or equity, of a certain tract of land in the County of Ada, State of Idaho, currently identified as parcel R0945580265 and parcel R0945580275 and described in **Exhibit “A,”** which is attached hereto and by this reference incorporated herein as if set forth in full, hereinafter referred to as the “**Property**,” and
- 1.2 **WHEREAS**, Idaho Code § 67-6511A provides that cities may, by ordinance, establish provisions governing the creation, form, recording, modification, enforcement and termination of development agreements required or permitted as a condition of zoning that the Owner/Developer make a written commitment concerning the use or development of the Property; and
- 1.3 **WHEREAS**, City has exercised its statutory authority by the enactment of Section 11-5B-3 of the Unified Development Code (“**UDC**”), which authorizes development agreements and the modification of development agreements; and
- 1.4 **WHEREAS**, Owner/Developer has submitted an application for development agreement modification to remove the property listed in **Exhibit “A”** from an existing Development Agreement recorded in Ada County as Instrument No. 104107406 and any amendments thereto, and for the inclusion of the Property into this new Agreement, which generally describes how the Property will be developed and what improvements will be made; and

- 1.5 **WHEREAS**, Owner/Developer made representations at the duly noticed public hearings before the Meridian City Council, as to how the property will be developed and what improvements will be made; and
- 1.6 **WHEREAS**, the record of the proceedings for requested development agreement modification held before the City Council includes responses of government subdivisions providing services within the City of Meridian planning jurisdiction, and includes further testimony and comment; and
- 1.7 **WHEREAS**, on the 28th of May, 2024, the Meridian City Council approved certain Findings of Fact and Conclusions of Law and Decision and Order (“**Findings**”), which have been incorporated into this Agreement and attached as **Exhibit “B;”** and
- 1.8 **WHEREAS**, Owner/Developer deems it to be in its best interest to be able to enter into this Agreement and acknowledges that this Agreement was entered into voluntarily and at its urging and request; and
- 1.9 **WHEREAS**, the property listed in **Exhibit “A”** shall no longer be subject to the terms of the existing Development Agreement (Instrument No. 104107406), and any amendments thereto, and shall be bound by the terms contained herein in this new agreement; and
- 1.10 **WHEREAS**, City requires the Owner/Developer to enter into a development agreement modification for the purpose of ensuring that the Property is developed and the subsequent use of the Property is in accordance with the terms and conditions of this Agreement, herein being established as a result of evidence received by the City in the proceedings for zoning designation from government subdivisions providing services within the planning jurisdiction and from affected property owners and to ensure zoning designations are in accordance with the amended Comprehensive Plan of the City of Meridian on December 19, 2019, Resolution No. 19-2179, and the UDC, Title 11.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

2. **INCORPORATION OF RECITALS:** That the above recitals are contractual and binding and are incorporated herein as if set forth in full.
3. **DEFINITIONS:** For all purposes of this Agreement, the following words, terms and phrases herein contained in this section shall be defined and interpreted as herein provided for, unless the clear context of the presentation of the same requires otherwise:
 - 3.1 **CITY:** means and refers to the **City of Meridian**, a party to this Agreement, which is a municipal corporation and government subdivision of the state of Idaho, organized and existing by virtue of law of the State of Idaho, whose address is 33 East Broadway Avenue, Meridian, Idaho 83642.



- 3.2 **OWNER/DEVELOPER:** means and refers to **HV-ER, LLC**, whose address is 1775 W. State Street, Suite 340, Boise, Idaho 83702 and **HV-55, LLC**, whose address is 1775 W. State Street, Suite 340, Boise, Idaho 83702, the parties that own and are developing said Property and shall include any subsequent owner(s)/developer(s) of the Property.
- 3.3 **PROPERTY:** means and refers to that certain parcel of Property located in the County of Ada, City of Meridian as described in **Exhibit "A"** describing parcels to be removed from existing Development Agreement recorded in Ada County as Instrument No. 104107406 and any amendments thereto, with such parcels being bound by this new Agreement, which **Exhibit "A"** is attached hereto and by this reference incorporated herein as if set forth at length.

4. **USES PERMITTED BY THIS AGREEMENT:** This Agreement shall vest the right to develop the Property in accordance with the terms and conditions of this Agreement.

- 4.1 The uses allowed pursuant to this Agreement are only those uses allowed as permitted, conditional and/or accessory uses under the UDC.
- 4.2 No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.

5. **CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:**

- 5.1 Owner/Developer shall develop the Property in accordance with the following special conditions:
- a. Future development of this site shall be generally consistent with the concept plan and conceptual building elevations included in Section VIII of the Staff Report attached to the Findings of Fact and Conclusions of Law attached hereto as Exhibit "B" and the provisions contained herein.
 - b. The future use of this site is limited to the self-service storage facility, office, and retail uses. The self-storage building shall not exceed fifty (50) feet in height, including the parapet.

6. **APPROVAL PERIOD:** If this Agreement has not been fully executed within six (6) months after the date of the Findings, the City may, at its sole discretion, declare the Agreement null and void.

7. **DEFAULT/CONSENT TO DE-ANNEXATION AND REVERSAL OF ZONING DESIGNATION:**

- 7.1 **Acts of Default.** In the event Owner/Developer, or Owner's Developer's heirs, successors, assigns, or subsequent owners of the Property or any other person acquiring an interest in the Property fail to faithfully comply with all of the terms and conditions included in this Agreement in connection with the Property, this Agreement may be terminated by the City upon compliance with the requirements of the Zoning Ordinance.



- 7.2 **Notice and Cure Period.** In the event of Owner/Developer's default of this agreement, Owner/Developer shall have thirty (30) days from receipt of written notice from City to initiate commencement of action to correct the breach and cure the default, which actions must be prosecuted with diligence and completed within one hundred eighty (180) days; provided, however, that in the case of any such default that cannot with diligence be cured within such one hundred eighty (180) day period, then the time allowed to cure such failure may be extended for such period as may be necessary to complete the curing of the same with diligence and continuity.
- 7.3 **Remedies.** In the event of default by Owner/Developer that is not cured after notice from City as described in Section 7.2, City shall, upon satisfaction of the notice and hearing procedures set forth in Idaho Code § 67-6511A, have the right, but not a duty, to de-annex all or a portion of the Property, reverse the zoning designations described herein, and terminate City services to the de-annexed Property, including water service and/or sewer service. Further, City shall have the right to file an action at law or in equity to enforce the provisions of this Agreement. Because the covenants, agreements, conditions, and obligations contained herein are unique to the Property and integral to the City's decision to annex and/or re-zone the Property, City and Owner/Developer stipulate that specific performance is an appropriate, but not exclusive, remedy in the event of default. Owner/Developer reserves all rights to contest whether a default has occurred.
- 7.4 **Choice of Law and Venue.** This Agreement and the rights of the parties hereto shall be governed by and construed in accordance with the laws of the State of Idaho, including all matters of construction, validity, performance, and enforcement. Any action brought by any party hereto shall be brought within Ada County, Idaho.
- 7.5 **Delay.** In the event the performance of any covenant to be performed hereunder by either Owner/Developer or City is delayed for causes that are beyond the reasonable control of the party responsible for such performance, which shall include, without limitation, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay.
- 7.6 **Waiver.** A waiver by City of any default by Owner/Developer of any one or more of the covenants or conditions hereof shall apply solely to the default and defaults waived and shall neither bar any other rights or remedies of City nor apply to any subsequent default of any such or other covenants and conditions.

8. **INSPECTION:** Owner/Developer shall, immediately upon completion of any portion or the entirety of said development of the Property as required by this Agreement or by City ordinance or policy, notify the City Engineer and request the City Engineer's inspections and written ordinance or policy, notify the City Engineer and request the City Engineer's inspections and written approval of such completed improvements or portion therefor in accordance with the terms and conditions of this Agreement and all other ordinance of the City that apply to said Property.

9. **REQUIREMENT FOR RECORDATION:** City shall record this Agreement, including all of the Exhibits, and submit proof of such recording to Owner/Developer.



10. **ZONING:** City shall, following recordation of the duly approved Agreement, enact a valid and binding ordinance zoning the Property, as necessary.

11. **SURETY OF PERFORMANCE:** The City may also require surety bonds, irrevocable letters of credit, cash deposits, certified check or negotiable bonds, as allowed under the UDC, to insure the installation of required improvements, which the Owner/Developer agrees to provide, if required by the City.

12. **CERTIFICATE OF OCCUPANCY:** No Certificates of Occupancy shall be issued if the improvements have not been installed, completed, and accepted by the City, or sufficient surety of performance is provided by Owner/Developer to the City in accordance with Paragraph 11 above.

13. **ABIDE BY ALL CITY ORDINANCES:** That Owner/Developer agrees to abide by all ordinances of the City of Meridian unless otherwise provided by this Agreement.

14. **NOTICES:** Any notice desired by the parties and/or required by this Agreement shall be deemed delivered if and when personally delivered or three (3) days after deposit in the United States Mail, registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

CITY:	with copy to:
City Clerk	City Attorney
City of Meridian	City of Meridian
33 E. Broadway Ave.	33 E. Broadway Ave.
Meridian, Idaho 83642	Meridian, Idaho 83642

OWNER/DEVELOPER:	
HV-ER, LLC	HV-55, LLC
1775 W. State St., Ste. 340	1775 W. State St., Ste. 340
Boise, ID 83702	Boise, ID 83702

14.1 A party shall have the right to change its address by delivering to the other party a written notification thereof in accordance with the requirements of this section.

15. **ATTORNEY FEES:** Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney's fees as determined by a Court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

16. **TIME IS OF THE ESSENCE:** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the other party so failing to perform.

17. **BINDING UPON SUCCESSORS:** This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including City's corporate authorities and their successors in office. This Agreement shall be binding on the Owner/Developer, each subsequent owner and any other person acquiring an interest in the Property. Nothing herein shall in any way prevent sale or alienation of the Property, or portions thereof, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein



expressed. City agrees, upon written request of Owner/Developer, to execute appropriate and recordable evidence of termination of this Agreement if City, in its sole and reasonable discretion, has determined that Owner/Developer has fully performed its obligations under this Agreement.

18. **INVALID PROVISION:** If any provision of this Agreement is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised from this Agreement and the invalidity thereof shall not affect any of the other provisions contained herein.

19. **DUTY TO ACT REASONABLY:** Unless otherwise expressly provided, each party shall act reasonable in giving any consent, approval, or taking any other action under this Agreement.

20. **COOPERATION OF THE PARTIES:** In the event of any legal or equitable action or other proceeding instituted by any third party (including a governmental entity or official) challenging the validity of any provision in this Agreement, the parties agree to cooperate in defending such action or proceeding.

21. **REMOVED PROPERTY:** The City is hereby authorized, in its sole discretion, to remove a portion of the Property (“Removed Property”) from this Agreement at any time, provided that the City and the owner of the Removed Property concurrently enter into a modified development agreement governing the development and use of the Removed Property. The remaining portion of the Property, which has not been removed from this Agreement as described above, shall continue to be bound by the terms of this Agreement.

22. **FINAL AGREEMENT:** This Agreement sets forth all promises, inducements, agreements, condition and understandings between Owner/Developer and City relative to the subject matter hereof, and there are no promises, agreements, conditions or understanding, either oral or written, express or implied, between Owner/Developer and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to City, to a duly adopted ordinance or resolution of City.

22.1 No condition governing the uses and/or conditions governing the Property herein provided for can be modified or amended without the approval of the City Council after the City has conducted public hearing(s) in accordance with the notice provisions provided for a zoning designation and/or amendment in force at the time of the proposed amendment.

23. **EFFECTIVE DATE OF AGREEMENT:** This Agreement shall be effective upon execution of the Mayor and City Clerk.

[End of text. Acknowledgements, signatures, and Exhibits A and B follow.]



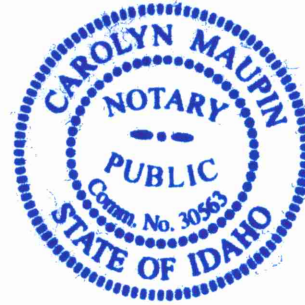
ACKNOWLEDGMENTS

IN WITNESS WHEREOF, the parties have herein executed this agreement and made it effective as hereinabove provided.

OWNER:
HV-ER, LLC



By: Hosac Ventures LLC, its Manager
By: Kenneth W. Hosac, Manager of Hosac Ventures LLC

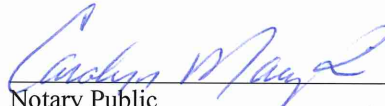


STATE OF IDAHO)
 : ss:
County of Ada)

On this 9th day of July, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **Kenneth W. Hosac**, known or identified to me to be the **Manager of Hosac Ventures, LLC, the Manager of HV-ER, LLC** and the person who signed above and acknowledged to me that they executed the same.

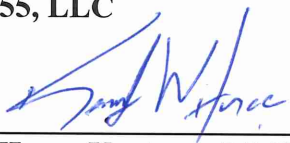
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

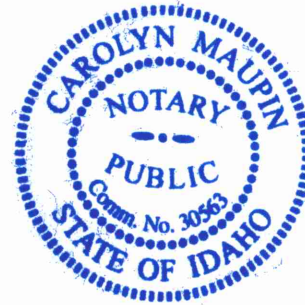


Notary Public
My Commission Expires: 6/23/27

OWNER:
HV-55, LLC



By: Hosac Ventures LLC, its Manager
By: Kenneth W. Hosac, Manager of Hosac Ventures LLC



STATE OF IDAHO)
 : ss:
County of Ada)

On this 9th day of July, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **Kenneth W. Hosac**, known or identified to me to be the **Manager of Hosac Ventures, LLC, the Manager of HV-55, LLC** and the person who signed above and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)



Notary Public
My Commission Expires: 6/23/27

CITY OF MERIDIAN

ATTEST:

By: _____
Mayor Robert E. Simison

Chris Johnson, City Clerk

STATE OF IDAHO)
 : ss
County of Ada)

On this ____ day of _____, 2024, before me, a Notary Public, personally appeared **Robert E. Simison** and **Chris Johnson**, known or identified to me to be the Mayor and Clerk, respectively, of the **City of Meridian**, who executed the instrument or the person that executed the instrument of behalf of said City, and acknowledged to me that such City executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

Notary Public for Idaho
My Commission Expires: _____

EXHIBIT A



**TEALEY'S LAND
SURVEYING**

12594 W. Explorer Drive, Suite 150 • Boise, Idaho 8371
(208) 385-0636
Fax (208) 385-0696

Project. No.: 4964
Date: August 2, 2022

DESCRIPTION FOR PARCEL D – HV-55 LLC

A parcel of land being a portion of Lot 26 of Block 1 of Bienville Square Subdivision, filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 102 of Plats at page 13495, as shown on Record of Survey No. 13619, filed for record in the office of the Ada County Recorder, Boise, Idaho under Instrument No. 2022-077163 lying in the NE 1/4 of Section 5, T.3N., R.1E., B.M., Meridian, Ada County, Idaho and more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 26, marked by a 1/2" iron pin; thence along the North boundary of said Lot 26

South 89°22'40" East 173.71 feet to the Northeast corner of said Lot 26, marked by a 1/2" iron pin; thence along the East boundary of said Lot 26

South 00°34'36" West 193.10 feet to a point marked by PK Nail and Washer; thence leaving said East boundary

North 89°15'40" West 86.68 feet to a point marked by a 1/2" iron pin; thence at right angles

South 00°44'20" West 45.77 feet to a point marked by a 1/2" iron pin; thence at right angles

North 89°15'40" West 87.09 feet to a point on the West boundary of said Lot 26, marked by a 1/2" iron pin; thence along said West boundary

North 00°37'20" East 238.51 feet to the **POINT OF BEGINNING**,

Said parcel of land contains 0.861 acres, more or less.





Project. No.: 4964
Date: August 2, 2022

**DESCRIPTION FOR
PARCEL E – HV-55 LLC**

A parcel of land being a portions of Lots 26 and 27 of Block 1 of Bienville Square Subdivision, filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 102 of Plats at page 13495, as shown on Record of Survey No. 13619, filed for record in the office of the Ada County Recorder, Boise, Idaho under Instrument No. 2022-077163 lying in the NE 1/4 of Section 5, T.3N., R.1E., B.M., Meridian, Ada County, Idaho and more particularly described as follows:

Commencing at the Northwest corner of said Lot 26, marked by a 1/2" iron pin; thence along the West boundary of said Lot 26

South 00°37'20" West 238.51 feet to a point marking the **POINT OF BEGINNING**, marked by a 1/2" iron pin; thence leaving said West boundary

South 89°15'40" East 87.09 feet to a point marked by a 1/2" iron pin; thence at right angles

South 00°44'20" West 119.23 feet to a point marked by a 1/2" iron pin; thence at right angles

South 89°15'40" East 264.00 feet to a point on the East boundary of said Lot 27, marked by a 1/2" iron pin; thence along said East boundary

South 01°14'39" West 36.72 feet to a point marked by a 1/2" iron pin; thence continuing

South 00°00'00" East 272.68 feet to a point marked by a 1/2" iron pin; thence leaving said East boundary

North 90°00'00" West 52.78 feet to a point on the South boundary of said Lot 27, marked by a 1/2" iron pin; thence along said South boundary

North 42°20'36" West 111.69 feet to a point marked by a 1/2" iron pin; thence continuing and along the South boundary of said Lot 26

North 71°26'39" West 254.61 feet to the Southwest corner of said Lot 26, marked by a 1/2" iron pin; thence along said West boundary of Lot 26

North 12°47'01" East 69.51 feet to a point marking a point of beginning of curve, marked by a 5/8" iron pin; thence continuing along the arc of a curve to the left 20.08 feet, said curve having a radius of 65.00 feet, a central angle of 17°42'00" and a long chord bearing

Project No.:4964
Date: August 2, 2022

Page 2

North 9°28'20" East 20.00 feet to a point marking the point or ending of curve,
marked by a 5/8" iron pin; thence continuing
North 00°37'20" East 182.06 feet to the **POINT OF BEGINNING**,

Said parcel of land contains 2.082 acres, more or less.



EXHIBIT B

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION & ORDER**



In the Matter of the Request for Conditional Use Permit and Development Agreement Modification, by Peter Stuhlreyer, Designhaus Architecture, LLC.

Case No(s). H-2023-0058

For the City Council Hearing Date of: May 7, 2024 (Findings on May 28, 2024)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of May 7, 2024, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of May 7, 2024, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of May 7, 2024, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of May 7, 2024, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the “Local Land Use Planning Act of 1975,” codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.
7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of May 7, 2024, incorporated by reference. The conditions are concluded to be

reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for Conditional use Permit and Development Agreement Modification is hereby approved per the conditions of approval in the Staff Report for the hearing date of May 7, 2024, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short plat shall become null and void if the applicant fails to obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Conditional Use Permit Duration

Please take notice that the conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. For conditional use permits that also require platting, the final plat must be signed by the City Engineer within this two (2) year period.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.G.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the conditional use comply with the current provisions of Meridian

City Code Title 11(UDC 11-5B-6F).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.


F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of May 7, 2024


By action of the City Council at its regular meeting held on the 28th day of May, 2024.

COUNCIL PRESIDENT LUKE CAVENER	VOTED <u>AYE</u>
COUNCIL VICE PRESIDENT LIZ STRADER	VOTED <u>AYE</u>
COUNCIL MEMBER DOUG TAYLOR	VOTED <u>AYE</u>
COUNCIL MEMBER JOHN OVERTON	VOTED <u>AYE</u>
COUNCIL MEMBER ANNE LITTLE ROBERTS	VOTED <u>AYE</u>
MAYOR ROBERT SIMISON (TIE BREAKER)	VOTED _____



Mayor Robert E. Simison 5-28-2024

Attest:



Chris Johnson
City Clerk


5-28-2024

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By: 

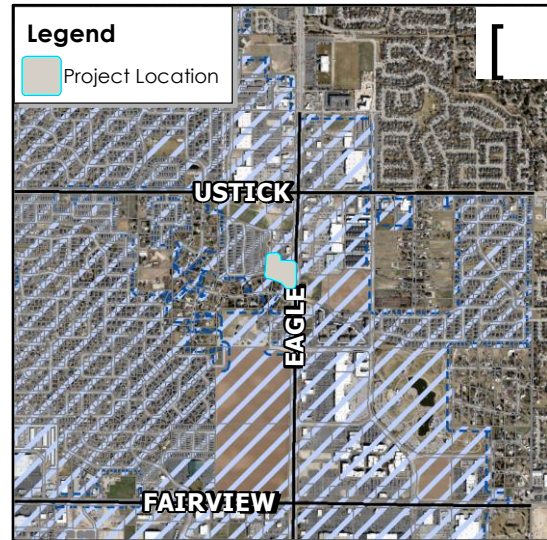
City Clerk's Office

Dated: 5-28-2024

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: May 7, 2024
 TO: Mayor & City Council
 FROM: Linda Ritter, Associate Planner
 208-884-5533
 SUBJECT: H-2023-0058 Cityside Storage – MDA, CUP
 LOCATION: 2755 N. Eagle Road in the NE ¼ of Section 5, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

Modification to the existing Development Agreements (DA) (Inst. #104107406 amended as Inst. #107044347) to exclude the subject property and parcel #R0945580265, which limits the types of uses and building square footage to 32,500. The new DA would allow one of the properties to develop with a storage facility and increase the building square footage to 135,000 square feet with a building footprint of 32,500; and a Conditional Use Permit for a storage facility, self-service.

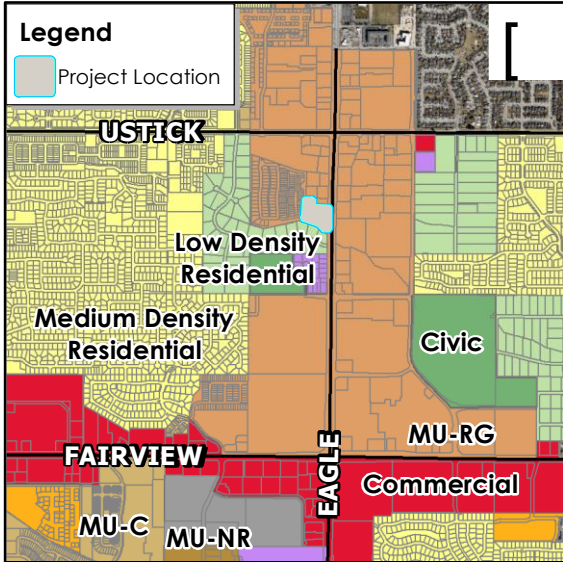
II. SUMMARY OF REPORT

A. Project Summary

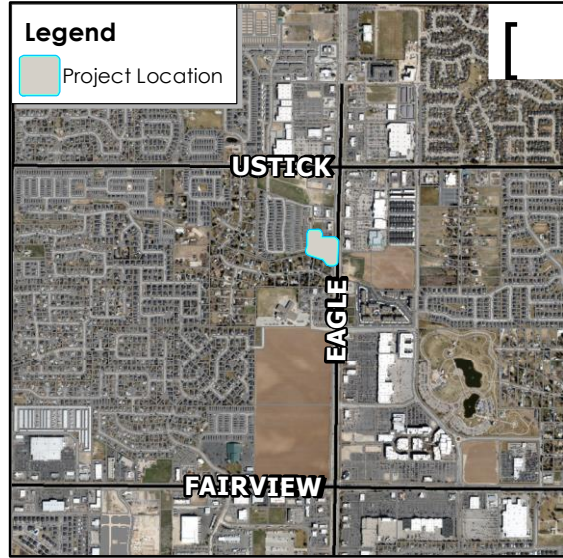
Description	Details
Acreage	2.08 acres
Future Land Use Designation	Mixed-Use Regional (MU-RG)
Existing Land Use	Vacant
Proposed Land Use(s)	Storage Facility, Self-Service
Current Zoning	General Retail & Service Commercial (C-G)
Physical Features (waterways, hazards, flood plain, hillside)	NA
Neighborhood meeting date; # of attendees:	9/26/2023 via Zoom; 0 people attended
History (previous approvals)	AZ 05-057, RZ-05-019, PP-05-019, CUP-05-052, PS-05-002, FP-07-012, and DA Instr. #1040107406 & #107044347; PBA-2022-0021

B. Project Maps

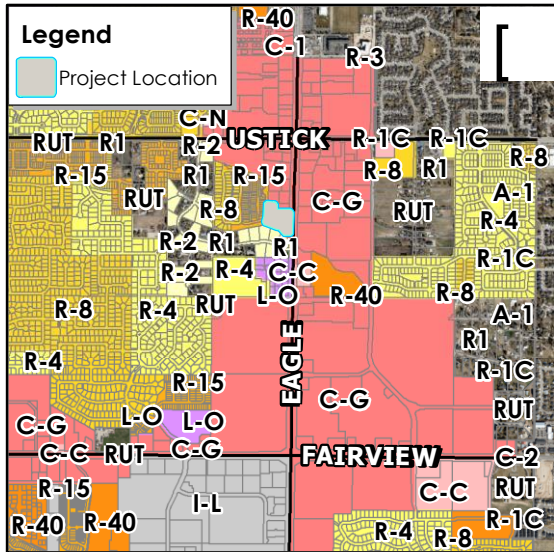
Future Land Use Map



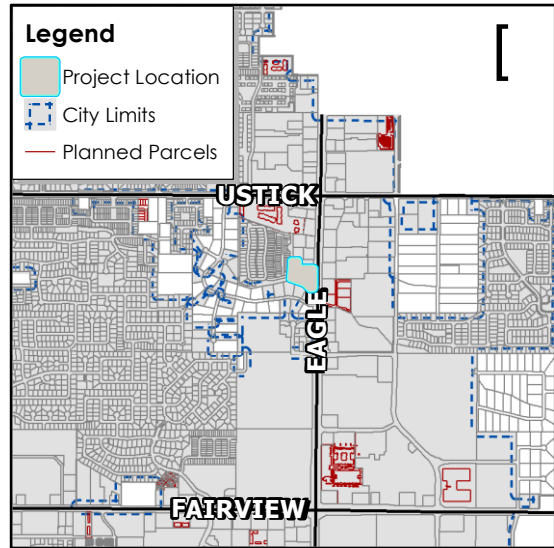
Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant:

Peter Stuhlreyer, Designhaus Architecture, LLC – 3300 Auburn Road, Suite 300, Auburn Hills, MI 48236

B. Owner:

Kent Hosac – 1775 W. State Street, Suite 340, Boise, ID 83702

C. Agent/Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	3/5/2024	4/19/2024
Radius notification mailed to properties within 500 feet	3/1/2024	4/19/2024
Public hearing notice sign posted on site	3/6/2024	4/25/2024
Nextdoor posting	3/4/2024	4/19/2024

V. COMPREHENSIVE PLAN ([HTTPS://WWW.MERIDIANCITY.ORG/COMPPLAN](https://www.meridiancity.org/compplan)):

A. Future Land Use Map Designation (<https://www.meridiancity.org/compplan>)

This property is designated Mixed Use Regional on the Future Land Use Map (FLUM).

This designation provides a mix of employment, retail, and residential dwellings and public uses near major arterial intersections for a full range of commercial uses to serve area residents and visitors. The intent is to integrate a variety of uses together, including residential, and to avoid predominantly single use developments such as a regional retail center with only restaurants and other commercial uses. Developments should be anchored by uses that have a regional draw with the appropriate supporting uses. Desired uses may include entertainment uses, major employment centers, clean industry, and other appropriate regional-serving most uses. Sample zoning include: R-15, R-40, TN-C, C-G and M-E.

No changes to the FLUM designation or zoning is proposed with this application.

B. Comprehensive Plan Policies (<https://www.meridiancity.org/compplan>):

Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

- “Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.” (3.03.03F)
City water and sewer service is available and can be extended by the developer of the property proposed to be annexed with development in accord with UDC 11-3A-21.
- “Encourage compatible uses and site design to minimize conflicts and maximize use of land.” (3.07.00)

Storage facilities, self-serviced is an allowed use in the C-G zoning district through an approved conditional use permit. Although the operation of a storage facility could be fairly low impact, the current development agreement does not allow the use. Staff feels the design of the proposed development is not compatible for the following reasons:

- *Excessive Height: The proposed building is set to exceed the height of the tallest building in the immediate area significantly. This excessive height can lead to issues such as visual impact, overshadowing neighboring structures, or altering the character of the area.*
 - *Visual Impact: The disproportionate height of the building may disrupt the visual harmony of the surrounding area. It could potentially create an eyesore or clash with the existing aesthetic.*
 - *Overshadowing: The height of the proposed building might cast shadows over neighboring structures, impacting their natural lighting and potentially their functionality.*
 - *Character of the Area: The proposed development may alter the character of the neighborhood or area. Maintaining compatibility with existing structures is crucial for preserving the overall aesthetics and functionality of the neighborhood.*
- “Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.” (3.07.01A)

With development a landscaped street buffer will be required along N. Cajun Lane. There is an existing pathway along the south side of the property in which the applicant is proposing additional buffer for the residential properties to the south in accord with UDC standards.

- “Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.” (3.03.03A)

The proposed development will be required to connect to City water and sewer systems with development; services are required to be provided to and through this development in accord with current City plans.

- “Require appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.).” (3.07.01C)

A 25-foot wide street buffer is required to be provided with development along N. Eagle Rd., an arterial street, per UDC Table 11-2B-3, landscaped per the standards in UDC 11-3B-7C. There is an existing landscape buffer along N. Eagle Road. The property owner is proposing an additional ten (10') feet of landscaping along N. Eagle Road which exceed the required UDC standards.

- “Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.” (6.01.02B)

Access to the property is via N. Cajun Lane, a private road. There is no direct access to N. Eagle Road from the property.

- “Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.” (3.03.03G)

Curb, gutter and sidewalk was constructed with the road widening project along N. Eagle Rd.

Hook-up to City water and sewer service is required with development.

- “Support beautiful and high quality development that reinforces neighborhood character and sustainability.” (5.01.02)

Although the design of the building may be acceptable, the proposed building is set to exceed the height of the tallest building in the immediate area significantly. This excessive height can lead to issues such as visual impact, overshadowing neighboring structures, or altering the character of the area.

- “Support and protect the identity of existing residential neighborhoods.” (5.01.02E)

Staff feels this proposal does not protect the identity of the existing residential neighborhood as the height of the proposed storage facility exceeds the tallest building in the immediate area by a significant margin. This may lead to visual impact, overshadowing neighboring structures, or altering the character of the area. Maintaining compatibility with the existing structures can be crucial for the overall aesthetics and functionality of a neighborhood or area.

VI. STAFF ANALYSIS

The Applicant proposes to develop this site with a four (4) story self-service storage facility containing 777 units and 15 exterior drive up self service storage units in climate controlled structures for a total of 792 units.

The proposed use is subject to the following Specific Use Standards (UDC 11-4-3-34) – Storage Facility, Self-Service: (*Staff analysis in italics*)

- A. Storage units and/or areas shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item by a tenant from or at a self-service storage facility is specifically prohibited.
- B. On site auctions of unclaimed items by the storage facility owners shall be allowed as a temporary use in accord with Chapter 3, Article E, "temporary use requirements", of this Title.
- C. The distance between structures shall be a minimum of twenty-five (25) feet.
- D. The storage facility shall be completely fenced, walled, or enclosed and screened from public view. Where abutting a residential district or public road, chain-link shall not be allowed as fencing material.
- E. If abutting a residential district, the facility hours of public operation shall be limited to 6:00 a.m. to 11:00 p.m.
- F. A minimum twenty-five-foot wide landscape buffer shall be provided where the facility abuts a residential use, unless a greater buffer width is otherwise required by this title. Landscaping shall be provided as set forth in subsection 11-3B-9.C of this Title.
- G. If the use is unattended, the standards in accord with [Section 11-3A-16](#), "self-service uses", of this Title shall also apply. *The use will be unattended.*
- H. The facility shall have a second means of access for emergency purposes as determined by the Fire Marshal.
- I. All outdoor storage of material shall be maintained in an orderly manner so as not to create a public nuisance. Materials shall not be stored within the required yards. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.
- J. The site shall not be used as a "vehicle wrecking or junk yard" as herein defined.

K. For any use requiring the storage of fuel or hazardous material, the use shall be located a minimum of one thousand (1,000) feet from a hospital.

Dimensional Standards (UDC [11-2](#)):

The proposal would meet the dimensional standards for setbacks, landscape buffers, parking and height requirements. However, the existing development agreement does not allow storage facilities as a use without an amendment.

Staff finds the proposed storage facility, self-service if approved at the requested height and square footage would not maintain compatibility with existing structures which is crucial not only for aesthetics but also for the functional integration of the new development into the community.

The proposed height will not be harmonious with adjacent residential and commercial uses and will negatively impact these uses as it may lead to overshadowing of neighboring structures, and alterations to the area's character which are a concern. Therefore staff recommends the building height not exceed 35 feet in height which is consistent with the adjacent structures in the area.

Hours of Operations (UDC [11-2B-3B](#)):

The UDC (11-2B-3B) limits business hours of operation in the C-G zoning district from 6:00 a.m. to 11:00 p.m. when the property abuts a residential use or district; extended hours may be requested through a CUP. These restrictions apply to all business operations occurring outside an enclosed structure, including, but not limited to, customer or client visits, trash compacting, and deliveries. These restrictions do not apply to business operations occurring within an enclosed structure, including, but not limited to, cleaning, bookkeeping, and after hours work by a limited number of employees.

The applicant is proposing to operate the business within the following hours: Monday through Sunday - 6 a.m. to 11 p.m.

Access (UDC [11-3A-3](#), [11-3H-4](#)):

Access to the site is from the existing forty-foot (40') private road N. Cajun Lane via Ustick Road or E. Seville Lane from N. Eagle Road. There is no direct access to the property from N. Eagle Road.

Parking (UDC [11-3C](#)):

A minimum of one (1) off-street parking space is required for every 500 square feet (s.f.) of gross floor area of the office space – parking is not required for the storage structures. Based on 862 s.f., a minimum of one (1) parking space is required. A total of eight (8) parking spaces are proposed, exceeding UDC the minimum standards.

A minimum of one (1) bicycle parking space is required for every 25 vehicle parking spaces per UDC 11-3C-6G. Bases on eight (8) vehicle parking spaces, a minimum of one (1) bicycle parking space is required. A bicycle rack is depicted on the landscape plan.

Sidewalks (UDC [11-3A-17](#)):

There is an existing detached ten (10) foot sidewalk along N. Eagle Road and an existing five (5) foot sidewalk along N. Cajun Lane. Per the Parks Department, multi-use pathways already exist in this area. No additional pathways are required with this project. Pedestrian lighting along Eagle Road shall meet the requirements of UDC 11-3H—4C post and luminaire. Historical type lighting per the Meridian city standard specifications, except the height shall be fourteen (14) feet.

Landscaping (UDC [11-3B](#)):

There is an existing twenty (20) foot landscape buffer with a ten (10) foot detached sidewalk along N. Eagle Road an arterial street. The property owner is proposing an additional ten (10) feet of landscaping along N. Eagle Road which shall be installed per the standards listed in UDC 11-3B-7C.

A 25-foot wide buffer is required to the residential land use to the north as set forth in UDC Table 11-2C-3 and 11-4-3-34F, landscaped per the standards listed in UDC 11-3B-9C.

There is existing landscaping along the multi-use pathway along the southern property boundary which was installed with the previous development per the standards listed in UDC 11-3B-12C.

There are no existing trees on this site other than the landscaping along the pathway which will not be removed and protected during construction.

Fencing (UDC [11-3A-6](#), [11-3A-7](#)):

The site plan depicts a faux stucco wall enclosing the property.

Outdoor Lighting (UDC [11-3A-11](#))

All outdoor lighting is required to comply with the standards listed in UDC 11-3A-11C. Light fixtures that have a maximum output of 1,800 lumens or more are required to have an opaque top to prevent up-lighting; the bulb shall not be visible and shall have a full cutoff shield in accord with Figure 1 in UDC 11-3A-11C.

Utilities (UDC [11-3A-21](#)):

Water and sewer services were installed with the construction of N. Cortona Way and stubbed to the parcel. Street lights were installed to the east across N. Cortona Way with the construction of N. Cortona Way. No additional street lights are being proposed with this development.

Waterways (UDC [11-3A-6](#)):

There are no waterways on the property. The Finch Lateral is located on the property to the south.

Structure and Design Standards (UDC [11-3A-19](#) | [Architectural Standards Manual](#)):

Conceptual building elevations were submitted for the proposed structure as shown in Section VIII(C). Building materials consist of metal panels and stone pattern tiles. Final design is required to comply with the design standards in the [Architectural Standards Manual](#) (ASM) and the recorded agreement.

DEVELOPMENT AGREEMENT MODIFICATION (MDA)

The Applicant is requesting a modification to the existing Development Agreement [Inst. #107044347 to include storage facility as an allowed use and increase the building square footage to 135,000 square feet with a maximum building footprint of 32,500 square feet. This requires City Council action with a recommendation from the Planning Commission on the requested height and square footage.

The existing development agreement only allows uses such as retail, restaurant and office. A storage facility is not considered office nor retail as UDC 11-1A-1 defines retail as follows:

The use of a site that offers merchandise to the public for monetary compensation. The use includes, but is not limited to, convenience stores; food stores; apparel and accessories stores; book, computer, and music stores; electronics and appliances; florists; furniture and home furnishings; general merchandise stores; health and personal care stores; hobby, office supplies, stationery and gift stores; specialty stores; sporting goods; and used merchandise stores.

Therefore, storage facility is not allowed without an amendment to the existing development agreement.

The existing development agreement has a maximum square footage of one single building in the C-G portion of the project that shall not exceed 32,500 square feet. The applicant's request is almost four (4) times the square footage for the proposed storage facility than allotted to the existing commercial businesses within this subdivision.

Staff recommends the applicant enter into a new development agreement (DA) as there are too many owners subject to the previous agreements. The new DA should also include parcel number R0945580265 along with a revised concept plan and commercial/office building elevations showing future development of this parcel. A provision in the new DA will limit the height of all buildings to a maximum height of thirty-five (35) feet. Fifteen (15) days prior to the City Council hearing, the applicant should provide a revised concept plan, commercial/office building elevations, and a legal description of the property that will be subject to the new DA.

A comparison table was put together showing the square footage of the existing buildings in the area.

Square Footage Comparison Table

Development Name	Address	Square Feet
Cityside Storage	2775 N. Eagle Rd	126,084
Discount Tire	2821 N. Eagle Rd	6,947
Mason Retail Bldg	2847 N. Eagle Rd	5,904
Mason Creek Retail Bldg	2959 N. Eagle Rd	7,682
Duplexes	Bienville Square No. 2 & 3 – R-15	
SFRs	Bienville Square subdivision - R-8	



The comparison table showing the height of existing buildings in the area is a valuable tool for assessing the proposed development's impact on the neighborhood's visual harmony and overall character. A 64% increase in height compared to the tallest building in the immediate area is a significant difference that warrants careful consideration.

Visual impact, overshadowing of neighboring structures, and alterations to the area's character are a concern. Maintaining compatibility with existing structures is crucial not only for aesthetics but also for the functional integration of the new development into the community. The proposed development should enhance rather than detract from the overall quality and character of the area.

Height Comparison Table

Development Name	Address	Height
Cityside Storage	2775 N. Eagle Rd	54.5'
Discount Tire	2821 N. Eagle Rd	26'
Mason Retail Bldg	2847 N. Eagle Rd	30.2'
Mason Creek Retail Bldg	2959 N. Eagle Rd	25.46'
Duplexes	Bienville Square No. 2 & 3 – R-15	24.6'
SFRs	Bienville Square subdivision - R-8	35'

The applicant feels the proposed location will create a better transition with the existing residential areas by moving the mass of the building away from those residential areas and towards Eagle Road to the east and the existing commercial to the north. The applicant also feels the scale of the

building makes the project much more economically feasible since the high cost of the land can be spread across more units. Third, the applicant states the proposed height of 54.5 feet conforms with the existing C-G zoning allowance of 65 feet, which was a significant consideration in the developer's decision to purchase the land.

Although the applicant has put forth several arguments in favor of the proposed location and building scale, emphasizing the transition with existing residential areas, economic feasibility, and adherence to zoning regulations. Staff has concerns regarding the compatibility of the proposed building with the surrounding structures.

The applicant's points about transitioning the mass of the building away from residential areas, optimizing economic feasibility through scale, and conforming to the existing zoning regulations are significant factors. However, it's crucial to consider the visual and architectural harmony within the surrounding context.

The images provided by the applicant and staff suggest that the proposed building may not blend well with the immediate area, particularly in comparison to the existing structures. The suggestion made during the preapplication meeting, recommending a design that aligns better with the development on the east side of Eagle Road where multi-story apartment buildings are prevalent, could be a valid consideration.

Balancing economic feasibility, zoning regulations, and aesthetic integration into the existing environment is often a complex task. It may be beneficial for the applicant to explore design modifications that address the visual compatibility concerns while still meeting their economic objectives and conforming to zoning requirements.

Looking West





Looking East



Existing Development East of the Proposed Project (East Side of Eagle Road)



Based on the information provided above, staff is not in favor of recommending approval of the Development Agreement modification to increase the square footage from 32,500 to 135,000 with a 32,500 building footprint. Staff is in favor of recommending approval of the Development Agreement modification and CUP for a storage facility with a maximum height of 35 feet and building square footage of 32,500.

VII. DECISION

A. Staff:

Approval:

Staff recommends ***approval*** of the proposed modification to the Development Agreement and Conditional Use Permit per the DA provisions and conditions in Sections IX and the Findings in Section X.

B. The Meridian Planning & Zoning Commission heard this item on March 21, 2024. At the public hearing, the Commission moved to recommend approval of the subject Conditional Use Permit request.

1. Summary of Commission public hearing:

- a. In favor: Ken Hosac, CEO of Hosac Ventures, property owner
- b. In opposition: Commissioner Sandoval
- c. Commenting: Veda Ballard

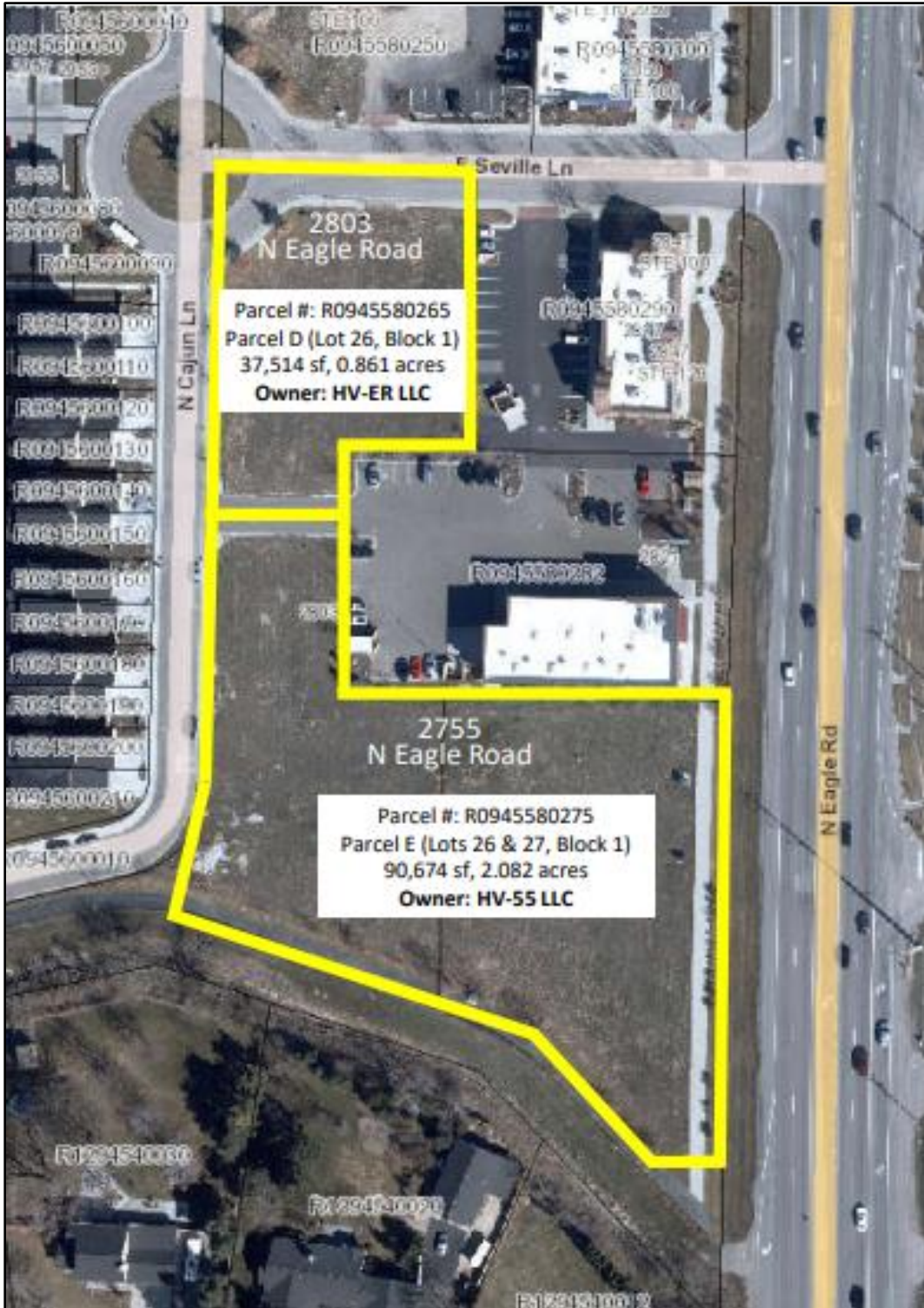
- d. Written testimony: None
- e. Staff presenting application: Linda Ritter, Associate Planner
- f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
 - a. Proposed height of the storage facility
- 3. Key issue(s) of discussion by Commission:
 - a. Proposed height of the storage facility.
- 4. Commission change(s) to Staff recommendation:
 - a. The height be less than 54.5 feet as determined by the Council.
- 5. Outstanding issue(s) for City Council:
 - a. None

C. The Meridian City Council heard these items on May 7, 2024. At the public hearing, the Council moved to approve the subject Conditional Use Permit and Development Agreement Modification request.

- 1. Summary of the City Council public hearing:
 - a. In favor: Applicant, Ken Hosac, Cheri Ure
 - b. In opposition: Jeff Vrba
 - c. Commenting: Jeff Vrba, Cheri Ure, Geoff Wardle
 - d. Written testimony: Cory Swain – Supports the proposed project.
Jon Hastings – Bienville Square Master Property Owners Association (BSMPOA) supports the project as proposed.
Veda Ballard – Supports the project with a proposed height of 48 feet.
LeeAnn Clark – Supports the proposed project.
Brian Penfold – Bienville Square Subdivision No. 3 HOA Board supports the project as proposed.
Bruce Dickinson – Board of Jackson Square Homeowners Association supports the project as proposed.
 - e. Staff presenting application: Linda Ritter, Associate Planner
 - f. Other Staff commenting on application: Bill Parsons, Planning Supervisor
- 2. Key issue(s) of public testimony:
 - a. Building height
- 3. Key issue(s) of discussion by City Council:
 - a. Building height and integration with the surrounding area
- 4. City Council change(s) to Commission recommendation:
 - a. Council modified DA provision

VIII. EXHIBITS

A. New Development Agreement Site Plan (4/30/24)



B. New Development Agreement Legal Description (4/30/24)



**TEALEY'S LAND
SURVEYING**

12594 W. Explorer Drive, Suite 150 • Boise, Idaho 83711
(208) 385-0636
Fax (208) 385-0696

Project. No.: 4964
Date: August 2, 2022

**DESCRIPTION FOR
PARCEL D – HV-55 LLC**

A parcel of land being a portion of Lot 26 of Block 1 of Bienville Square Subdivision, filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 102 of Plats at page 13495, as shown on Record of Survey No. 13619, filed for record in the office of the Ada County Recorder, Boise, Idaho under Instrument No. 2022-077163 lying in the NE 1/4 of Section 5, T.3N., R.1E., B.M., Meridian, Ada County, Idaho and more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 26, marked by a 1/2" iron pin; thence along the North boundary of said Lot 26

South 89°22'40" East 173.71 feet to the Northeast corner of said Lot 26, marked by a 1/2" iron pin; thence along the East boundary of said Lot 26

South 00°34'36" West 193.10 feet to a point marked by PK Nail and Washer; thence leaving said East boundary

North 89°15'40" West 86.68 feet to a point marked by a 1/2" iron pin; thence at right angles

South 00°44'20" West 45.77 feet to a point marked by a 1/2" iron pin; thence at right angles

North 89°15'40" West 87.09 feet to a point on the West boundary of said Lot 26, marked by a 1/2" iron pin; thence along said West boundary

North 00°37'20" East 238.51 feet to the **POINT OF BEGINNING**,

Said parcel of land contains 0.861 acres, more or less.





Project. No.: 4964
Date: August 2, 2022

**DESCRIPTION FOR
PARCEL E – HV-55 LLC**

A parcel of land being a portions of Lots 26 and 27 of Block 1 of Bienville Square Subdivision, filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 102 of Plats at page 13495, as shown on Record of Survey No. 13619, filed for record in the office of the Ada County Recorder, Boise, Idaho under Instrument No. 2022-077163 lying in the NE 1/4 of Section 5, T.3N., R.1E., B.M., Meridian, Ada County, Idaho and more particularly described as follows:

Commencing at the Northwest corner of said Lot 26, marked by a 1/2" iron pin; thence along the West boundary of said Lot 26

South 00°37'20" West 238.51 feet to a point marking the **POINT OF BEGINNING**, marked by a 1/2" iron pin; thence leaving said West boundary

South 89°15'40" East 87.09 feet to a point marked by a 1/2" iron pin; thence at right angles

South 00°44'20" West 119.23 feet to a point marked by a 1/2" iron pin; thence at right angles

South 89°15'40" East 264.00 feet to a point on the East boundary of said Lot 27, marked by a 1/2" iron pin; thence along said East boundary

South 01°14'39" West 36.72 feet to a point marked by a 1/2" iron pin; thence continuing

South 00°00'00" East 272.68 feet to a point marked by a 1/2" iron pin; thence leaving said East boundary

North 90°00'00" West 52.78 feet to a point on the South boundary of said Lot 27, marked by a 1/2" iron pin; thence along said South boundary

North 42°20'36" West 111.69 feet to a point marked by a 1/2" iron pin; thence continuing and along the South boundary of said Lot 26

North 71°26'39" West 254.61 feet to the Southwest corner of said Lot 26, marked by a 1/2" iron pin; thence along said West boundary of Lot 26

North 12°47'01" East 69.51 feet to a point marking a point of beginning of curve, marked by a 5/8" iron pin; thence continuing along the arc of a curve to the left 20.08 feet, said curve having a radius of 65.00 feet, a central angle of 17°42'00" and a long chord bearing

Project No.:4964
Date: August 2, 2022

Page 2

North 9°28'20" East 20.00 feet to a point marking the point or ending of curve,
marked by a 5/8" iron pin; thence continuing
North 00°37'20" East 182.06 feet to the **POINT OF BEGINNING**,

Said parcel of land contains 2.082 acres, more or less.



D. New Development Agreement Building Elevations (12/06/23 and 4/21/24)

4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- STONE: GRANITE
- UPPER METAL PANELS
- LOWER METAL PANELS
- UPPER METAL PANELS
- STONE PATTERN TILES
- SLAB ON ALUMINUM FRAME
- CORROGATED METAL SHED ROOF
- ALUMINUM FINISH GLASS CURTAIN WALL
- GLASS GARAGE DOOR

DESIGNHAUS ARCHITECTURE
L.L.C.
3330 ARBURN RD. SUITE 200
TAMPA, FL 33613
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

CitySide Storage
Elevations
A2.1

4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- STONE: GRANITE
- UPPER METAL PANELS
- LOWER METAL PANELS
- UPPER METAL PANELS
- STONE PATTERN TILES
- SLAB ON ALUMINUM FRAME
- CORROGATED METAL SHED ROOF
- ALUMINUM FINISH GLASS CURTAIN WALL
- GLASS GARAGE DOOR

DESIGNHAUS ARCHITECTURE
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3330 ARBURN RD. SUITE 200
TAMPA, FL 33613
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

CitySide Storage
Elevations
A2.2

Sample elevations only, based on a 7,000 sf office building.
Actual elevations will reflect future tenant preference based on a commercial "build-to-suit" offering for either office or retail.

Hosac Ventures

3675 N. HAZARD LN
BOONE, CO 80421
303.692.3401
HosacVentures.com

Office, Build-to-Suit
Elevations

23.04.21

A.1

E. Conditional Use Permit Site Plan (12/06/23)

2755 N. Eagle Rd.
Proposed 4-Story
Climate Controlled
Self-Storage Building
31,521 GSF Per Floor
126,084 GSF Total

OPEN SPACE CALCULATIONS		SITE DATA	
Specified Building Coverage: 0	Permitted Building Coverage: 24.4% (No. P. 28.78%)	Permit ID: A 100660272	Regulation Information
Proposed Building Coverage: 24.4% (No. P. 28.78%)	Proposed Open Space: 74.6% (No. P. 82.22%)	Address: 2755 N. Eagle Rd., Section ID: 13306	Address
		Zoning: C-10 (General Retail and Commercial)	Zoning
		Parcel Area: 108,071 No. P. 1.2-05 Acres	Parcel Area

ZONING SCHEDULE OF REGULATIONS			
Regulation	Required for C-10	Provided	Notes
Setbacks	Front 10' Side 5' Rear 5'	Front 10' Side 10' Rear 5'	
Building Height	Maximum: 65'	54'-6"	
Coverage	Max	Max	
Permit	Max	Max	

PARKING SUMMARY		
Regulation	Required	Provided
Commercial	11 Spaces (100 SF/Space)	10 Spaces Provided

PROPOSED BUILDING DATA		
Area	Qty	Description
1	1	Interior Climate Controlled Self-Storage
2	1	Drive-Up Storage
		21,621 GSF Per Floor
		126,084 GSF Total

NOTES:

- All Mechanical Units
- Lighting and other details information are on lighting plans.
- Design to meet City Code of Ordinances and be approved by Building Department.

BUMPER ENCLOSURE DETAIL

PARKING SPACE PAINT DETAIL

BOLLARD DETAIL

HANDICAP SIGN DETAIL

1 Site Plan

DESIGNHAUS
ARCHITECTURE

1275 N. HAZARD LN
BOONE, CO 80421
303.692.3401
WWW.DESIGNHAUSARCH.COM

Site Plan

2755 N. Eagle Rd., Section ID: 13306

12/06/23

D. Existing Development Agreement

4. USES PERMITTED BY THIS AGREEMENT:

The uses allowed pursuant to this Agreement are only those uses allowed under City's Zoning Ordinance codified at Meridian Unified Development Code § 11-2A-2 and 11-2B-2 which are herein specified as follows:

Construction and development of up to 54 Single Family Residential lots, 22 Multi Family Residential lots, 14 common lots and up to 7 commercial/office lots (to include up to 65,000 square feet of retail/restaurant/ and office uses in the proposed C-G zone) pertinent to AZ-05-057, PP-05-059, RZ-05-019, PS-05-002 and CUP-05-052 applications.

Part of the 28.48 acre site was approved for annexation with a Development Agreement in April, 2004 under the name of Kissler Annexation (file no. AZ 03- 018). The DA, instrument no. 104107406, requires that any future use be approved either through a site specific CUP application or a Planned Development. A concept plan for the overall site was submitted with the application for informational purposes.

- 4.2 No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.

5. DEVELOPMENT IN CONDITIONAL USE:

Owner/Developer has submitted to City an application for conditional use permit site plan dated February 13, 2006, and shall be required to obtain the City's approval thereof, in accordance to the City's Zoning and Development Ordinance criteria, therein, provided, prior to, and as a condition of, the commencement of construction of any buildings or improvements on the Property that require a conditional use permit. No new buildings are approved for construction under this conceptual CUP/PD application. Except for the single family lots, all future buildings on this site shall require approval of design review at staff level prior to submittal of any Certificate of Zoning Compliance application and/or building permit.

6. CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:

- 6.1 Owner/Developer shall develop the Property in accordance with the following special conditions:

1. The site has an existing development agreement instrument No. 104107406. The entire 28.48 acres shall have a new development agreement which shall incorporate the DA from the prior approval of 2003-2004 and include any further restrictions as detailed in this report.
2. That all future uses shall not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
3. That all future development of the subject property shall be constructed in accordance with City of Meridian ordinances in effect at the time of the development.

4. That the applicant be responsible for all costs associated with the sewer and water service extension.
5. That any existing domestic wells and/or septic systems within this project will have to be removed from their domestic service, per City Ordinance Section 5-7-517, when services are available from the City of Meridian. Wells may be used for non-domestic purposes such as landscape irrigation.
6. That the maximum building footprint square footage of the C-G portion of the project shall not exceed a 20% increase or decrease of 54,000 sq. ft. for a minimum of 43,200 sq. ft. and a maximum of 65,000 sq. ft. That the maximum square footage of one single building in the C-G portion of the project shall not exceed 32,500 square feet, which is approximately ½ of the maximum allowable commercial square feet on this property.
7. That prior to issuance of any certificate of zoning compliance all landscaping shall be constructed along the southern and eastern property boundary and along Eagle Road to the point of connection with adjoining projects. The commercial/office lots should include either a permanent easement or be redesigned to include landscaping in common lots.
8. The applicant has committed a plan to provide a pathway with specific fencing along the southern and western boundaries. The fencing plan shall be constructed as detailed at the public hearing on April 4, 2006.
9. The applicant has shown several elevations for both the alley accessed residential, condominium, and detached single family residential products. The elevations shall be in substantial conformance to the elevations presented at the April 18, 2006 hearing. These elevations shall have similar modulation and treatments to the elevations presented to council as determined by the Planning Director.
10. The elevations for the commercial/office buildings shall substantially comply with the elevations submitted by the applicant at the April 18, 2006 hearing. Further, the applicant shall coordinate with the developer of Sadie Creek Promenade to create a unified appearance throughout both projects.
11. The applicant shall coordinate with the Meridian Parks Department and Nampa Meridian Irrigation District to define the location of the multi use pathway, bridge maintenance, and landscaping along the Finch Lateral.

E. Applicant's Proposed Modifications to the Development Agreement Language

Provisions with Proposed Changes in Strike-Out/Underline Format:

4 USES PERMITTED BY THIS AGREEMENT:

- ~~4.1 Construction and development of up to 54 Single Family Residential lots, 22 Multi Family Residential lots, 14 common lots and up to 7 commercial/office lots (to include up to 65,000 square feet of retail/residential/ and office uses in in the proposed C-G zone) pertinent to AZ-05-057, PP-05-059, RZ-05-109, PS-05-002 and CUP-05-052 applications.~~
- 4.3 The construction and development of a self-storage facility on Parcel No. R0945580275 (2755 N. Eagle Road) with combined building footprints of up to 36,000 square feet and a combined gross building area over multiple stories of up to 135,000 square feet.

Change: We propose to add a new Section 4.3 that specifies the use self-storage use and adds (for our parcel) the combined building footprints (36K sf) and the combined building area (135K sf).

Note: The 3rd Addendum (5/8/14) inadvertently deleted the commercial/office language in Section 4.1 of the 2nd Addendum (2/21/13), so the original commercial/office language technically no longer exists.

6. CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:

~~6.1.6 That the maximum square footage of the C-G portion of the project shall not exceed a 20% increase or decrease of 54,000 sq. ft. for a minimum of 43,200 sq. ft. and a maximum of 65,000 sq. ft. That the maximum square footage of one single building in the C-G portion of the project shall not exceed 32,500 square feet, which is approximately ½ of the maximum allowable commercial square feet on this property.~~

6.1.6 The maximum square footage for the footprint of a single building within the C-G portion of the project shall not exceed 32,500 square feet. The maximum square footage for the combined footprints of all buildings within the C-G portion of the project shall not exceed 75,000 square feet.

Change: We propose to change the restrictions to limit “building footprints” rather than “building area”, with limits of 32.5K sf for a single building and 75K for the entire commercial subdivision.

Note: The 1st Addendum (3/29/07) specifies building area limits of 32.5K sf for a single building and 65K sf for the entire commercial subdivision. The footprints of the existing buildings total 28,247 sf (according to the Ada County Parcel Viewer).

6. CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:

~~6.1.10 The elevations for the commercial/office buildings shall substantially comply with the elevations submitted by the applicant at the April 18, 2006 hearing. Further, the applicant shall coordinate with the developer of Sadie Creek Promenade to create a unified appearance throughout both projects.~~

6.1.10 The elevations for the proposed buildings on Parcel No. R0945580275 (2755 N. Eagle Road) shall comply with the elevations in the CUP approved concurrently with this 5th Addendum. Elevation requirements for all other commercial/office buildings in the C-G portion of the project shall remain unchanged.

Change: Comply with the new elevations contained in our CUP application rather than the elevations originally submitted on 4/18/06.

Note: The 1st Addendum (3/29/07) specifies compliance with the elevations submitted by the former applicant on 4/18/06.

IX. CITY/AGENCY COMMENTS

A. PLANNING DIVISION

1. Development Agreement Modification

Fifteen (15) days prior to the City Council hearing, the applicant shall provide the revised concept plan that includes parcel R0945580265, commercial/office building elevations and a legal description of the property subject to the new DA.

1.1 The new DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council approval of the Findings. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the concept plan and conceptual building elevations included in Section VIII and the provisions contained herein.
- b. The future use of this site is limited to the self-service storage facility, office, and retail uses. The self storage building shall not exceed 50 feet in height, including the parapet
All buildings shall not exceed thirty five (35) feet in height.

2. Conditional Use Permit

- 2.1 The Applicant shall comply with the specific use standards listed in UDC [11-4-3-34](#) – Self-Service Storage Facility.
- 2.2 Outdoor lighting shall comply with the standards listed in UDC [11-3A-11](#). Lighting details shall be submitted with the Certificate of Zoning Compliance application that demonstrate compliance with these standards.
- 2.3 Add decorative pedestrian lighting along Eagle Road that meet the requirements of UDC 11-3H—4C post and luminaire.
- 2.4 Protect the existing landscaping on the site during construction, per UDC [11-3B-10](#).
- 2.5 The facility hours of public operation shall be limited to 6:00 a.m. to 11:00 p.m. because the property abuts a residential zoning district per UDC 11-4-3-34E.
- 2.6 A Certificate of Zoning Compliance and Design Review application is required to be submitted to the Planning Division and approved prior to submittal of a building permit application.
- 2.7 The conditional use permit is valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the Applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground as set forth in UDC 11-5B-6. A time extension may be requested as set forth in UDC 11-5B-6F.

B. PUBLIC WORKS

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331424&dbid=0&repo=MeridianCity>

C. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331434&dbid=0&repo=MeridianCity>

D. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331434&dbid=0&repo=MeridianCity>

E. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331434&dbid=0&repo=MeridianCity>

X. FINDINGS

Conditional Use (UDC 11-5B-6)

Findings: The commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

Council finds the site is large enough to accommodate the proposed use (i.e. storage facility, self-service) and can meet all of the dimensional and development regulations of the C-G zoning district.

2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.

Council finds the proposed storage facility, self-service if approved at the requested height and square footage would not maintain compatibility with existing structures which is crucial not only for aesthetics but also for the functional integration of the new development into the community.

The proposed height will not be harmonious with adjacent residential and commercial uses and will negatively impact these uses as it may lead to overshadowing of neighboring structures, and alterations to the area's character which are a concern.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

Council finds the proposed height exceeds the tallest building in the immediate area by a significant margin, and may lead to overshadowing of neighboring structures, and alterations to the area's character which are a concern. Maintaining compatibility with the existing structures is crucial for the overall aesthetics and functionality of a neighborhood or area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

Council finds the proposed storage facility, self-service if approved at the requested height and square footage would not maintain compatibility with existing structures which is crucial not only for aesthetics but also for the functional integration of the new development into the community.

The proposed height will not be harmonious with adjacent residential and commercial uses and will negatively impact these uses as it may lead to overshadowing of neighboring structures, and alterations to the area's character which are a concern.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

Council finds the proposed use can be served by essential public facilities and services as required; the proposed use (i.e. storage facility, self-service) will not have an impact to the provision of services.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

Council finds the proposed use (i.e. storage facility, self-service) will not create additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

Council finds the proposed use (i.e. storage facility, self-service), will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

Council finds the proposed storage facility, self-service if approved at the requested height and square footage would not maintain compatibility with existing structures which is crucial not only for aesthetics but also for the functional integration of the new development into the community.

The proposed height will not be harmonious with adjacent residential and commercial uses and will negatively impact these uses as it may lead to overshadowing of neighboring structures, and alterations to the area's character which are a concern.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

Council finds the proposed use (i.e. storage facility, self-service) will not result in the destruction, loss or damage of any such features.

9. Additional findings for the alteration or extension of a nonconforming use:

- a. That the proposed nonconforming use does not encourage or set a precedent for additional nonconforming uses within the area; and,

This finding is not applicable.

- b. That the proposed nonconforming use is developed to a similar or greater level of conformity with the development standards as set forth in this title as compared to the level of development of the surrounding properties.

This finding is not applicable.



AGENDA ITEM

ITEM TOPIC: Public Hearing for Program Year 2024 Community Development Block Grant Action Plan

MERIDIAN CDBG Program



HELP US IMPROVE OUR COMMUNITY



We Need Your Opinion!

Meridian's Community Development Block Grant (CDBG) Program has identified projects to make our community better and we want to know your thoughts.



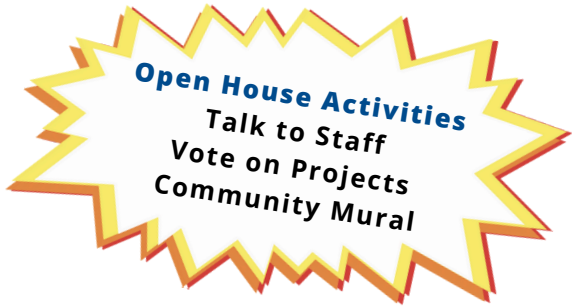
Feedback Survey

Give Your Feedback

- At Events
- Online Survey located at: <https://meridiandcity.org/announcements>
- Contact Crystal Campbell at ccampbell@meridiandcity.org or (208) 489-0575

Upcoming Events

- **June 18, 2024:** Open House at Meridian City Hall from 4 pm to 6 pm
- **June 20, 2024:** Open House at Meridian Library (Cherry Lane) from 10 am to 3:30 pm
- **July 9, 2024:** Public Hearing at Meridian City Hall at 4:30 pm



About CDBG

The Community Development Block Grant (CDBG) is a program that provides funding to support housing stability in our community. The selected projects aim to improve housing, enhance walkability for easier access to schools and services, promote better health, and provide services that help people remain stably housed. Your feedback will help us understand your support for these projects.

Meridian City Hall
33 E. Broadway Ave.
Meridian, ID 83642

MERIDIANCITY.ORG/CDBG

Crystal Campbell
ccampbell@meridiandcity.org
(208) 489-0575

MERIDIAN CDBG PROGRAM

Program Year 2024
October 1, 2024 to September 30, 2025

Proposed Projects



Emergency Rental Assistance

Jesse Tree

\$43,698

Money to help people pay rent so they don't get evicted.

01



Youth Scholarships

Boys and Girls Club

\$34,959

Access to extended care and after school programs.

02



Homeowner Repairs

NeighborWorks Boise

\$160,000

Weatherization, accessibility, and emergency repair.

03



Better Walkways

\$235,221

This project will improve sidewalks and lighting in low to moderate income areas.

- Priority 1: W 3rd St from Broadway Ave to W Pine Ave and Broadway Ave from W 4th St to W 2nd St
- Priority 2: NW 7th from W. Carlton to Cherry
- Priority 3: W Maple from NW 4th to NW 2nd

04

Meridian CDBG PY24 Action Plan Summary

Introduction

The City of Meridian, an Entitlement Community, has received annual funds from the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program since 2007. The City is currently operating under the Five-Year Consolidated Plan (Con Plan) for program years 2022-2026. This plan outlines strategies, goals, and community development needs identified through collaboration with community members and local entities.

This Action Plan covers the third year of the 2022-2026 Con Plan, guiding the City's CDBG Program for Program Year 2024 (PY24), from October 1, 2024, to September 30, 2025. The PY24 Action Plan summarizes actions, activities, and resources to be utilized during PY24 to address the goals and priority needs identified in the 2022-2026 Con Plan.

Objectives and Outcomes

Meridian's 2022-2026 Con Plan is a strategic plan to meet the housing and community development needs of low and moderate-income and special needs households. The Con Plan serves as:

- A planning document built on a participatory process among citizens, organizations, businesses, and other stakeholders.
- A submission for federal funds under HUD's formula grant program.
- A strategy for carrying out HUD programs.
- A management tool for assessing performance, tracking success, and determining the course of future Con Plans.

Evaluation of Past Performance

At the end of each program year, Meridian provides an annual report to HUD, known as the Consolidated Annual Performance Evaluation Report (CAPER). This report includes:

- Description of available resources.
- Investment of resources.
- Geographic distribution and location of investments.
- Assistance provided to families and persons, including racial and ethnic distribution.
- Actions taken to affirmatively further fair housing.
- Other actions indicated in the Strategic Plan and the Action Plan.

Performance reporting serves to:

1. Provide HUD with the necessary information to assess each grantee's ability to carry out relevant CPD programs in compliance with applicable rules and regulations.
2. Provide information for HUD's Annual Report to Congress.
3. Allow grantees to describe their successes in meeting objectives stipulated in their Con Plan.

Citizen Participation and Consultation Process

Citizen participation actively encourages input from the low and moderate-income population in planning the five-year Con Plan, the Action Plan, Substantial Amendments, and the CAPER. The City seeks broad participation, particularly from low- and moderate-income persons, residents of predominantly low- and moderate-income neighborhoods, minorities, non-English speaking persons, persons with disabilities, public housing residents, local and regional institutions, businesses, developers, and nonprofit organizations.

All public meetings were held in locations convenient to residents, especially potential or actual beneficiaries. Citizen participation was crucial in the needs assessment, market analysis, and construction of the goals and priorities in the Con Plan and the PY24 Action Plan.

Summary of Public Comments

Meridian documents all comments received during the public participation process, including feedback from online surveys. These comments and survey results shaped the specific priorities and goals in the Con Plan and the PY24 Action Plan, ensuring alignment with community needs.

City of Meridian Priority Needs and Goals

The City of Meridian's 2022-2026 Con Plan addresses three primary priority needs.

- **Decent Housing:** The focus on providing decent housing by preserving and increasing affordable housing, supporting housing for special needs groups, and transitioning homeless persons and families into stable housing.
- **Suitable Living Environment:** The City aims to create a suitable living environment by enhancing neighborhood safety and livability, promoting the integration of low to moderate-income (LMI) residents, and reinvesting in deteriorating areas.
- **Economic Opportunities:** The plan seeks to expand economic opportunities by promoting homeownership, supporting community development for long-term viability, and empowering LMI individuals to achieve self-sufficiency.

To meet these needs, the plan identifies the following goals:

- **Public Facilities and Infrastructure Improvement:** The plan aims to improve public facilities and infrastructure such as neighborhood facilities and sidewalks.
- **Public Services:** The City will fund various services to help low to moderate income residents maintain their housing stability. Examples of services include emergency rental assistance and childcare scholarships.
- **Housing:** The City will focus on increasing access to safe and affordable housing through activities such as homeownership assistance and homeowner repairs.
- **Program Administration:** This goal will cover administrative costs, fair housing initiatives, and ensure compliance with federal regulations to effectively manage the program.

Proposed Projects for PY24

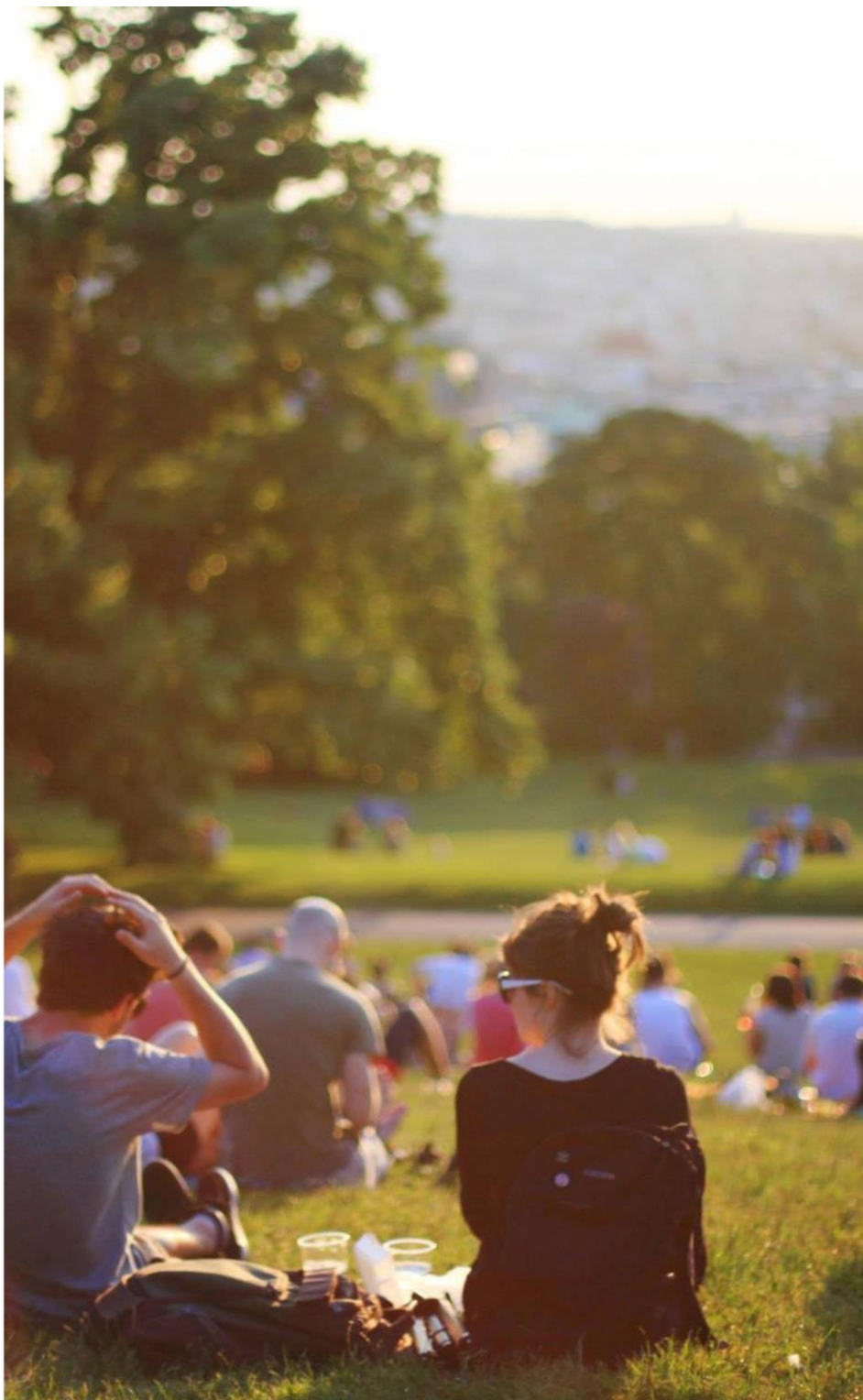
1. **Emergency Rental Assistance:** Jesse Tree, \$43,698, for rent payment assistance to prevent eviction.
2. **Youth Scholarships:** Boys and Girls Club, \$34,959, for extended care and after-school programs.
3. **Homeowner Repairs:** NeighborWorks Boise, \$160,000, for weatherization, accessibility, and emergency repairs.
4. **LMA Walkability:** Improving sidewalks and lighting in low to moderate-income areas, \$235,221.

Priorities for PY24:

- W 3rd St from Broadway Ave to W Pine Ave and Broadway Ave from W 4th St to W 2nd St
- NW 7th from W Carlton to Cherry
- W Maple from NW 4th to NW 2nd

PY24 ACTION PLAN

COMMUNITY
DEVELOPMENT
BLOCK GRANT
(CDBG)



October 1, 2024 to
September 30, 2025

33 E. Broadway
Meridian, Idaho
ccampbell@meridiancity.org

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Executive Summary

AP-05 Executive Summary

24 CFR 91.200(c), 91.220(b)

1. Introduction:

The City of Meridian is an Entitlement Community receiving annual funds from the U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant (CDBG) Program since 2007. The City is currently operating under the Five-Year Consolidated Plan (Con Plan) for program years 2022-2026. The Con Plan outlines strategies, goals, and community development needs identified through collaboration with community members and local entities.

This Action Plan is for the third year of the 2022-2026 Con Plan, providing guidance to the City's CDBG Program for Program Year 2024 (PY24), covering October 1, 2024, to September 30, 2025. The PY24 Action Plan summarizes the actions, activities, and resources to be utilized during PY24 to address the goals and priority needs identified in the 2022-2026 Con Plan.

2. Summarize the objectives and outcomes identified in the Plan:

Meridian's 2022-2026 Con Plan is a five-year strategic plan that provides an outline of actions for the community as it works toward meeting the housing and community development needs of its low and moderate-income and special needs households. The plan's development includes a profile of the community and its economy, an assessment of housing and community development needs, and the development of long-range strategies to meet those needs.

The Con Plan serves the following functions:

- A planning document for the City, which builds on a participatory process among citizens, organizations, businesses, and other stakeholders;
- A submission for federal funds under HUD's formula grant program for jurisdictions;
- A strategy to be followed in carrying out HUD programs; and
- A management tool for assessing performance, tracking success, and determining the course of future Con Plans.

The 2022-2026 Con Plan was prepared in accordance with Sections 91.100 through 91.230 of HUD's Consolidated Plan Final Rule.

Below are HUD's objectives and the City's projected outcomes over the course of the 2022-2026 Con Plan:

1. **Provide decent housing** by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
2. **Provide a suitable living environment** through safer, more livable neighborhoods, greater integration of LMI residents throughout Meridian, increased housing opportunities, and reinvestment in deteriorating neighborhoods.

3. **Expand economic opportunities** through homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

3. Evaluation of past performance:

At the end of its program year, Meridian is required to provide an annual report to HUD that summarizes its performance for the program year. This report is called the Consolidated Annual Performance Evaluation Report (CAPER).

The CAPER must include a description of the resources made available, the investment of available resources, the geographic distribution and location of investments, the families and persons assisted (including the racial and ethnic distribution of persons assisted), the actions taken to affirmatively further fair housing, and other actions indicated in the Strategic Plan and the Action Plan.

Performance reporting meets three basic purposes:

1. Provides HUD with the necessary information to meet its statutory requirement to assess each grantee's ability to carry out relevant CPD programs in compliance with all applicable rules and regulations;
2. Provides information necessary for HUD's Annual Report to Congress, also statutorily mandated; and,
3. Provides grantees an opportunity to describe to citizens their successes in meeting objectives stipulated in their Con Plan.

4. Summary of Citizen Participation Process and consultation process:

Citizen participation includes actively encouraging citizens, particularly the low and moderate-income population, to participate in the planning process for the five-year Con Plan, the Action Plan, the submission of Substantial Amendments, and the development of the Consolidated Annual Performance Report (CAPER).

The City encouraged and sought broad participation but especially encouraged participation from low- and moderate-income persons, residents of predominantly low- and moderate-income neighborhoods, minorities, non-English speaking persons, persons with disabilities, public housing residents, local and regional institutions, businesses, developers, and nonprofit organizations.

All public meetings were held in a location convenient to residents, particularly potential or actual beneficiaries.

Citizen participation played a critical role in the needs assessment, market analysis, and the construction of the goals and priorities featured in the Con Plan. It was also vital in developing this year's Action Plan, ensuring that previously identified goals and priorities continue to meet the community's needs.

5. Summary of public comments:

Meridian acknowledges and documents all comments received during the public participation process. This includes recording and analyzing feedback from the online survey. The comments and survey results played a critical role in shaping the specific priorities and goals outlined in the Con Plan and subsequently addressed in the current Action Plan. By incorporating public input, Meridian ensures that the Action Plan continues to align with the identified needs and goals of the community.

6. Summary of comments or views not accepted and the reasons for not accepting them:

Meridian accepts and records all comments.

7. Summary:

Meridian has implemented and adopted a Citizen Participation Plan (CPP) in conjunction with the 2022-2026 Con Plan. This CPP serves as a framework for facilitating public input and engagement in the allocation of Community Development Block Grant (CDBG) funds granted to the City. The CPP outlines the methods and procedures for providing notice and conducting outreach to residents regarding public hearings related to all aspects of the CDBG process. The CPP ensures that the community has opportunities to participate and provide input in the decision-making processes related to CDBG funding.

PR-05 Lead & Responsible Agencies

24 CFR 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan:

Agency Role	Name	Department/Agency
CDBG Administrator	MERIDIAN	Economic Development, Mayor's Office

Table 1 – Responsible Agencies

Narrative:

The Meridian CDBG Program is overseen by the Mayor's Office. The Program collaborates closely with various departments within the city, including the Community Development Department, Planning Division staff, Economic Development Division staff, as well as other departments like Public Works, Finance, and Parks and Recreation. This collaborative approach ensures coordination and integration of efforts across different departments to effectively implement CDBG-funded projects and initiatives in Meridian.

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AP-10 Consultation

24 CFR 91.100, 24 CFR 91.200(b), 24 CFR 91.215(l)

1. Introduction:

The City of Meridian values agency consultation to identify and address priority needs within the community. This inclusive process involves active participation from non-profit organizations, private citizens, and public agencies, fostering a collaborative effort. Through extensive outreach and consultation, the City engaged with citizens, local municipal officials, non-profit agencies, public housing agencies, governmental agencies, private organizations, and the Continuum of Care (CoC) in the development of the Plan. By involving a diverse range of stakeholders, the City ensures that the Con Plan and subsequent Action Plans accurately reflects the needs and aspirations of the community.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)):

While there are no public housing units in Meridian, an estimated 8 percent of the housing authority's total voucher supply are used within Meridian City limits. The City collaborated with the Ada County Housing Authority (ACHA), the local public housing authority, to assist the City in better understanding ACHA's resources and needs. ACHA and the City are both involved with the CoC. The CoC meetings provide an opportunity to collaborate with regional and local housing providers (public, non-profit, and private) and health and social service agencies (including private and non-profit mental health, emergency, and healthcare providers).

Additionally, the City has developed a socioeconomic profile of Meridian to identify gaps in service, likely partnerships, and needs of the community. The City is dedicated to extending further support to organizations that help meet the community's identified needs.

One need that is readily apparent is the need for housing affordability and rental support. Meridian is dedicated to increasing its affordable housing inventory to ensure residents of all income levels can find housing in Meridian and provide necessary supportive services. City staff will continue to stay engaged with the housing affordability and supportive service community so the City can better provide important tools and resources to affordable housing developers and supportive service providers.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness:

The City of Meridian actively coordinates with the Continuum of Care (CoC), known locally as Our Path Home Connect, to address the needs of homeless individuals and families, particularly those who are chronically homeless, families with children, veterans, and unaccompanied youth. The CoC consists of representatives from various organizations that provide services related to housing, health, social services, victim support, employment, and education for low-income individuals and families, as well as those experiencing homelessness.

The City's collaboration with the CoC involves engaging staff members from neighboring communities, along with representatives from public and private entities. These entities include housing providers, healthcare facilities, mental health service providers, foster care and youth programs, corrections programs and

institutions, victim services, law enforcement agencies in Ada County, nonprofit organizations, state departments, and school districts, among others.

By bringing together these diverse stakeholders, the City aims to develop comprehensive strategies and initiatives to prevent homelessness, provide support and resources to homeless individuals and families, and address the underlying causes of homelessness. This collaborative effort ensures that the City works closely with publicly funded institutions and systems of care that may discharge individuals into homelessness, such as health-care facilities, mental health facilities, foster care and youth facilities, and corrections programs and institutions.

Through the coordinated efforts of the CoC, the City of Meridian strives to enhance services, improve access to affordable housing, provide necessary healthcare and mental health support, and create a supportive environment for individuals and families at risk of or experiencing homelessness.

In 2017, Our Path Home Connect launched coordinated entry, which provides a single point of entry for households experiencing homelessness. Due to the data collected through coordinated entry, Our Path Home Connect has identified four strategic initiatives:

1. End family homelessness,
2. Prevent first-time homelessness,
3. Expand supportive housing opportunities, and
4. Evolve the partnership.

The involvement of foster care and other youth programs has encouraged the City to further evaluate the non-traditional homelessness experienced by youth and their families in Meridian.

The City of Meridian has enhanced its collaboration with Our Path Home Connect (the local Continuum of Care) by including a CoC representative in the CDBG Scoring Committee. This representative serves in an advisory capacity, ensuring CoC perspectives are considered in evaluating applications for public service and housing project funding. This inclusion leverages the CoC's expertise in addressing homelessness, aligning CDBG fund allocations with CoC priorities and goals. The City's objective is to promote informed decision-making and a comprehensive approach to tackling homelessness and its associated challenges in Meridian.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS:

The City of Meridian does not directly receive ESG funds, as the state is the sole recipient. However, Meridian staff attend CoC meetings where ESG fund allocation is discussed. The City aligns with the CoC's strategy for using ESG funds by funding homeless prevention activities, as Meridian does not have any emergency shelters. Additionally, the City participates in executive meetings and the FUND and PREVENT Committees to identify funding opportunities and streamline homelessness prevention services. Although Meridian does not directly utilize HMIS, it supports the CoC's efforts in the operation and administration of HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities:

1	Agency/Group/Organization	Ada County Housing Authority (ACHA)
	Agency/Group/Organization Type	Housing PHA Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Meridian actively consults and engages with the Ada County Housing Authority to understand the public housing needs in the community and improve services. Through phone calls and meetings, they aim to identify opportunities for coordination and cooperation to enhance housing access and stability in Meridian. By collaborating with the housing authority, the city seeks to gain insights into the specific challenges faced by individuals and families in need of housing, including barriers to affordable options. Through ongoing communication, they aim to develop strategies and initiatives such as streamlining processes and expanding affordable housing options to ensure long-term stability. The anticipated outcome is to improve housing access and stability, creating a more inclusive and supportive community for all residents.
2	Agency/Group/Organization	Boise City/Ada County Continuum of Care
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims

		<p>Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - State Other government - Local Regional organization Planning organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Our Path Home serves as the Boise City/Ada County Continuum of Care (CoC) and is composed of representatives from various agencies, groups, and organizations involved in addressing housing, homelessness, and fair housing in the community. Through monthly scheduled meetings, subcommittee meetings, and email exchanges, Our Path Home collaborates with the city to provide valuable insights into the needs of the community in these areas. The city actively engages with Our Path Home to gather information and perspectives that inform funding recommendations and strategies to address homelessness, homelessness prevention, and fair housing activities. By working together, the city and Our Path Home aim to develop effective solutions, allocate resources appropriately, and create a community that is inclusive, supportive, and responsive to the housing needs of its residents.</p>
3	<p>Agency/Group/Organization</p>	<p>Boys and Girls Club of Ada County</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Children Regional organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Non-Homeless Special Needs Anti-poverty Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of Meridian regularly consults and engages with the Boys & Girls Club, an organization that focuses on providing support to youth and families in the community. Through meetings and communication via email and phone calls, the city aims to assess the needs of school-age children, particularly those from low- to moderate-income families. By consulting with the Boys & Girls Club, the city seeks to identify specific requirements and provide assistance to these families, allowing them to allocate their income towards maintaining stable housing. The anticipated outcome of these</p>

		consultations is to improve the overall well-being of youth and families in need within the community by coordinating efforts and providing support through collaborative initiatives.
4	Agency/Group/Organization	Can/Ada Collaborative
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Can/Ada Collaborative is a collaborative group consisting of local entitlement communities in the region, including Boise, Meridian, Nampa, and Caldwell. Through regular meetings and email communication, the collaborative aims to ensure compliance with federal regulations, particularly related to HUD funding. The participating municipalities strive to align their activities and initiatives with regional needs while addressing local needs, maximizing the impact of CDBG funds. The collaborative approach allows representatives to share information, discuss best practices, and identify areas for collaboration, leading to a comprehensive and coordinated

		response to community development challenges. By working together, the Can/Ada Collaborative enables the participating communities to meet federal regulations, address regional needs, and effectively utilize CDBG funds for community development initiatives.
5	Agency/Group/Organization	CATCH, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CATCH (Charitable Assistance to Community's Homeless) is a crucial public-private partnership in Ada County dedicated to ending homelessness. The organization recognizes permanent housing as the fundamental solution to homelessness and views housing as an integral part of healthcare. CATCH's primary focus is on addressing homelessness among children and families in Ada County, and they collaborate actively with local partners to provide pathways to secure permanent housing. This collaboration encompasses various initiatives such as operating warming shelters, developing supportive housing plans, offering resolution assistance, and implementing prevention efforts. The city engages in consultations with CATCH through meetings and email exchanges to ensure effective coordination and communication. These consultations serve as a platform for discussing strategies, sharing information, and identifying opportunities for collaboration and improvement. By consulting with CATCH, the city aims to align its efforts with the organization's expertise and utilize their collaborative network to maximize the impact of homelessness prevention and support programs. The anticipated outcome is to enhance coordination, leading to more effective and comprehensive solutions to end homelessness for children and families in Ada County.

6	Agency/Group/Organization	City of Meridian
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Meridian has actively engaged in providing insights and expertise in various areas relevant to the program. This includes sharing knowledge on planning and zoning regulations, building codes, disaster recovery, housing affordability, population growth, and the specific needs of low- to moderate-income residents. To ensure smooth coordination and effective implementation of the program, there is constant communication between CDBG staff and other departments. This communication occurs through various channels, such as in-person discussions, meetings, emails, and phone calls. The regular and daily contact with	

		<p>different departments allows for seamless information sharing and collaboration. The city's plan to streamline access throughout the city demonstrates its commitment to improving the program's efficiency and effectiveness. By streamlining access, the city aims to enhance the ease with which low- to moderate-income residents can access the resources and support provided by the program. This could involve simplifying application processes, improving information dissemination, or implementing measures to remove barriers to access. Overall, the City of Meridian's active involvement in providing insights, maintaining constant communication with other departments, and its plan to streamline access reflects its dedication to optimizing the program's impact and ensuring that low- to moderate-income residents can benefit from the resources available in an efficient and equitable manner.</p> <p>Additionally, the City actively participates in various projects and initiatives to improve connectivity and access to high-speed internet services. One of the ongoing projects is the development of a fiber ring that would interconnect facilities and provide infrastructure for ISPs to offer cost-effective fiber services in Ada County. While funding for this project is pending, the City is working to secure grants to support its implementation. A digital access study has been conducted to gather insights and inform efforts to bridge the digital divide in the community.</p> <p>Meridian has also collaborated with TDS and other providers such as Sparklight and Lumen to bring more competition to the area, resulting in improved pricing for residents. By engaging with these service providers, the City aims to enhance options and affordability for high-speed internet services.</p> <p>Through these initiatives, the City of Meridian demonstrates its commitment to addressing the connectivity needs of its residents and fostering a competitive market for internet service providers. By actively seeking partnerships and exploring innovative solutions, Meridian strives to ensure that its community has access to reliable and affordable internet services.</p>
7	Agency/Group/Organization	COMPASS
	Agency/Group/Organization Type	Other government - Local Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Public Transit
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Meridian actively engages in consultations with COMPASS, including involvement in the housing affordability workgroup, and the transportation workgroup to improve access to affordable housing and transportation for its residents. These consultations involve regular meetings and ongoing communication through emails. COMPASS, as a regional planning organization, provides valuable insights into regional planning and development strategies, allowing the city to align its efforts with regional priorities and address housing and transportation challenges effectively. The housing affordability workgroup focuses on understanding the local housing market, identifying barriers to affordability, and exploring solutions to promote access to safe and affordable housing options. The transportation workgroup aims to improve transportation infrastructure, promote sustainable mobility, and ensure accessibility for all residents. Through these consultations, the City of Meridian seeks to foster collaboration, share knowledge, and develop strategies that enhance access to affordable housing and transportation, ultimately improving the quality of life for its residents.
8	Agency/Group/Organization	FACES of Hope
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Meridian collaborates with Faces of Hope, a local organization dedicated to supporting victims of violence, to enhance services and ensure access for those in need. These consultations involve email communication, workshops, and meetings, facilitating a comprehensive and collaborative approach. Faces of Hope plays a crucial role in providing resources and support to victims, and by consulting with them, the city aims to gain a deeper understanding of the specific needs of victims in Meridian. Through these engagements, they can identify opportunities for collaboration, address service gaps, and develop initiatives that improve access to

		support services. The ultimate goal is to enhance the availability and accessibility of services for victims of violence, empowering them to heal and rebuild their lives within the community.
9	Agency/Group/Organization	The Housing Company
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Company, a property management agency in Idaho, is consulted through meetings, emails, and phone calls. The purpose of these consultations is to explore strategies to increase the availability of affordable housing units for low-income earners. The city seeks to gain insights into the services and resources provided by The Housing Company to ensure that residents have access to guidance and support throughout the housing process. Additionally, consultations aim to understand the challenges faced by minimum wage earners in finding affordable and suitable housing. The anticipated outcome of the consultation and improved coordination is to explore collaborative approaches that mitigate the impact of rising costs and find creative solutions to make housing more affordable and accessible. Ultimately, this collaboration aims to ensure that underserved communities have access to decent and affordable housing options, promoting stability and well-being within the community.
10	Agency/Group/Organization	Idaho Fair Housing Forum
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City engages in virtual meetings with this group to consult on advancing the fair housing work of the City and the region. These consultations serve as a platform for discussions and exchange of ideas regarding fair housing law and practice. Through these meetings, the group has facilitated fair housing trainings and conferences to educate individuals about fair housing rights and regulations. The consultations also play a crucial role in informing the City's strategies and approaches to affirmatively further fair housing. By collaborating with this group, the City aims to promote awareness, understanding,

		and implementation of fair housing principles and practices within the community.
11	Agency/Group/Organization	Idaho Housing and Finance Association
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims Services - Narrowing the Digital Divide Other government - State Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	IHFA serves as a financial institution and administrator of affordable housing resources in the state of Idaho. They are responsible for managing HUD's statewide ESG (Emergency Solutions Grants), HOPWA (Housing Opportunities for Persons With AIDS), and HOME funds. The City engages in consultations with IHFA through in-person meetings, phone calls, and meetings to achieve several expected outcomes. These include gaining a better understanding of the available resources for Meridian residents, ensuring that the City is aware of the programs and funding options that can benefit the community. Additionally, the consultations aim to enhance coordination and collaboration with statewide resources, enabling the City to leverage and align resources effectively to address affordable housing needs across the state.

12	Agency/Group/Organization	Idaho Legal Aid
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Idaho Legal Aid is an organization dedicated to providing legal assistance and advocacy for low-income individuals and vulnerable populations in Idaho. They offer legal services to address a range of civil legal issues, including housing-related matters such as fair housing. In consultations conducted via email, the City sought input and guidance from Idaho Legal Aid to identify fair housing resources, understand the specific housing issues prevalent in the community, and explore potential strategies to address these issues. The anticipated outcomes of the consultation were to gather valuable insights, information, and resources from Idaho Legal Aid to effectively address fair housing concerns and ensure that the City's initiatives align with legal requirements and best practices.
13	Agency/Group/Organization	Idaho Nonprofit Center
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Idaho Nonprofit is a state association representing over 800 nonprofit organizations, primarily located in the Treasure Valley. The organization plays a vital role in supporting nonprofits by providing training, resources, and advocacy services. They offer training programs in leadership development, financial literacy, and board training, as well as webinars to enhance nonprofit effectiveness. Through their lobbying efforts, they track state legislation affecting nonprofits and ensure that jurisdictions are well-informed at the state and local levels. Idaho Nonprofit also educates policymakers in the sector by analyzing macro-level indicators and advocating for grant funding best practices. Their aim is to facilitate the administrative side of grant funding, providing nonprofits with capacity-building support and guidance, so they can focus on fulfilling their missions. The City has engaged Idaho Nonprofit through email to gain a better understanding of the needs and resources required by nonprofits, ultimately leading to more effective support and collaboration within the sector.

14	Agency/Group/Organization	Idaho Youth Ranch
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-homeless Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Idaho Youth Ranch plays a crucial role in providing accessible programs and services for youth and families facing trauma and crisis. Their comprehensive range of services includes outpatient services, counseling centers, mental tele-health, e-point assisted psychotherapy, adoption services, and residential shelters in the Treasure Valley. To better understand the needs of the community and explore opportunities for collaboration, the city engages in consultations with the Idaho Youth Ranch through email and phone calls. Through these consultations, the city aims to gain insights into the specific needs of youth and families in crisis, identify gaps in services, and explore ways to work together to provide the necessary support and resources. By fostering collaboration, the city and the Idaho Youth Ranch can create a more coordinated and effective response to addressing the needs of youth and families experiencing trauma and crisis in the community.

15	Agency/Group/Organization	Intermountain Fair Housing Council
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Intermountain Fair Housing Council serves as an important organization focused on promoting fair housing practices and combating housing discrimination. Through email consultations, the city engages with the Intermountain Fair Housing Council to gain a better understanding of fair housing concerns in Meridian. The purpose of these consultations is to gather insights and information regarding the specific fair housing challenges and issues faced by residents in the community. By consulting with the Intermountain Fair Housing Council, the city aims to enhance its understanding of fair housing laws, regulations, and best practices, as well as identify strategies to address any potential fair housing violations or barriers to equal housing opportunities. Ultimately, the goal is to promote fair and equitable housing practices, ensuring that all individuals in Meridian have equal access to housing and are protected from discrimination.
16	Agency/Group/Organization	Jesse Tree
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Jesse Tree is an organization that serves as a vital resource in the community, particularly for individuals and families facing housing instability and the risk of eviction due to rising rents. The city engages in consultations with the Jesse Tree through email, phone calls, and meetings to gain insights and clarity into the need for their program. By consulting with the Jesse Tree, the city hopes to gather information on the specific challenges faced by residents, such as evictions and the increasing cost of housing. These consultations aim to provide a better understanding of the current housing landscape, including the impact of rising rents, and to identify strategies and resources to support individuals and families at risk of homelessness. The collaboration between the city and the Jesse Tree seeks to address the urgent housing needs within the community, mitigate the effects of rising rents, and develop solutions that ensure housing stability for all residents.

17	Agency/Group/Organization	Meridian - Mayor's Senior Advisory Board
	Agency/Group/Organization Type	Civic Leaders Senior Advisory
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Meridian's Mayor's Senior Advisory Board plays a crucial role in advising and providing insights on matters related to the needs of senior citizens and individuals residing in assisted living or low-income senior housing. As part of their involvement, representatives from the board are included on the scoring committee, which indicates their input in assessing and evaluating relevant programs or initiatives. The city aims to gain a better understanding of the specific needs, challenges, and concerns of senior citizens through the consultation with the board. By actively engaging with the Mayor's Senior Advisory Board, the city can gather valuable insights and expertise to inform decision-making processes and develop strategies that address the unique requirements of this population. The collaborative efforts between the city and the advisory board aim to improve the quality of life for senior citizens, enhance the accessibility of services, and ensure the overall well-being of older residents in Meridian.
18	Agency/Group/Organization	Meridian Development Corporation
	Agency/Group/Organization Type	Other government - Local Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Meridian Development Corporation (MDC) is dedicated to overseeing the restoration and urban development of historic downtown Meridian, with a focus on enhancing accessibility, supporting local businesses, promoting affordable workforce housing, and fostering community engagement. MDC maintains regular meetings and email communications to collaborate closely with the city and ensure that their efforts align with the overall vision for downtown Meridian. Given that many of the city's low- to moderate-income (LMI) areas are located downtown, the collaboration between the city and MDC directly impacts potential recipients of the CDBG program. By working together, the city and MDC can streamline their efforts, effectively utilize available resources, and create a vibrant and inclusive downtown area that

		benefits the LMI beneficiaries and contributes to the overall development of Meridian.
19	Agency/Group/Organization	Meridian Library District
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Education Services-Employment Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Meridian Library plays a vital role in the community by providing access to a wide range of resources and services for people of all ages and abilities. Through offerings such as classes, books, materials, mentorship, and collaboration opportunities, the library fosters inclusivity and supports the diverse needs of the community. This includes services tailored to youth, seniors, individuals with disabilities, and other marginalized groups. The library offers various programs such as book clubs, after-school programs, career support, tutoring, and story time to cater to different interests and needs. The library staff is trained to prioritize and meet the needs of diverse populations, including those who are unstably housed, identify as LGBTQIA+, have mental health concerns, or have experienced interpersonal violence. Through meetings and email communications, the city seeks to gain a better understanding of the community's needs and collaborate with the library to provide relevant resources and support.
20	Agency/Group/Organization	Meridian Police Department
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated	The Meridian Police Department (MPD) plays a critical role in law enforcement and providing assistance to victims within the criminal justice system. They have implemented various

	outcomes of the consultation or areas for improved coordination?	<p>programs and initiatives to serve the community effectively. The Crisis Intervention Team (CIT) program focuses on responding to mental health crises, ensuring that individuals in need receive appropriate care and support. The Meridian Anti-Drug Coalition (MADC) addresses substance abuse issues through community-based prevention efforts. The MPD also aims to foster positive relationships between the community and law enforcement by promoting a friendly image of the police. This includes activities such as School Resource Officers (SROs) in schools and neighborhood block parties that encourage interaction between community members and the police. The MPD engages in meetings, emails, and phone calls with CDBG staff to gain a better understanding of the city's issues and provide resources, particularly for officers working directly with community members in challenging situations. The collaboration between the MPD and CDBG staff ensures that resources are available to address community needs and enhance the effectiveness of police services.</p>
21	Agency/Group/Organization	Meridian Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Meridian Senior Center plays a vital role in serving the senior population within the community. The center provides a range of services and programs tailored to meet the unique needs of seniors, promoting their well-being, social engagement, and overall quality of life. To ensure effective communication and coordination, the city engages in meetings, phone calls, and emails with the Meridian Senior Center. These interactions provide an opportunity for the city to gain a better understanding of the needs and concerns of seniors in the community. By actively seeking insights from the Senior Center, the city can identify areas where additional support and resources may be required, enabling them to better address the needs of seniors and enhance their overall experience and quality of life.
22	Agency/Group/Organization	NeighborWorks Boise
	Agency/Group/Organization Type	Housing Services – Housing Services-Education

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The NeighborWorks Boise is a nonprofit organization dedicated to community development and addressing housing needs in the community. Their primary focus is on revitalizing neighborhoods and providing affordable housing solutions for low- to moderate-income individuals and families. Through emails, meetings, and phone calls, the city engages with NeighborWorks Boise to collaborate on identifying and addressing housing needs within the community. By working together, the city aims to gain insights and explore strategies to improve access to affordable housing, empower residents, and provide the necessary resources for individuals and families to obtain, retain, and maintain their homes. The collaboration with NeighborWorks Boise helps the city to develop and implement initiatives that effectively address housing needs and contribute to the overall well-being and stability of the community.
23	Agency/Group/Organization	Terry Reilly Health Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Terry Reilly is a healthcare organization that offers comprehensive primary care, dental care, and behavioral health care services in the Treasure Valley, including the city of Meridian. The organization conducts outreach efforts to reach individuals and families facing barriers to care, such as farmworkers, the homeless, and very-low to moderate-income individuals. Terry Reilly's services are available to all residents,

		<p>regardless of insurance status, and fees are based on a sliding scale to ensure affordability.</p> <p>Through email communication, the city engages with Terry Reilly to gain a better understanding of the healthcare needs within the community and to collaborate on resources and strategies to improve access to these services. By working together, the city and Terry Reilly aim to identify gaps in healthcare access, address disparities, and ensure that residents, particularly low-to-moderate-income individuals, have the necessary resources and support to receive the care they need.</p>
24	Agency/Group/Organization	West Ada School District
	Agency/Group/Organization Type	<p>Services-Children</p> <p>Services-Persons with Disabilities</p> <p>Services-Victims of Domestic Violence</p> <p>Services-homeless</p> <p>Services-Health</p> <p>Services-Education</p> <p>Publicly Funded Institution/System of Care</p> <p>Regional organization</p>
	What section of the Plan was addressed by Consultation?	<p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p> <p>Non-Homeless Special Needs</p>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>The West Ada School District plays a crucial role in serving the families and children of Meridian. The district implements McKinney-Vento programs to support homeless and unstably housed youth and families, ensuring they have access to education and essential resources. Additionally, the district provides nutrition services, including the summer nutrition program, which offers meals to school-age children in area parks.</p> <p>Through emails, phone calls, and meetings, the city engages with the West Ada School District to gain a better understanding of the needs of Meridian's youth and families, as well as the specific housing challenges faced by West Ada students. The city aims to identify any gaps in services and collaborate with the school district to develop a comprehensive plan to address those gaps. By working together, the city and the West Ada School District can create a supportive environment that meets the diverse needs of students and families, promotes inclusion and diversity, and ensures access to education and vital resources for all.</p>

25	Agency/Group/Organization	Women’s and Children’s Alliance
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The WCA (Women's and Children's Alliance) plays a vital role in providing comprehensive services to individuals who have experienced interpersonal violence in the community. Their services are offered free of charge and are accessible to women, children, men, and individuals who are gender non-conforming. The range of services includes shelter, hotline support, court advocacy, counseling, case management, and financial empowerment classes. Affordable housing emerges as a critical need for the agency's clients, as it directly affects their ability to escape abusive or violent environments. Through meetings, emails, and phone calls, the city engages with the WCA to gain a better understanding of the community's needs and to coordinate services that address those needs effectively. By collaborating with the WCA, the city aims to provide support, resources, and coordinated efforts to empower survivors and ensure their safety and well-being.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting:

The City continues to consult with all required organizations in helping to formulate a strategy for the efficient use of HUD Community Development Block Grant (CDBG) funds. Every agency identified was offered an opportunity to participate in the development of the plan. While no agencies were left out, the City does not have a citizen's advisory group to consult with.

Other local/regional/state/federal planning efforts considered when preparing the Plan:

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Our Path Home	Our Path Home and the City of Meridian are both committed to ensuring greater access to fair and affordable housing, the reduction/prevention of homelessness, and access to credit for homeownership. The City participates in many joint efforts and organizations with Our Path Home to help support increasing housing options for residents.

*Table 3 – Other local / regional / federal planning efforts***Narrative:**

Meridian is committed to engaging residents and stakeholders in the planning process, recognizing the value of diverse perspectives and inclusive decision-making. The City sought input from a wide range of entities during the development of the Con Plan, including broadband service providers, to gain a comprehensive understanding of the community's connectivity needs and opportunities. By involving these stakeholders, Meridian gathered valuable insights and identified strategies to enhance broadband access and affordability for residents.

Collaboration between CDBG staff and other departments plays an important role in addressing the community's preparedness and response capabilities. By working closely with these departments, CDBG staff was able to incorporate emergency management considerations into its planning efforts, ensuring the safety and well-being of residents during times of crisis.

Meridian's commitment to stakeholder engagement and consultation extends beyond the Con Plan. The City intends to continue prioritizing this approach in the development of subsequent Action Plans. This iterative process allows for ongoing feedback, adaptability, and addressing emerging needs and priorities within the community. By maintaining an open dialogue with stakeholders, Meridian can ensure that its plans and actions remain responsive to the evolving requirements of its residents.

The City's resilience efforts are comprehensive, focusing on flood-prone areas, public land or water resources, and emergency situations. Through partnerships with agencies like the Ada County Office of Emergency Management, Meridian develops local response plans and implements hazard mitigation strategies. This collaboration encompasses various aspects, including flood response, hazardous materials incidents, wildfire response, emergency response, and hazard mitigation efforts. The mutual aid agreement with neighboring communities further strengthens Meridian's emergency response capabilities, allowing for the mobilization of additional first responders when necessary. In anticipation of fuel shortages during critical situations, Meridian has signed an MOU to ensure access to fuel for essential vehicles, such as those used by the police department, fire vehicles, and city generators, guaranteeing uninterrupted emergency services.

The City participates in programs like the national flood insurance program and the community rating system program, demonstrating its commitment to going above and beyond basic requirements. Meridian's hazard mitigation plan, which includes flood risk mitigation strategies, is designed to protect the community and minimize the impact of flooding incidents. Moreover, the City is exploring alternative fuel sources such as solar energy, battery power, and generators to diversify its energy sources, enhance resilience, and reduce its environmental footprint.

Addressing broadband internet access and narrowing the digital divide is a priority for Meridian and these goals have been incorporated into the City's strategic plan. The installation of conduit infrastructure is being considered to expand broadband access throughout the city. Exploring Wi-Fi implementation in public parks aims to provide increased connectivity options for residents.

To further support these efforts, Meridian is applying for an energy efficiency community block grant to facilitate the development of a comprehensive plan to address energy efficiency within the community. Staff intends to explore opportunities for partnering to increase efficiencies for low- and moderate-income residents, as well as initiatives to bridge the digital divide. By utilizing grants and available resources, Meridian remains committed to promoting broadband access, enhancing resilience, managing flood-prone areas, and ensuring the overall well-being and resilience of its community.

AP-12 Participation

24 CFR 91.105, 24 CFR 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation:

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Internet Outreach	<ul style="list-style-type: none"> • Minorities • Persons with disabilities • Non-targeted/broad community • Residents of Public and Assisted Housing 	<p>Notices of the public comment periods, public hearings, and presentations were sent out using the City's social media accounts (Facebook, Twitter, Instagram, LinkedIn, Nextdoor).</p> <p>Notices of the public comment periods and public hearings were sent out using multiple distribution lists including that of the Meridian CDBG Program, Mayor's Office, Behavioral Health Board, and church groups.</p>	Update after public comment period.	Update after public comment period.
2	Newspaper Ad	<ul style="list-style-type: none"> • Non-English Speaking - Specify other language: Spanish • Non-targeted/broad community 	Legal notices were published in the Idaho Press newspaper that described the public presentations, comment periods, and hearings regarding the plan development and the draft action plan.	n/a	n/a
3	Public Comment Period	<ul style="list-style-type: none"> • Non-targeted/broad community 	Public comment periods were held for the plan development from March 15 to April 7, 2024. It was originally scheduled until March 31, but Council extended	n/a	n/a

			<p>it.</p> <p>The draft Action Plan was open for public comment from June 11 to July 15, 2024. The comment period was noticed in the local newspaper.</p>		
4	Plan Development Survey	<ul style="list-style-type: none"> • Minorities • Non-English Speaking - Specify other language: Spanish • Persons with disabilities • Non-targeted/broad community • Residents of Public and Assisted Housing 	<p>As part of its plan development process for the PY24 Action Plan, the City conducted a survey from March 15 to April 7, 2024, to gather feedback on services needed over the past year and barriers to accessing those services. The survey was distributed through social media, an email distribution list, a media release, the city e-newsletter, the city website, partner sharing, in-person events, and a legal notice. The survey received responses from 50 residents.</p>	<p>50% of respondents reported that they or someone they know needed access to services in the past year, with eligibility requirements being the main barrier. Most suggested partnerships were with agencies the City currently works with, such as those providing mental health services, childcare scholarships, and emergency rental assistance. Additional outreach was requested for public transportation and credit repair. There was also a suggestion to provide clothing for teens, although this is ineligible.</p>	<p>All comments were accepted and noted from the survey.</p>
5	Public Meeting	<ul style="list-style-type: none"> • Minorities • Non-English Speaking - Specify other language: Spanish 	<p>On March 26, 2024, the City held a community presentation and public hearing. Although there were few in-person attendees, the meeting was livestreamed</p>	<p>Council was supportive of staff efforts and asked staff to return on April 9 so they</p>	<p>All comments were accepted and recorded.</p>

		<ul style="list-style-type: none"> • Persons with disabilities 	and recorded, making it difficult to determine the total number of viewers. The public hearing was continued until April 9, 2024.	could hear more about the community feedback.	
6	Event		On April 2, 2024, an Open House was held at City Hall where staff spoke with approximately 50 people about the Community Development Block Grant (CDBG) program and its functions.	Comments from the Open House were generally positive and acknowledged the need for services to help residents remain stably housed. A coin voting activity was conducted, further explained under the "Do the Right" section, as the results were primarily from this event.	
7	Event		On April 4, 2024, the City coordinated the annual "Do the Right" event at Meridian Middle School. This event, which has been held for many years, encourages people to do something kind for the person to their right, such as helping a neighbor, appreciating a classmate, or buying coffee for a coworker. This year, the City partnered with multiple stakeholders to hold the first annual community fair, attended by approximately 200 community members and 27 community organizations.	<p>The community voted on the importance of various services as follows:</p> <ul style="list-style-type: none"> - Intimate Partner Violence: 25% - Childcare: 24% - Emergency Rent: 24% - Utilities: 16% - Legal: 9% - Other: 3% (including Homeowner Repairs, Food for Families, Community Schools, WASD Fund, and General) 	

			At the fair, staff provided information about the CDBG program and conducted a voting activity where participants used coins to vote for the services they deemed most important. The services included intimate partner violence support, childcare, emergency rent assistance, utilities, legal aid, and "other". Each participant received four coins to allocate as they saw fit. Combined with the voting activity from the Open House, a total of 83 individuals participated, casting 332 votes.		
8	Public Meeting		On April 9, 2024, a presentation was held at City Hall. Although there were few in-person attendees, the meeting was livestreamed and recorded, making it difficult to determine the total number of viewers.	During the presentation at City Hall on April 9, 2024, the Council complimented staff for increasing community engagement efforts. They expressed appreciation for the feedback received from the community.	
9	Application Workshop	<ul style="list-style-type: none"> • Potential Subrecipients 	On April 11, 2024, the City held an Application Workshop where one potential applicant attended. Despite the lack of attendance, the City demonstrated its commitment to facilitating the application process by providing support and guidance to potential subrecipients. The City also reached out to organizations	The attendee realized that this opportunity was not a good fit for them at this moment.	No comments received.

			identified during the plan development process to encourage them to apply and make them aware of the workshop.		
10	Internet Outreach		Email to neighbors in area of impact for LMA projects	Update after public comment period.	Update after public comment period.
11	Event		Summer Nutrition program that provides free lunches in the park to youth and reduced cost lunches to adults. Attended one on June 11 at Hunter's Creek Park and another on June 19 at Tully Park.	Update after public comment period.	Update after public comment period.
12	Event		Action Plan Open House on June 18.	Update after public comment period.	Update after public comment period.
13	Event		outreach at the main library on June 20, 2024. Paired it with the Fit and Fall Proof/Needles, Hooks, and Books class.	Update after public comment period.	Update after public comment period.
14	Event		Parent pickup at the Boys and Girls Club	Update after public comment period.	Update after public comment period.
15	Public Meeting		Public presentation of the Action Plan followed by a public hearing on July 9.	Update after public comment period.	Update after public comment period.

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources

24 CFR 91.220(c) (1,2)

Introduction:

The City of Meridian prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing decent housing, creating a suitable living environment, and expanding economic opportunities.

The City of Meridian follows HUD guidelines and limits public services to no more than 15% and administration to 20% of the annual entitlement.

Anticipated Resources:

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$524,387	\$0	\$0	\$524,378	\$1,000,000	The City anticipates receiving roughly \$500,000 in annual entitlement funding during PY25 and PY26. There are not anticipated to be a significant amount of prior year resources to be allocated at this time.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied:

The City of Meridian does not participate in or receive funding from any additional HUD programs that have matching requirements, such as HOME, HOPWA, or ESG. Our housing and public service projects are expected to leverage funds from local, state, federal, and/or private sources. Although we request matching funds as part of the year-end report, it is not a prerequisite for receiving funding. All other projects are managed by the city, utilizing city resources including staffing and supplies.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan:

Meridian will continue to improve the livability of low- and moderate-income neighborhoods and buildings. Projects centered around walkability improvements will help residents with mobility challenges better access the neighborhoods, public transportation, and outdoor recreation. The buildout of the public infrastructure improves low- and moderate-income neighborhoods. The City will support multi-modal paths, park upgrades, and public infrastructure improvements in low- to moderate-income areas.

Discussion:

The City anticipates that some of the current projects will have remaining funding upon completion. However, the exact amount cannot be identified at this time since the projects are still active and agreements are in place.

The City expects partners to leverage CDBG funding to the fullest extent possible to implement robust programs that will help further the needs of area residents.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure Improvements	2022	2026	Non-Housing Community Development	Meridian Citywide	Create a Suitable Living Environment	CDBG: \$235,221	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
2	Public Services	2022	2026	Homeless Non-Homeless Special Needs Non-Housing Community Development	Meridian Citywide	Expand Opportunities for LMI Persons	CDBG: \$78,657	Public service activities other than Low/Moderate Income Housing Benefit: 87 Persons Assisted Homelessness Prevention: 20 Persons Assisted
3	Housing	2022	2026	Affordable Housing	Meridian Citywide	Provide Decent Housing	CDBG: \$160,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit
4	Program Administration	2022	2026	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Meridian Citywide	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$50,500	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions:

<p>1</p>	<p>Goal Name</p>	<p>Public Facilities and Infrastructure Improvements</p>
	<p>Goal Description</p>	<p>Public Facilities and Improvements are publicly-owned facilities and infrastructure such as streets, playgrounds, underground utilities, and buildings owned by non-profits open to the general public. Safe and accessible infrastructure is essential to the quality of life and building communities that support community diversity and stability. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned or owned by a nonprofit and open to the general public. Acquisition, construction, reconstruction, rehabilitation, and installation of public facilities and improvements are eligible activities.</p> <p>Meridian's goal to improve and expand public facilities may include, but is not limited to:</p> <ul style="list-style-type: none"> • ADA Improvements • Senior Centers • Homeless and Domestic Violence Facilities • Neighborhood Facilities • Health Facilities • Sidewalks
<p>2</p>	<p>Goal Name</p>	<p>Public Services</p>
	<p>Goal Description</p>	<p>Public services are an integral part of a comprehensive community development strategy. Public Service activities provide for a wide range of activities that address needs in the community provided for the target population. Public services can strengthen communities by addressing the needs of specific populations. They can address a range of individual needs and increase CDBG dollars' impact by complementing other activities.</p> <p>The City of Meridian may allocate up to 15% of CDBG funds to public services programs that provide supportive services for low- to moderate-income persons or prevent homelessness. In general, these services are provided by local non-profit partners. This funding is capped at 15% of the CDBG entitlement plus program income.</p> <p>Meridian's goal to improve and provide public services may include, but is not limited to:</p> <ul style="list-style-type: none"> • Child care • Health services • Behavioral health services • Services for homeless persons • Services for seniors • Welfare services (excluding income payments)

<p>3</p>	<p>Goal Name</p>	<p>Housing</p>
	<p>Goal Description</p>	<p>The City prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing access to decent housing and creating a suitable living environment while expanding economic opportunities for LMI persons. Meridian is committed to improving and expanding access to safe and affordable housing for low- and moderate-income (LMI) residents. Affordable and safe housing helps to provide financial stability, reduces the chances of a person becoming homeless, and promotes housing sustainability.</p> <p>Meridian's projects to improve housing sustainability may include, but are not limited to:</p> <ul style="list-style-type: none"> • Homeownership Assistance • Rehabilitation (single-unit residential and/or multi-family residential) • Energy efficiency improvements • Acquisition • The administrative cost for rehabilitation activities • Lead-based paint testing/abatement • Housing counseling
<p>4</p>	<p>Goal Name</p>	<p>Program Administration</p>
	<p>Goal Description</p>	<p>Program Administrative funds will pay reasonable program administrative costs and carrying charges related to the planning and execution of community development activities. Administering federal funds and ensuring compliance is critical for utilizing Federal resources. Meridian is committed to using CDBG entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful.</p> <p>Meridian may have administration projects that include, but are not limited to:</p> <ul style="list-style-type: none"> • General management, oversight, and coordination • Providing local officials and citizens with information about the CDBG program • Preparing budgets and schedules • Preparing reports and other HUD-required documents • Program planning • Public Information • Monitoring program activities • Fair Housing activities • Indirect costs • Submission of applications for Federal programs

Projects

AP-35 Projects

24 CFR 91.220(d)

Introduction:

The City has allocated funds from the Community Development Block Grant (CDBG) program to support projects that align with the priority needs and goals outlined in the 2022-2026 Con Plan. The Con Plan serves as a comprehensive strategy for addressing community development and affordable housing needs within the jurisdiction. By allocating CDBG funds to these projects, the City aims to effectively address the identified priorities and work towards achieving its long-term goals for community development and housing.

Projects:

#	Project Name
1	2024 Emergency Rental Assistance
2	2024 Youth Scholarships
3	2024 Homeowner Repair
4	LMA Walkability NW 3 rd St.
5	LMA Walkability NW 7th (Phase 1)
6	Alternate: LMA Walkability NW 7th (Phase 2)
7	Alternate: LMA Walkability NW 7th (Phase 3)
8	Alternate: LMA Walkability W. Maple
9	2024 Administration
10	2024 Fair Housing

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs:

The Federal CDBG funds are intended to provide low- and moderate-income households with viable communities, including decent housing, a suitable living environment, and extended economic opportunities. Eligible activities include housing rehabilitation and preservation, homeownership opportunities, public services, community infrastructure improvements, planning, and administration.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program;
- Meeting the needs of low- and moderate-income residents;
- Coordination and leveraging of resources;

- Response to expressed community needs;
- Sustainability and/or long-term impact; and
- The ability to demonstrate measurable progress and success.

The primary obstacles to meeting underserved needs are the limited resources available to address identified priorities. The City of Meridian will partner with other public agencies and nonprofit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development. In the end, the need far exceeds the funding available from all sources combined.

AP-38 Project Summary

Project Summary Information:

1	Project Name	2024 Emergency Rental Assistance
	Target Area	Meridian Citywide
	Goals Supported	Public Services
	Needs Addressed	Expand Opportunities for LMI Persons
	Funding	CDBG: \$43,698
	Description	This program provides case management coupled with emergency rental assistance.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	20 LMI individuals at risk of homelessness
	Location Description	Services will be offered in the community and at provider offices and will benefit households throughout Meridian. Services may also be provided virtually.
	Planned Activities	05Q Subsistence Payments

2	Project Name	2024 Youth Scholarships
	Target Area	Meridian Citywide
	Goals Supported	Public Services
	Needs Addressed	Expand Opportunities for LMI Persons
	Funding	CDBG: \$34,959
	Description	The Youth Scholarship Program provides free or reduced participation fees to low-income Meridian youth for summer programs and before/after school program.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	87 LMI children
	Location Description	Services will be provided at Boys & Girls Clubs throughout the Treasure Valley.
	Planned Activities	05L Child Care Services
3	Project Name	2024 Homeowner Repair
	Target Area	Meridian Citywide
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing
	Funding	CDBG: \$160,000
	Description	The Homeowner Repair Program improves weatherization, accessibility, energy efficiency, and visitability of LMI Meridian residents existing homes, making them safer and more financially sustainable.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	8 LMI households
	Location Description	NeighborWorks Boise business offices are located at 3380 W. Americana Terrace, Ste 120 in Boise, but the application is available online. Project manager will complete project at the residence.
	Planned Activities	14A Rehabilitation; Single-Unit Residential/14H Rehabilitation Administration

4	Project Name	LMA Walkability NW 3rd St.
	Target Area	Meridian Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: \$40,000
	Description	This is part of a multi-year project to improve the walkability in low-mod areas. Activities may include sidewalks, installation of trash receptacles, street lights, benches and trees. This was a backup project last year and has been partially funded through funds reallocated during the PY22 CAPER and from under-budget projects, including PY22 Homeowner Repair (\$1,625) and PY23 Fair Housing (\$4,325).
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	200 people that live within an LMI area
	Location Description	W 3rd St from Broadway Ave to W Pine Ave and Broadway Ave from W 4th St to W 2nd St
	Planned Activities	03L Sidewalks
5	Project Name	LMA Walkability NW 7th (Phase 1)
	Target Area	Meridian Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: \$195,221
	Description	This is part of a multi-year project to improve the walkability in low-mod areas. Activities may include sidewalks, installation of trash receptacles, street lights, benches and trees.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	200 people that live within an LMI area
	Location Description	NW 7th St. from 1233 NW 7th St. to 1505 NW 7th St.
	Planned Activities	03L Sidewalks

6	Project Name	Alternate: LMA Walkability NW 7th (Phase 2)
	Target Area	Meridian Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: \$200,000
	Description	This is part of a multi-year project to improve the walkability in low-mod areas. Activities may include sidewalks, installation of trash receptacles, street lights, benches and trees. This is a backup project.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	200 people that live within an LMI area
	Location Description	NW 7th St. from 1505 NW 7th St. to W. Cherry Ln.
	Planned Activities	03L Sidewalks
7	Project Name	Alternate: LMA Walkability NW 7th (Phase 3)
	Target Area	Meridian Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: \$200,000
	Description	This is part of a multi-year project to improve the walkability in low-mod areas. Activities may include sidewalks, installation of trash receptacles, street lights, benches and trees. This is a backup project.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	200 people that live within an LMI area
	Location Description	NW 7th St. from 1233 NW 7th St. to W. Carlton Ave.
	Planned Activities	03L Sidewalks

8	Project Name	Alternate: LMA Walkability W. Maple
	Target Area	Meridian Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: \$200,000
	Description	This is part of a multi-year project to improve the walkability in low-mod areas. Activities may include sidewalks, installation of trash receptacles, street lights, benches and trees. This is a backup project.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	200 people that live within an LMI area
	Location Description	W. Maple Ave. from NW 2nd St. to NW 4th St.
	Planned Activities	03L Sidewalks
9	Project Name	2024 Administration
	Target Area	
	Goals Supported	Program Administration
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$43,500
	Description	Reasonable program administrative costs related to the planning and execution of community development activities.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Administration office is located in Meridian City Hall at 33 E. Broadway Ave. suite 102.
	Planned Activities	21A General Program Administration

10	Project Name	2024 Fair Housing
	Target Area	
	Goals Supported	Program Administration
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$7,000
	Description	This project will carry out activities that relate to fair housing. At a minimum, CDBG funds will be used to implement a Fair Housing Campaign in April. Other opportunities to promote fair housing activities will be evaluated as they arise.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	The Fair Housing Campaign will be promoted via television, radio, and social media.
	Planned Activities	21D Fair Housing Activities

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed:

The Action Plan does not target specific geographic areas within the jurisdiction. Funds are distributed to maximize impact across different areas, as the City does not have a concentrated low- to moderate-income neighborhood. Some projects may focus on these areas, but they are not part of a larger reinvestment initiative or Revitalization Strategy Area (NRSA). The goal is to address the needs of low- to moderate-income residents community-wide. By distributing resources broadly, the City of Meridian promotes equitable development and improves the well-being of all residents.

Geographic Distribution:

Target Area	Percentage of Funds
Meridian Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically:

The City did not identify a geographic target area as a basis for funding allocation priorities. Goals and projects are not limited to a specific area within the City.

Discussion:

All projects supported with CDBG funds are within the Meridian City limits. The projects listed in the Action Plan will benefit low- and moderate-income residents throughout the City of Meridian.

Affordable Housing

AP-55 Affordable Housing

24 CFR 91.220(g)

Introduction:

Although lower-income homeowners do not undertake improvements annually, those who do typically devote a significant share of their incomes to these projects. In 2023, homeowners in the bottom income quartile spent about 12% of their incomes on remodeling projects, nearly three times the share of owners in the top income quartile and roughly twice the average share for all homeowners. Consequently, lowest-income homeowners have contributed about 8-10% of all national home improvement spending in recent years ([TheMReport](#)) ([Today's Homeowner](#)) ([Today's Homeowner](#)).

These homeowners, often living in older homes, spent significantly more on replacement projects (51%) compared to those in the top income quartile (40%). Conversely, lowest-income owners allocated a smaller portion of their budgets to kitchen and bath remodels and additions (22%) than top quartile owners (36%) ([Today's Homeowner](#)).

Given that national spending on replacement projects tends to be more stable than on discretionary projects, the expenditures by lower-income homeowners have also remained more stable over the remodeling cycle. This stability in spending helps maintain a balance in the home improvement market, but it also highlights the disparity between the housing conditions of the highest- and lowest-income households ([Today's Homeowner](#)) ([Today's Homeowner](#)).

During PY24, the City of Meridian will support the maintenance of affordable housing for low- to moderate-income residents. The city focuses on homeowner rehabilitation programs as a key strategy to help eligible residents maintain stable housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8
Special-Needs	0
Total	8

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion:

Meridian's approach to affordable housing aligns with the definition of affordable homeownership specified in §92.254. While the city currently does not fund homeownership activities, its funding focuses on ensuring that any homebuyer assistance activities meet the definition of affordable homeownership.

Meridian is not currently funding any rental activities as part of its Affordable Housing Goals. Instead, the city promotes affordable housing through its homeowner repair program. This program aims to assist homeowners in maintaining their homes, ensuring they remain stably housed in affordable housing. By providing resources for home repairs and improvements, the city helps homeowners address critical issues and preserve housing affordability.

Through its homeowner repair programs, Meridian aims to promote stable housing conditions and affordability for low- to moderate-income residents. These efforts contribute to creating a sustainable and inclusive community where residents can thrive and maintain affordable housing options.

AP-60 Public Housing

24 CFR 91.220(h)

Introduction:

The Ada County Housing Authority (ACHA) does not currently operate any public housing units within Meridian; however, it does administer the Housing Choice Voucher (HCV), also referred to as the Section 8 program, in that area. Serving approximately 2,251 low-income households throughout Ada County, equating to around 8% of Meridian households, this program enables participants to select rental units meeting program requirements within the county. Following identification of a suitable rental unit, tenants contribute a portion of the rent based on their income, while ACHA provides the rental subsidy directly to the landlord.

Actions planned during the next year to address the needs to public housing:

The Housing Choice Voucher (HCV) program is set to open its waiting list from May 28 to June 27 of 2024. Through a lottery system, 2500 households will be chosen and added to the waiting list. Priority will be given to elderly households, those with disabilities, families with children, and households transitioning from rapid rehousing/transitional housing programs designed for those experiencing homelessness.

ACHA continues to provide quality housing that is affordable to the low, very low, and extremely low-income households. Strategies pursued by the ACHA as outlined in the 5-year PHA plan continue to be successful and allows the authority to meet their mission to promote adequate and affordable housing, economic opportunities, and a suitable living environment free from discrimination.

The organization's strategic goals are:

1. Expand the Supply of Assisted Housing
2. Improve the Quality of Assisted Housing
3. Operate at a High Level of Efficiency
4. Promote Self-Sufficiency and Asset Development of Assisted Households
5. Ensure Equal Opportunity and Affirmatively Further Fair Housing

Actions to encourage public housing residents to become more involved in management and participate in homeownership:

ACHA actively promotes greater resident engagement in the management of public housing through its Resident Advisory Board Meetings. These gatherings serve as crucial platforms where residents are encouraged to voice their opinions, concerns, and suggestions. By fostering open dialogue and collaboration, ACHA aims to ensure that the needs and preferences of public housing residents are effectively addressed.

The Homeownership Program has encountered significant challenges in recent years, primarily due to the changing dynamics of the housing market. Escalating property values, heightened competition, and rising mortgage rates have made it increasingly difficult for low-income families to move from renting to owning a home. To address these issues and promote homeownership among public housing residents, we are actively providing, both directly and through referrals, resources such as financial education and counseling, partnerships with financial institutions, first-time homeownership classes, budgeting assistance, and more.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance:

ACHA is not designated as a troubled PHA.

Discussion:

The City does not own or manage any public housing and relies on ACHA to provide those services to the community. The City works with ACHA on various initiatives to coordinate and promote services and resources to the community.

AP-65 Homeless and Other Special Needs Activities

24 CFR 91.220(i)

Introduction:

The City coordinates with the Boise City/Ada County Continuum of Care (CoC) to identify the strategies to address needs of those who are at risk of or currently experiencing homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:

The City intends to continue to work with its partners to identify, understand, and support those experiencing homelessness (especially persons experiencing unsheltered homelessness) or at risk of homelessness with special needs in Meridian.

- **Continuum of Care Member** - The City of Meridian is a member of the Continuum of Care (CoC). The City has committed to better understanding the needs that Meridian residents who are currently or at risk of experiencing homelessness face and how to serve them better.
- **Community Collaboration** - City representatives are frequently involved in public discussions, presentations, and meetings with citizens, other government officials, and local service providers, including West Ada School District, Jesse Tree, and CATCH. This collaboration helps the community provide support, understanding, and outreach to those experiencing homelessness in Meridian.
- **Homeless Management Information System** - In previous years, the City worked with the CoC to add data points to the CoC's Homeless Management Information System (HMIS) to enable the City to determine how many Meridian residents are experiencing homelessness and the reasons for their housing crisis. The City is committed to serving the individual needs of Meridian's homeless population, as identified by the CoC and local organizations.
- **Point-in-Time Count** - The City has also worked with the CoC to conduct the annual Point-in-Time Count, which helps determine the number of people experiencing homelessness on a given day. This information allows the City to understand the level of homelessness in Meridian and develop a program that better serves those in need. The City will continue to assist with this process in upcoming years.
- **Emergency Rental Assistance** - Meridian's Action Plan includes funding for Emergency Rental Assistance. This program provides financial support to help residents at risk of homelessness remain in their stable housing.
- **PREVENT Committee** – The City is a member of this workgroup that focuses on ways to maximize resources we currently have for prevention efforts, and build out new ways of supporting our most vulnerable residents.
- **FUND Committee** – The City participates in this workgroup that aims to increase funding to match the scale of local need.

Addressing the emergency shelter and transitional housing needs of homeless persons:

While there are emergency shelter and transitional housing facilities located in other nearby cities in the Treasure Valley, none of these facilities are located within City of Meridian. The City has prioritized funding homelessness prevention to mitigate the need for these services, but also works with the CoC to assist Meridian residents who need emergency shelter. The City encourages agencies who provide these services to apply for CDBG funding, but there were no applications during PY24 for projects directly related to

emergency shelters or transitional housing projects. However, all services to be funded are available to those who qualify.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again:

Meridian recognizes the importance of addressing homelessness and supporting individuals and families in making the transition to permanent housing and independent living. The City has implemented several initiatives and partnered with various organizations to achieve these goals.

One of the key partnerships is with NeighborWorks Boise, which receives funding from the City to assist low- and moderate-income Meridian residents with homeowner repairs. This support helps individuals and families remain in housing they can afford, thereby preventing homelessness and promoting housing stability.

The City also collaborates with Jesse Tree, a local organization that provides rental and case management services to individuals and families experiencing homelessness or at risk of homelessness in Meridian. These services aim to prevent homelessness and address the immediate needs of those currently without housing.

Meridian has established extensive partnerships with committees, organizations, and networks involved in evaluating, understanding, and addressing the needs of individuals experiencing homelessness. These include local law enforcement agencies, neighboring cities, service providers like the Women's and Children's Alliance, Boys & Girls Clubs, school districts, food banks, and many others. Through these partnerships, the City works to coordinate efforts, share resources, and implement comprehensive approaches to address homelessness in Meridian.

The City's collaboration with CATCH (Charitable Assistance to Community's Homeless) and the Continuum of Care (CoC) is particularly significant. These partnerships aim to support local service providers in assisting individuals and families experiencing homelessness, with a focus on shortening the duration of homelessness and facilitating the transition to permanent housing and independent living.

Meridian's relationships with the Ada County Housing Authority (ACHA), CATCH, and Jesse Tree are instrumental in creating access to affordable housing units for individuals and families experiencing homelessness. The City works with these organizations to develop activities and programs that not only provide housing options but also prevent individuals and families from becoming homeless in the first place.

Overall, through collaboration, partnerships, and targeted initiatives, Meridian is committed to addressing homelessness, supporting homeless individuals and families, and ensuring access to affordable housing, with the aim of facilitating the transition to permanent housing and preventing future instances of homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs:

Meridian recognizes the importance of preventing homelessness, particularly among low-income individuals and families, including those who are at high risk due to various circumstances. The City is actively engaged in partnerships and collaborations to address these needs and provide support.

Meridian is an active participant in the Continuum of Care (CoC), which consists of representatives from organizations such as the Ada County Housing Authority (ACHA), Health and Welfare, mental health service providers, law enforcement, and correctional agencies. The CoC plays a critical role in coordinating efforts, collecting and reviewing data, and prioritizing strategies based on input from service providers. The coordinated entry process ensures that individuals and families across Ada County have access to necessary services and support. Regular case conferencing is conducted to discuss individual cases and develop appropriate interventions.

To further support individuals and families at risk of homelessness, the City provides funding to Jesse Tree. This partnership aims to keep families, individuals, and children who are at risk of eviction stably housed, ensuring they maintain housing stability and avoid homelessness. Meridian also collaborates with other organizations such as the West Ada School District to assess needs and provide appropriate services to individuals and families facing the risk of homelessness.

Through its involvement in the CoC and partnerships with organizations like Jesse Tree and the West Ada School District, Meridian is actively working to prevent individuals and families, especially those with low income and those transitioning from institutions, from experiencing homelessness. These efforts involve assessing needs, coordinating services, and providing financial assistance to ensure stable housing and access to support services.

Discussion:

The City of Meridian recognizes the importance of addressing the housing and supportive service needs of non-homeless special needs persons, including the elderly, frail elderly, persons with disabilities, individuals with HIV/AIDS, and public housing residents. While the primary focus of the Community Development Block Grant (CDBG) program is housing stability for low- and moderate-income (LMI) residents, the City has implemented various actions to support these specific populations.

One area of focus is the provision of youth scholarships for childcare. This program helps low-income families, including those with special needs children, by offering financial assistance for childcare services. Access to affordable and quality childcare not only supports working parents but also promotes the well-being and development of children.

Additionally, the City is committed to improving walkability in low- to moderate-income neighborhoods. This includes infrastructure enhancements such as sidewalks, pedestrian pathways, and other amenities that make it easier for residents, including those with disabilities or mobility challenges, to navigate their communities. These improvements contribute to creating inclusive and accessible neighborhoods for all residents, including the elderly and individuals with disabilities.

Through these actions, the City of Meridian demonstrates its commitment to addressing the housing and supportive service needs of non-homeless special needs persons. By focusing on crisis services for victims of interpersonal violence, youth scholarships for childcare, and walkability improvements in low- to moderate-income neighborhoods, the City strives to enhance the overall well-being and quality of life for these individuals and families in the community, regardless of their housing status.

AP-75 Barriers to affordable housing

24 CFR 91.220(j)

Introduction:

Housing prices continue to rise, severely impacting the availability of affordable housing in the United States. According to Brian Montgomery, Federal Housing Administration commissioner and assistant secretary for housing, constraints on housing not only reduce the supply of affordable housing but also increase the number of households that are cost-burdened, spending more than 30 percent of their income on rent.

Land-use policies and zoning regulations constrain the supply of affordable housing. Density limits, height restrictions, parking requirements, lengthy permitting and approval processes, and community opposition all contribute to increased housing prices.

Many local planning procedures currently in place enable community opposition that stalls housing production. Reshaping local regulations allows jurisdictions to make a lasting impact on the supply of affordable housing.

HUD, PD&R Edge, *"Regulatory Barriers and Affordable Housing Quarterly Update"*

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

To remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing, the City of Meridian has implemented several actions.

Firstly, through its redevelopment plan for downtown, known as Destination Downtown, the City is actively working towards creating more diverse housing types. This includes apartments, townhomes, condominiums, duplexes, and single-family homes to cater to different housing needs and life cycles. By promoting a healthy mix of housing options, the City aims to attract residents and support new businesses, ensuring a vibrant and active downtown area.

The City has also facilitated multiple Requests for Proposals (RFPs) for publicly-owned properties in downtown Meridian. During this process, priority has been given to proposals that focus on developing mixed-use and high-density housing. By encouraging such development, the City aims to increase housing options and address the shortage of affordable housing in the area.

As part of these efforts, one awarded project, Downtown Lofts, will contribute to affordable housing in downtown Meridian. The project includes the dedication of six units specifically for participants of the local organization CATCH, which provides housing assistance to individuals and families experiencing homelessness or at risk of homelessness.

Through these actions, the City of Meridian is actively working to remove barriers to affordable housing by promoting diverse housing options, facilitating the development of mixed-use and high-density housing, and ensuring the inclusion of affordable units in new projects. These initiatives aim to create a more inclusive and accessible housing market while addressing the negative effects of public policies that may hinder the availability and affordability of housing in the community.

Discussion:

The City will continue to identify areas to reduce barriers to affordable housing.

AP-85 Other Actions

24 CFR 91.220(k)

Introduction:

The City of Meridian continues to remain involved in several efforts to address the needs of the underserved and promote efforts to coordinate the many components related to housing, suitable living environments, and promoting safer living environments.

Actions planned to address obstacles to meeting underserved needs:

The City's planned actions to address obstacles to meeting underserved needs demonstrate a proactive approach to improving the well-being of its residents and reducing disparities.

Engaging in conversations with neighboring communities and service providers is a valuable step in identifying and addressing underserved needs. By collaborating and sharing information, the City can gain a comprehensive understanding of the challenges faced by its residents and work towards effective solutions. This approach also fosters regional cooperation and allows for a more holistic approach to addressing community needs.

Allocating funding to provide housing stability for those at risk of homelessness and extended care programs for youth reflects the City's commitment to preventing homelessness and creating supportive environments. By investing in these initiatives, the City aims to address immediate challenges and provide individuals and families with the necessary resources and support to maintain stable housing and improve their quality of life.

The collaboration between the Economic Development Administrator and the CDBG program demonstrates an integrated approach to aligning the needs of residents with economic opportunities. This coordination can help identify strategies to enhance economic development, promote job growth, and improve access to employment and economic resources for underserved populations.

Expanding relationships with private providers, developers, and social services providers is another key action to reduce obstacles to achieving decent housing, a suitable living environment, and expanded economic opportunities. Building strong partnerships with these stakeholders can facilitate the development of affordable housing projects, encourage the provision of necessary services, and foster community-driven solutions to address unmet needs.

By implementing these planned actions, the City of Meridian aims to address obstacles, reduce disparities, and ensure that all residents have access to affordable housing, supportive services, and economic opportunities.

Actions planned to foster and maintain affordable housing:

The City intends to partner with local service providers that will assist in fostering and maintaining affordable housing.

Projects funded during PY24 will provide:

- Emergency assistance to families who are at risk of eviction and homelessness;
- Assistance for homeowners to make necessary improvements to maintain their current housing; and,

- Scholarships for children to participate in extended care programs so their caregivers can work.

Additionally, the City will be working with service providers that focus on providing stability to those with mental health and/or substance use disorders to allow them to gain or maintain affordable housing with access to care coordination. The City will also explore additional partnerships with mission-driven and private developers to bring more workforce housing into downtown and underutilized land parcels.

The City is actively working to develop workforce housing and opportunities for residents to increase their income to foster and maintain affordable housing.

Actions planned to reduce lead-based paint hazards:

Meridian's CDBG projects, which require lead-based paint actions, are generally limited to housing rehabilitation.

The Lead-Safe Housing Rule (LSHR) process involves the following areas: notification, lead hazard evaluation, lead hazard reduction, and clearance. CDBG housing rehabilitation projects do not require ongoing lead-based paint maintenance. Lead-based paint activities apply to all homes built before 1978.

Meridian has written policies and procedures for all programs required to comply with the HUD lead-safe housing rule (LSHR). Additionally, the City requires lead-based paint policies and procedures with any partners who may administer these programs on the City's behalf. Contractors in the housing rehabilitation program have lead-based paint requirements integrated into their contract for services with the homeowner.

Actions planned to reduce the number of poverty-level families:

The objectives of the CDBG program are to address the needs of low to moderate-income residents in Meridian. Generally, the CDBG-funded programs in the current Action Plan work toward this end, whether through direct service delivery through contracted subrecipients or infrastructure improvements to reduce blight and address accessibility issues.

In addition to the programs, the City has developed many partnerships with service providers, non-profits, state agencies, and other entities to address issues affecting poverty.

Actions planned to develop institutional structure:

In recent years the City made the CDBG Administrator position a full-time position and changed the position title to Community Development Program Coordinator. This position is now funded out of the City's general fund. This institutional change is designed to provide more time to effectively manage the CDBG program and provide flexibility for the position to expand efforts into economic and other areas that can help meet the community development needs of the City.

Staff will continue to work to attain relevant and appropriate professional development training during the program year to learn and address current and future institutional problems. Discussions will continue about the expansion and opportunities to add new program staff to assist in this community development work.

The City was involved in the institutional restructuring of the CoC and the implementation of new HMIS and Coordinated Entry standards for service providers in the County. These activities have altered the institutional framework of housing and other service providers in the region and have improved the efficiency and transparency of the collaborative work to address these needs. The City hopes to identify new institutional structures that can be developed, reformed, or changed to better support those most at risk in the region.

Actions planned to enhance coordination between public and private housing and social service agencies:

City staff will be working with the CoC to identify ways to enhance coordination between public and private housing and social service agencies. As in many communities, there is not enough funding to provide the necessary level of services, so the CoC plans to identify a way of coordinating services that are available and reducing duplication of services for a more effective use of funding. Multiple methods will be explored including phone apps and enhancing services that are already available.

The City's partnership and funding relationship with local housing service organizations including NeighborWorks Boise, Jesse Tree, and Ada County Housing Authority will continue to expand in this program year. In addition, coordination with other organizations like CATCH, Boise Rescue Mission, Interfaith Sanctuary, Terry Reilley, El-Ada Community Action, Jannus, Idaho Office for Refugees, Agency for New Americans, Women's and Children's Alliance, and all members associated with the local CoC (including private housing developers) will continue to be built upon to improve networks, coordination, and problem solving in the jurisdiction.

Meridian's participation in the local CoC, housing and homelessness roundtables, and other regional coordination efforts outlines the City's continued action plan for enhancing the networking and coordination between public and private housing and social service agencies.

Discussion:

The City intends to fund multiple projects that will improve access to affordable housing and suitable living environments for Meridian residents. Staff will be working with subrecipients to identify barriers within their programs and find ways to address them to provide more effective services. Staff will also identify ways to improve and expand Meridian's CDBG Program for future years.

Program Specific Requirements

AP-90 Program Specific Requirements

24 CFR 91.220(l)(1,2,4)

Introduction:

The City is in compliance with the program-specific requirements outlined in 24 CFR 91.220(l)(1), (2), and (4) for the Community Development Block Grant (CDBG) Program. The Projects Table identifies the planned use of all CDBG funds, including program income and other funding sources.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1):

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements:

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

The City's certification period includes program years 2024, 2025, and 2026. Outside of admin and fair housing, the City will allocate all funding for PY24 to LMI projects. The City commits to meet the 70% LMI benefit requirement of the federal CDBG program over the span of that three-year certification period.

Attachment 1: Citizen Participation

Planning for Action Plan

Public Comments

Public feedback on potential service providers and projects to be funded in the upcoming year was gathered from March 15 to April 7, 2024. Public hearings were held on March 26 and April 9, 2024. The City accepted comments via testimony at the public hearings, phone calls, emails, or by completing a survey that asked questions about the needs of the community.

The survey was completed by 50 participants that identified as either a Meridian resident or someone who works with Meridian residents. There were an additional 6 responses from people who were not connected to Meridian, these responses were not included in the feedback. Below are the results of the survey and comments received from all methods.

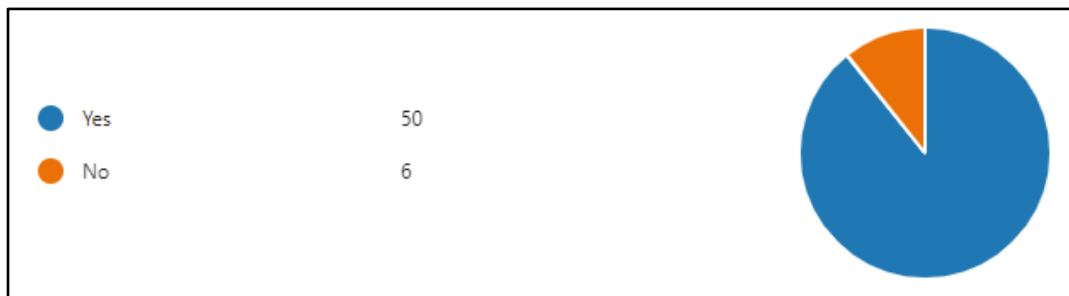


Figure 1: Number of survey participants reporting that they or someone they knew required services in the past year.

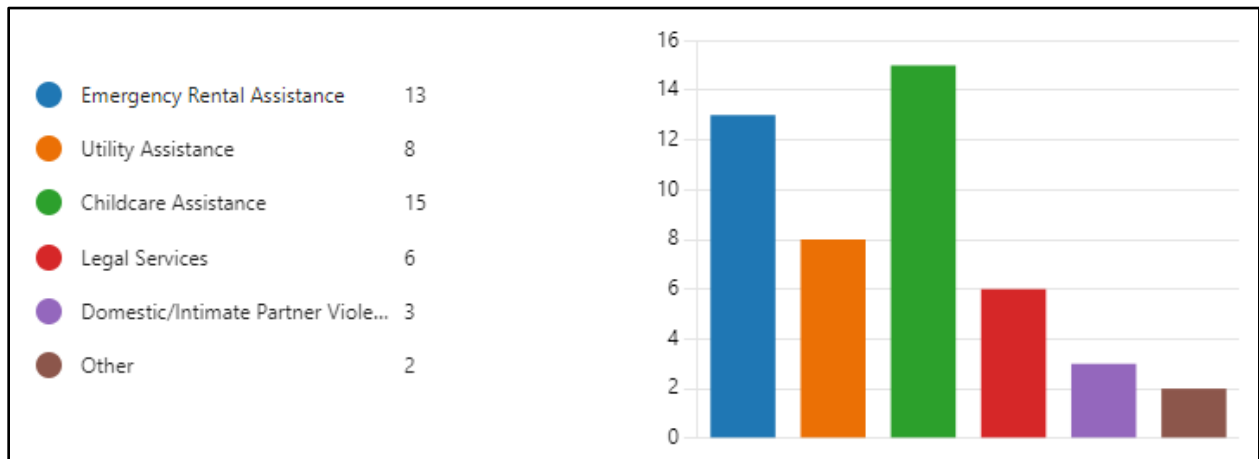


Figure 2: The types of services that were required from Figure 1.

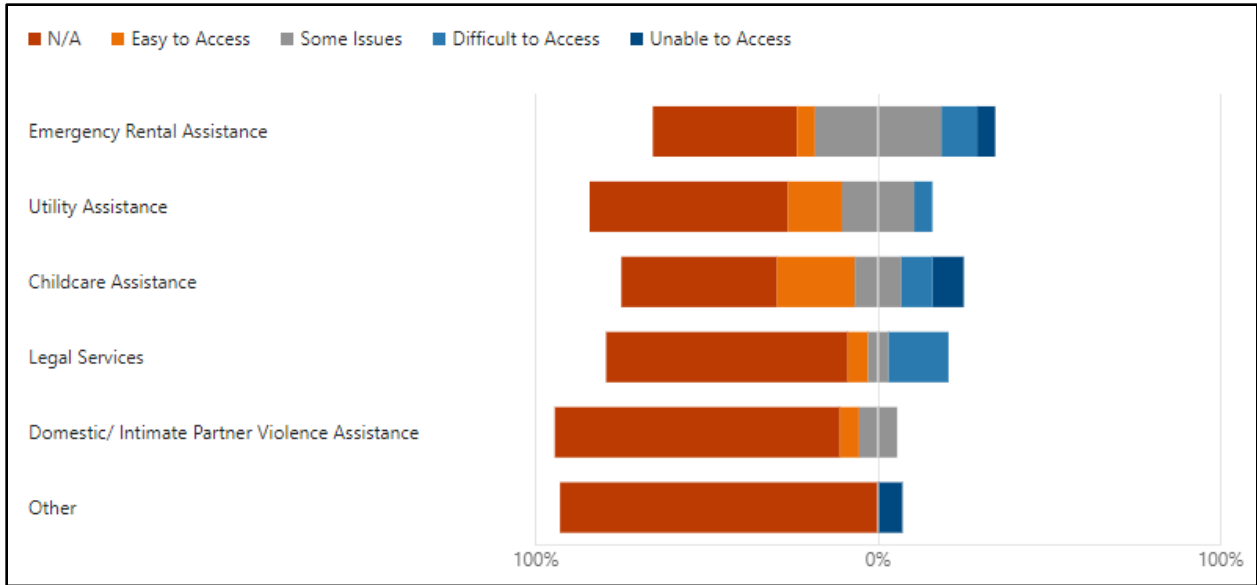


Figure 3: Level of ease accessing services.

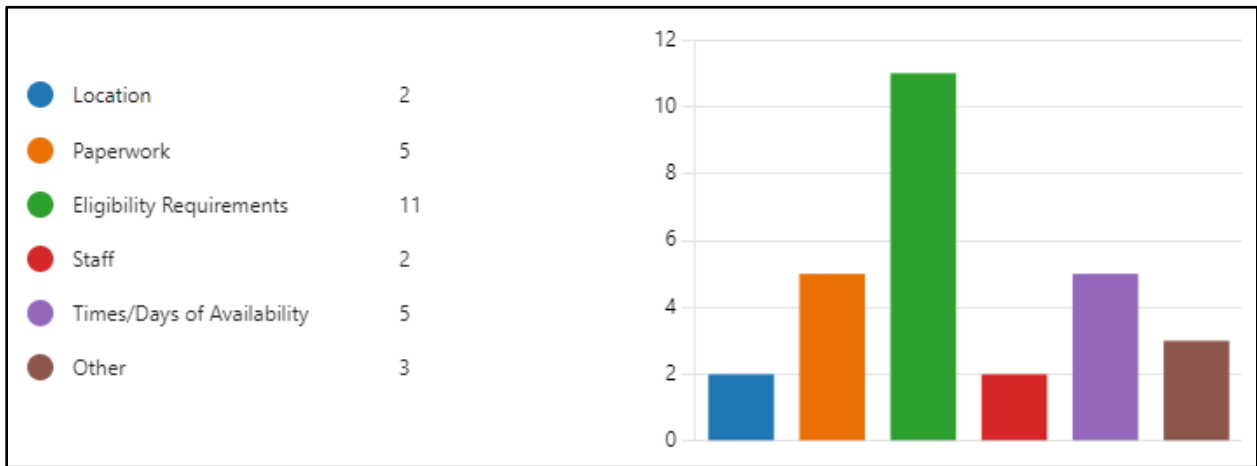


Figure 4: Barriers to accessing services.

Current Contacts	Emergency Rental Assistance Mental Health Childcare
Additional Outreach Required	Public Transportation Credit Repair
Ineligible Projects	Clothing for Teens

Table 9: Partnerships suggested during survey.

Commenter	Method of Submission	Summary of Comments
Anonymous	survey	As a parent with a child at Compass Public Charter School, which has Mondays off, finding affordable Monday child care is challenging. The Boys and Girls Club only operates before and after West Ada School days. Solutions could include the Boys and Girls Club opening all day on Mondays, tuition assistance for the Skyhawks Academy program with transportation to the Boys and Girls Club, or Meridian Homecourt offering all-day Monday childcare.
Anonymous	survey	As a disabled individual with metal allergies, I struggle with inadequate Medicaid coverage and housing needs. Unable to work and needing child care, I face uncovered costs for essential physical therapy, chiropractic treatments, and medical equipment. I urgently need more low-income, 3+ bedroom apartments to avoid homelessness due to bad credit. While one of my children received a scholarship and the Medicaid/EBT processes were smooth, other assistance is lacking. I urge the Idaho legislature to expand Medicaid for therapy and chiropractic care, increase housing options, cover The Wellness Center, provide emotional therapy with animals, and help repair my credit and identity. Additionally, I call for mental health programs like San Diego County's Catalyst to support the many residents in Idaho who need such services.
Anonymous	survey	I would appreciate more access through email and virtual communication. Jesse Tree and El Ada were great with this sort of communication.
Anonymous	survey	Jesse Tree's online application made it easier to access services.
Anonymous	survey	I found the service at the Meridian main branch very unhelpful and even slightly rude and condescending. I need someone more helpful and knowledgeable to assist with my inquiries regarding the Boys and Girls Club.
Anonymous	survey	I'm unaware if the city provides emergency rental assistance, aside from the expired Boise City/Ada County Housing Authority program and Jesse Tree. I have friends who might need rental assistance, but I don't think any have tried to apply. It would be helpful to have a page on the city website listing available assistance resources. Additionally, the city could consider purchasing VRT bus passes for Meridian residents who need transportation to access work opportunities.
Anonymous	survey	I did not qualify for ICCP (Idaho Child Care Program). The Boys and Girls Club has been very easy and helpful with everything else.
Anonymous	survey	General accessibility to transportation and its availability.

Table 10: Comments received during the public comment period for the planning process.

Affidavit of Publication

**AFFIDAVIT OF PUBLICATION
STATE OF IDAHO**

County of Canyon and Ada

21410 491069
1 MERIDIAN, CITY OF

33 E. BROADWAY AVENUE
MERIDIAN, ID 83642

SHARON JESSEN

**of the State of Idaho, being of first duly sworn, deposes
and says:**

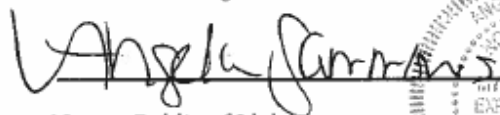
1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Idaho Press-Tribune, a daily newspaper published in the Counties of Canyon and Ada, State of Idaho; that the said newspaper is in general circulation in the said counties of Canyon and Ada, and in the vicinity of Nampa, Caldwell, and Boise, and has been uninterruptedly published in said Counties during a period of seventy -eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper and on IdahoPublicNotices.com 1 times(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement

That said notice was published the following: 03/15/2024



 SHARON JESSEN
 STATE OF IDAHO

On this 15th day of March, in the year of 2024 before me a Notary Public, personally appeared. SHARON JESSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.



 Notary Public of Idaho
 My commission expires



AD# 491069AD#

LEGAL NOTICE

**CITY OF MERIDIAN
NOTICE OF PUBLIC PRESENTATION AND
PUBLIC COMMENT PERIOD
Regarding Meridian's Community Development
Block Grant (CDBG) Program**

This Notice can be provided in a format accessible to persons with limited English proficiency upon request. Contact Crystal Campbell at ccampbell@meridiancity.org for assistance.

Se le puede proveer esta notificación en un formato accesible para las personas con conocimientos limitados del inglés a pedido. Comuníquese con Crystal Campbell en ccampbell@meridiancity.org para obtener ayuda.

ALL CITIZENS ARE INVITED to attend a public hearing on Tuesday, March 26, 2024 at 4:30 P.M. regarding the investment of CDBG funds in the Meridian community. Participants can attend in person at Meridian City Hall or virtually at <https://meridiancity.org/live>.

A PUBLIC COMMENT PERIOD will open **March 15, 2024 and continue through April 7, 2024**. During this period, oral and written comments about planning activities for the 2024 CDBG Action Plan will be accepted. All comments should be addressed to Crystal Campbell at: City of Meridian, Community Development Department, 33 E. Broadway Ave., Ste. 102, Meridian, ID 83642; (208) 489-0575; or ccampbell@meridiancity.org.

The City of Meridian is designated an Entitlement Community by the U.S. Department of Housing and Urban Development (HUD). This designation allows the City to receive funds annually from HUD's Community Development Block Grant (CDBG) Program.

The City anticipates that it will receive an allocation of \$482,362 on October 1, 2024. In order to receive these funds, the City must submit an Annual Action Plan to HUD identifying the projects the City will undertake to meet the goals identified in the 2022- 2026 Consolidated Plan that will benefit low and moderate income residents in the upcoming year. The Consolidated Plan goals address public facility and infrastructure improvements, housing, and public services.

All citizens may provide testimony. Copies of the Consolidated Plan goals and priorities are available on the City's CDBG website: <http://www.meridiancity.org/cdbg>. Special invitation is extended to persons with disabilities, residents of assisted housing, and Meridian business and property owners. Meridian City Hall is a handicapped accessible facility.

If you require accommodations related to physical, visual or hearing impairments or if you require language interpretation, please contact the City Clerk at (208) 888-4433.

Si requieren adaptaciones relacionadas con impedimentos físicos, visuales o auditivos o si requieren interpretación de idiomas, comuníquese con el Vendedor de Ciudad al (208) 888-4433.

March 15, 2024 491069

Draft Action Plan

Public Comments

Public feedback regarding the draft Action Plan and the designated projects was collected during the public comment period from June 11 to July 14, 2024 and during the public hearing held on July 9, 2024. The City accepted comments via testimony at public hearings, phone calls, emails, or by completing a survey that asked questions about the value of the identified projects.

Update after public comment period.

Affidavit of Publication

Update after public comment period.

Attachment 2: Resolution

Update once it has been approved by Council.