

H @ M e & COMMUNITY

2025



WELCOME TO THE STORIES OF

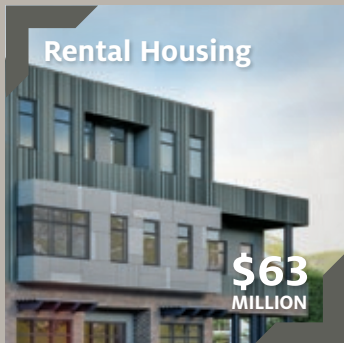
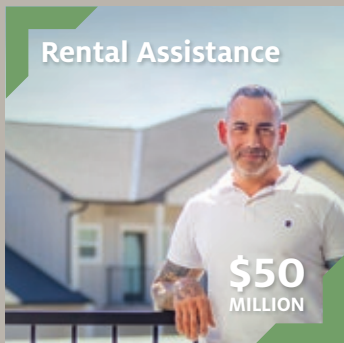


When people think of Idaho Housing and Finance, they often think about home. We're the people Idahoans turn to when they want to buy their first home. But our role in communities throughout the state can often be overlooked. In fact, our organization's activities touch the lives of almost every Idaho resident.

Whether it's the road you travel on to and from work, the small business you frequent, the home you or a loved one owns, or the apartment a friend or relative lives in—our work touches many parts of everyday life. Our 2025 annual report showcases our impact on Idaho's homes and communities.

Thank you to our board of commissioners, employees and numerous partners for helping us make Idaho a better place to live and work.

TOTAL INVESTMENT:
\$2 BILLION



WE INVEST IN IDAHO

With a round of applause, several shovels dug into the earth, kicking off construction of a project aimed at helping more survivors of abuse.

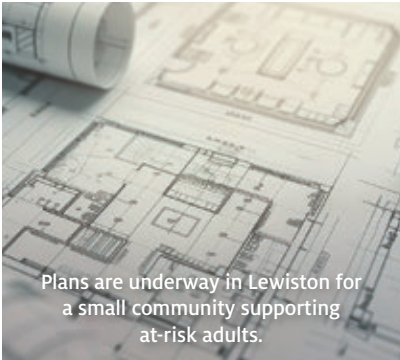
May’s groundbreaking event was for the Advocates’ new Thrive Center for Safety and Healing in Hailey. The facility will double the organization’s capacity to provide transitional housing and support services to individuals affected by domestic violence.

The Thrive Center is one of three major projects Idaho Housing and Finance made large investments in this past fiscal year. It’s part of our mission to strengthen Idaho communities through strategic investments that foster safety, stability and opportunity.

“We are thrilled to break ground on the Thrive Center for Safety and Healing, which will allow us to serve more survivors with dignity and care. Idaho Housing’s support has made all the difference.”

— Tricia Swartling, CEO of The Advocates

The Advocates’ new center is the first of these projects to begin construction. Canopy Village’s new boys’ home in Coeur d’Alene and L-C Valley Youth Resource Center’s tiny-home village in Lewiston (see project information at right) will begin work soon.



Canopy Village, Coeur d’Alene

Project:
Home for teenage boys

IHFA’s Role:
\$1 million contribution

Focus:
Boys, ages 13-17

Impact:
Safe, supportive housing

LC Valley Youth Resource Center, Lewiston

Project:
12 tiny-house-style cottages

IHFA’s Role:
\$600,000 contribution

Focus:
Young adults, ages 18-20

Impact:
Transitional home for young adults



Tom and Faithann in front of their home. The couple loves no longer being at the mercy of rent increases.

WE PUT HOME WITHIN REACH

Tom was dreading looking for another place to live. His landlord in St. Maries needed their house and he had to move out. Worried about rising rents in the area, Tom wasn't sure about his options.

Tom's wife, Faithann, suggested they try to buy a home, something he thought was out of reach with limited savings.

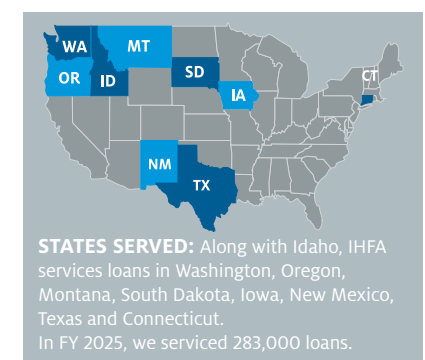
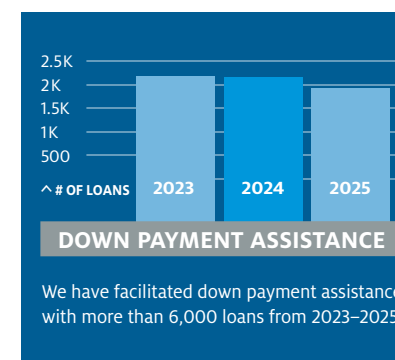
"I was kind of pessimistic. I said we're not going to get approved; we don't have a down payment."

A friend put them in touch with a lender, who told the couple about loan programs through Idaho Housing and Finance that could work with their budget. With just 0.5% down, they were able to find a place they could afford in St. Maries. Tom was stunned.

Tom says he's learned what a valuable investment his home has been. He eventually used some of his equity to pay off high-interest credit card debt. But more than that, he realized how much money his family has saved by investing in their own home.

“I just shudder to think if we had continued to rent because the housing in this area has gone insane. My mortgage payment is \$800 a month, including escrow. The rent on that rental house would be \$1,500 by now.”

— Tom, homeowner





“I didn’t think I was going to get into a place when I started looking. There were big differences between what I was finding and what I could afford.”

WE MAKE RENTAL HOMES ATTAINABLE

New apartment complexes are opening all across Meridian. However, the opening of the Wood Rose Apartments marked a milestone for the city.

The 46-unit community is the first newly built affordable housing in the city in at least 20 years. One of the first people to move in was Damian, who had moved from Hawaii to be closer to his mother. He says he’s lucky he was able to get into Wood Rose.

“It’s right in the middle of everything. Everything you need is less than five miles away. Everything I need is here.” — Damian, new resident

Wood Rose Apartments are the work of The Housing Company, whose mission is to build and preserve affordable housing across Idaho. The company secured Low-Income Housing Tax Credits, which are administered by Idaho Housing and Finance, to provide some of the equity needed to keep rents below market rate. Forty-one of Wood Rose’s apartments are set aside specifically for households making between 30% and 60% of the area median income.

Damian says he absolutely loves the design of his apartment, which he calls clean and modern. He raves about all the unexpected storage space he has. His apartment is also close to his job, which dramatically cuts down on his commute. Damian says you can’t ask for a better location.

Invested
\$63 million
to build
265
affordable
units.



Helped
7,216 families
with rental assistance.

We oversaw **16,000**
affordable units around
Idaho, helping ensure safe,
stable housing.



“Finally Home! really taught me what was important to look for when purchasing a home,” said Amanda. It helped her family (pictured) find the “perfect home” in Anchorage, Alaska.

WE EMPOWER FUTURE HOMEOWNERS

For almost 30 years, Finally Home! has been preparing first-time homebuyers for what to expect on their journey to homeownership. The course covers everything from the affordability of homeownership to information about loan types, closing costs, budgeting and home maintenance. But it goes well beyond Idaho’s borders.

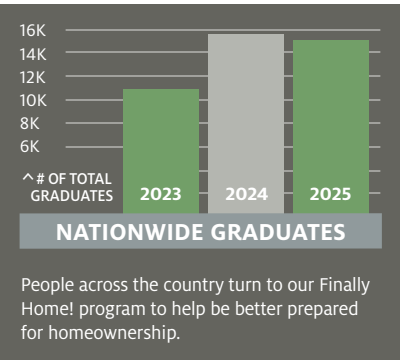
Finally Home! has graduates in every state across the country, as well as partnerships with several state housing agencies. Alaska Housing Finance Corporation began offering Finally Home! as an alternative to its own program. Michelle Graves, the director of mortgage operations, says Finally Home!, which is a six-hour course that people participate in remotely, allows them to reach more Alaskans.

“So much of Alaska is very rural with a lot of territory. Traveling has gotten more expensive, so it’s harder to get to these outlying areas.”

Graves loves how Finally Home! gives people a chance to learn at their own pace. She says it’s great for people who may be embarrassed to ask a question in front of others, have trouble focusing during a long session or just don’t have a lot of free time.

“What we found is that people are really able to dive into Finally Home! and be able to go back and review something that they didn’t really understand. It keeps them engaged.”

— Michelle Graves, director, mortgage operations





Long-term, low-interest financing provides stable budgeting for the charter school, and allowed them to meet the demand for an expansion to grades 7–12.

WE HELP BUILD COMMUNITIES

A once-quiet plot in Payette is now a hub of activity as construction begins on Treasure Valley Classical Academy’s new 7-12 campus. This marks an exciting new chapter for the school, offering students a continuous, community-centered education through their high school years.

In 2019, Idaho Housing and Finance helped TVCA secure its K–6 campus in Fruitland. Now, rising demand for classical education is driving the school’s expansion.

“We’re bringing our vision full circle with a new campus that allows us to fully deliver an American classical education.”

— Stephen Lambert, executive director

The new site will feature three academic buildings, a science lab, art and music studios and a 15,000-square-foot gymnasium with a kitchen and a covered outdoor space that is designed for learning and connection in all seasons.

This growth is possible thanks to Idaho Housing and Finance’s charter school bond program, which provides long-term, low-interest financing. “Locking in a 30-year rate keeps us stable and frees up resources for staff and students,” Lambert said.

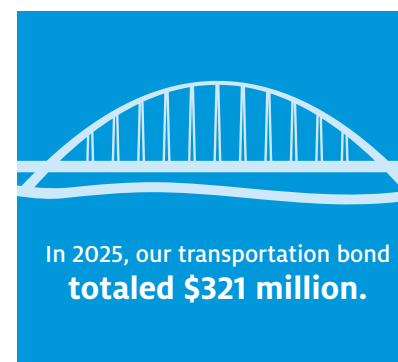
At Idaho Housing and Finance, we’re proud to support TVCA’s mission because every student deserves the chance to thrive.



Students at Treasure Valley Classical Academy



New 7-12 Campus in Payette





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