



HOME & Community 2026



HOME & Community

Partnerships are the foundation of Home and Community

The partnerships we foster at Idaho Housing and Finance connect first-time homebuyers with the resources they need to achieve their dream of homeownership.

But our impact across Idaho extends far beyond helping families buy homes. We partner with communities to finance the construction of roads and essential infrastructure, support the development and preservation of affordable housing and provide rental assistance to families in need. Our impact improves quality of life by strengthening neighborhoods and expanding opportunities.

Our 2026 annual report highlights these focus areas and the partnerships that drive them forward. None of it would be possible without the dedication of our board of commissioners, employees and valued partners whose commitment and collaboration continue to shape a stronger Idaho.

We invite you to explore the many ways we're working together to improve lives across our state.

Total Idaho Investment: \$2.4 Billion



Homeownership **\$2** BILLION



Economic Development **\$293** MILLION



Rental Housing **\$121.5** MILLION



Homeless Service Grants **\$6.6** MILLION



2 Denton Street Apartments includes amenities like a private patio and playground for families to enjoy.

Rental Housing, Lasting Affordability

The Denton Apartments feature everything today’s renters look for: a fitness center, indoor bike storage, a picnic area, a playground and a vibrant community room. But what truly sets it apart is the people and the price.

“The staff are never too busy to stop and say, ‘How are you doing today?’” said Tim, one of the development’s first residents when it opened in winter 2025. “It’s a very welcoming place.”

The Denton Apartments feature something else renters seek: affordable rents. All but two of the 193 apartments are reserved for workers who earn less than 80% of the area median income, which in Boise is about \$62,000. However, most residents earn less than 60% of AMI.

Getting the apartments built in the heart of Boise while keeping them affordable took a broad partnership.

“The partnership between our firm, Hawkins Companies, the city of Boise and Idaho Housing and Finance through its various resources, but especially its Workforce Housing Fund, was a key factor that made this project possible,” said Caleb Roope, CEO of the Pacific Companies.

As part of the deal, 19 of the apartments are set aside for Boiseans exiting homelessness. It’s what helped Tim settle into a permanent living situation after staying at the Boise Rescue Mission.

“In the recent past, the Treasure Valley saw an unprecedented 30 percent increase in rents over just one year. This project offers a stable housing option for the community’s workforce and ensures affordability well into the future.” — Caleb Roope, CEO of the Pacific Companies





Helped 7,287 families

with rental assistance.



Our bond financing, federal grants and tax credit programs provided

\$109 million for 682

new affordable units

in Idaho.



Oversaw

17,869

units

of affordable housing around Idaho, helping ensure safe, stable housing.

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4

Crystal (center right) was supported with programs that aided her drive to rid herself of debt and take advantage of IHFA's tax-exempt loan program.

Equipping Homeowners for Long-Term Success.

Crystal’s path to homeownership was anything but easy, but a clear plan, steady determination and support from Idaho Housing and Finance helped turn a long-held dream into reality.

The single mother was ready to leave apartment living behind, but debt and the lack of a down payment stood in the way of her goal.

Fortunately, several Idaho Housing programs helped make homeownership possible. She began with the federal Family Self-Sufficiency program, available to renters with Housing Choice Vouchers. The program helps participants save money while working toward personal goals.

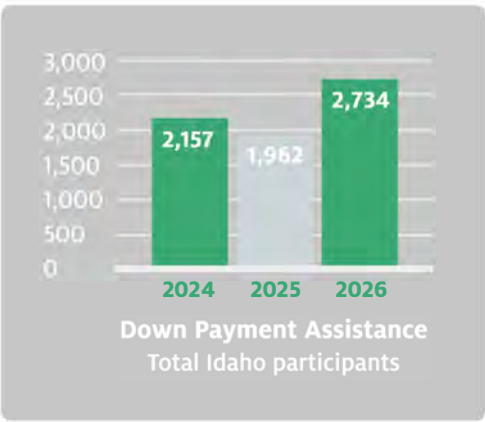
“She set the goal of paying off her debt and she really focused on it,” said Freda, the Idaho Housing counselor who helped Crystal on her journey. “She was even working two jobs so she could pay it off sooner.”

“This is the first time I have been involved with the HOPES program, and it went very smoothly. Bringing that extra money to the table makes a big difference.”

— Dale Hatcher,
American Pacific Mortgage

With the down payment in hand, Crystal then used Idaho Housing’s tax-exempt loan program, which allows select buyers to lock in a lower interest rate. The lower rate left Crystal with a monthly payment she could afford.

“Crystal was so thankful for all the help she received along the way,” Freda said. “She worked so hard to achieve homeownership. It was satisfying to watch her succeed.”





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Saalt owners Cherie and Jon Hoeger in their Boise, Idaho warehouse. IHFA's Collateral Support Program provided cash collateral to help carry inventory.

Investing in Small Business and Idaho Schools

What began as a way to help relatives living abroad has become a fast-growing Idaho business. Its success did not happen overnight and it likely would not have happened without Idaho Housing’s Collateral Support Program.

In 2018, Cherie and Jon Hoeger founded Saalt to address the need for sustainable alternatives to single-use feminine hygiene products.

“We saw a gap in the market for well-designed, U.S.-made products that were made for women’s bodies,” Cherie Hoeger said.

Both founders believed in the promise of high-quality, long-lasting reusable products, as did their longtime banker, James Latta at Idaho First Bank. But building a business that requires significant inventory upfront takes capital.

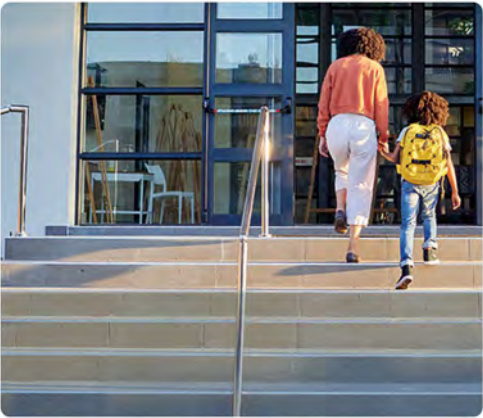
“It gives bankers heartburn when your lead time from inventory to finished product is nine months,” Latta said. “The Collateral Support Program helps the customer by providing cash collateral to carry that inventory for a longer period of time.”

That early support helped Saalt scale quickly, fueling double-digit annual growth. As it expanded, Latta worked with Idaho Housing’s team to increase collateral support along the way.

Today, Saalt products are sold at Target and Walmart stores nationwide, as well as through online retailers such as Amazon and Costco.

“We’ve learned that the biggest opportunity can also be the biggest bottleneck for a business. This program enabled us to bring opportunities to life that, frankly, we would not have had the cash to pursue otherwise.”

— Jon Hoeger, co-owner, Saalt





New Path will offer tenants who are homeless or at risk of homelessness on-site support services. The expansion is being made possible through a partnership between the city of Boise, the Boise City Ada County Housing Authority and Pacific West Builders, along with Low-Income Housing Tax Credits administered by Idaho Housing and Finance.

How Housing and Support Help Idahoans Thrive

For someone in crisis, the small things most of us take for granted make a big difference.

“I think the second night I was here I took a hot bath,” Stephanie said. “It was nothing particular, but for some reason my body finally was like, ‘Oh, I’m safe,’” she said.

After domestic violence upended her life, Stephanie found stability in Angel Arms, a Permanent Supportive Housing program in North Idaho. “It made a huge difference in my life,” Stephanie said.

Stephanie’s success story exemplifies the results Permanent Supportive Housing programs deliver in Idaho. The model pairs safe, affordable housing with flexible, voluntary support services for people who have experienced chronic homelessness.

Angel Arms includes 30 apartments in Post Falls, Coeur d’Alene, Rathdrum and Wallace. Over 75 percent of clients have graduated with a stable home of their own. Advocates point to these results as evidence the model works.

“It’s based on the Housing First model, which is housing the individual first and then worrying about mental health, substance abuse and other issues later. It just means let’s get a roof over their head and let’s help them build.” — Annie Parker, social services manager, St. Vincent de Paul North Idaho

A 2025 Boise State University report found Permanent Supportive Housing can significantly reduce community spending on emergency health care and jail stays. The study said New Path Community Housing in Boise’s West Downtown neighborhood cut emergency service spending by more than \$11 million in its first five years.

Supporters hope to build on that success. Phase two of New Path, now under construction, will add 95 apartments.





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Raymond settled on a reverse mortgage to live more comfortably each month and cover less-predictable expenses like medical and home maintenance.

Homebuyer Education and Counseling Makes Life Easier for Homeowners

A stretch of neatly mowed green grass where cattle once grazed has become Raymond's personal park. It's the reason he reached out to Idaho Housing and Finance to help him stay in the home where he's lived for three decades.

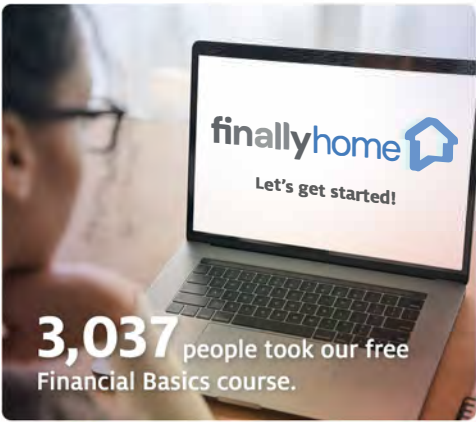
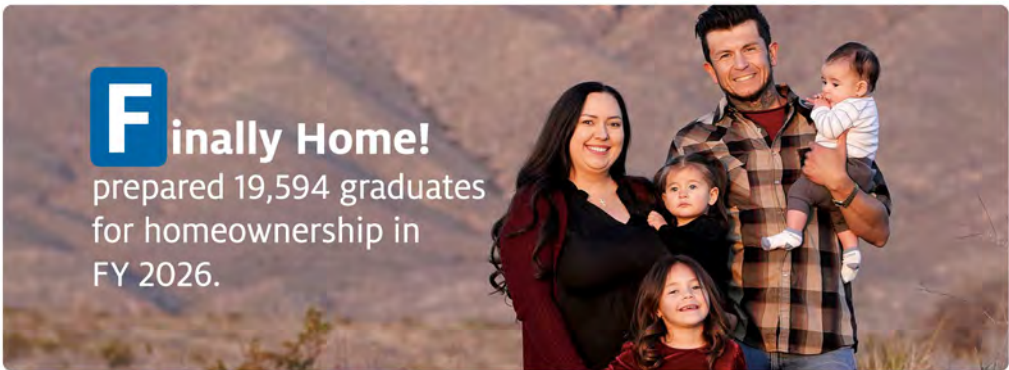
After retiring, Raymond transformed an old pasture on the 2-acre property he bought in the mid-1990s into an open, manicured space he calls his sanctuary.

Raymond had been relying on Social Security and savings to cover his expenses. In recent years, he said, he began drawing more heavily from his IRA and needed extra income.

Without children to inherit the property, he started exploring options. His attachment to the land made moving or selling difficult choices. His solution was a Home Equity Conversion Mortgage, known as a reverse mortgage, through Idaho Housing and Finance. Walking through the process, he gained an understanding of how the loan works before moving forward.

“It's good for seniors who need a little extra help supplementing their income but want to age in place. Options like the Home Equity Conversion Mortgage remove the burden of a monthly mortgage payment while giving homeowners access to their equity.” — AnnMarie Nelson, housing counselor supervisor at Idaho Housing and Finance

In the end, staying put mattered most. “When you get used to a 2-acre parcel around your home, you like that space,” Raymond said. “I'm glad I went with the reverse mortgage. I'm not rich, but financially, it's sure made me a lot more comfortable.”





**Idaho Housing
and Finance**
Association

Boise Headquarters

565 W. Myrtle St.
Boise, ID 83702
208-331-4700
855-331-4715
TDD Hearing Impaired:
800.545.1833, Ext. 400

Branches:

Coeur d'Alene

915 W. Canfield Ave.
Coeur d'Alene, ID 83815
208.762.5113
866.621.2994

Idaho Falls

1235 Jones St.
Idaho Falls, ID 83401
208.522.6002
866.684.3756

Lewiston

2338 Nez Perce Dr.
Lewiston, ID 83501
208.743.0251
866.566.1727

Twin Falls

841 Meadows Dr., Suite 100
Twin Falls, ID 83301
208.734.8531
866.234.3435

Connect with us:



idahohousing.com