



NEWS RELEASE

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Boise's Housing First Effort Moves Forward

\$7.33 Million in Project Financing Awarded and \$500,000 for Supportive Services Committed

BOISE – The partners in Boise's Housing First effort have reached a critical milestone with the announcement of project financing awards that will be used to develop and construct a single-site project to provide safe, stable housing and onsite supportive services for up to 40 families/individuals experiencing chronic homelessness. Housing First centers on quickly moving those with the most dire homelessness circumstances into permanent housing and then providing supportive services, including healthcare, mental health counseling, case management, substance use treatment and financial counseling. Housing First partners include Idaho Housing and Finance Association, the City of Boise, Ada County, St. Luke's Health System, Saint Alphonsus Health System and The Home Partnership Foundation.

"We are very excited about this community effort to provide permanent supportive housing to our most vulnerable residents," said Boise Mayor David Bieter. "This entire effort has been a true and meaningful collaboration between government, corporate and non-profit partners committed to finding meaningful and effective next steps for addressing this very difficult societal problem. Our community should be very proud."

\$7.33 Million in Financing for Single-Site Housing Project

Following a joint Request-For-Proposal process issued by the Housing First partners, the application submitted by Boise Pacific NIHC Associates was selected to develop the permanent supportive housing project. Development and construction of Boise Pacific NIHC Associates' Housing First single-site facility, to be named "New Path Community Housing," will be funded with:

- \$5.83 million of Low-Income Housing Tax Credits awarded by Idaho Housing and Finance Association
- \$500,000 in HOME funds from Idaho Housing and Finance Association
- \$1 million from the City of Boise

Boise Pacific NIHC Associates is a joint venture between Northwest Integrity Housing Company and TPC Holdings V, LLC, and the general partners are Thomas Mannschreck of the Thomas Development Company and Caleb Roope of The Pacific Companies. Together, they contribute a combined 44 years of experience in developing multifamily affordable housing projects throughout the western United States.

"Our selection of Boise Pacific NIHC Associates as the site developer is a major step in the implementation of Housing First," according to Gerald M. Hunter, president of Idaho Housing and Finance Association. "We are pleased to award low-income tax credits and HOME funds to provide permanent supportive housing for the community's chronically homeless."

The New Path Community Housing development will be located at the corner of Fairview Avenue and 23rd Street in Boise. It will include up to 40 one- and two-bedroom units along with office and meeting space dedicated to service delivery. The

project will be required to go through the City of Boise’s typical entitlement and permitting process, including public hearings before the planning and zoning commission and the city council. Construction is expected to commence in Spring 2017.

“We are very pleased to be able to support Idaho Housing and Finance Association, the City of Boise and other funding partners in this groundbreaking effort to help individuals and families experiencing chronic homelessness in the Treasure Valley,” said Caleb Roope, president of The Pacific Companies “This collaborative effort would not be possible without bold leadership, and it’s a privilege to be able to do our part in helping bring this vision to a reality.”

“Thomas Development Co. is pleased to be part of the team developing, constructing, owning and operating this facility that is so needed by this vulnerable population to improve the stability in their lives,” said Thomas Mannschreck, president of the Thomas Development Company. “We thank the City of Boise and Idaho Housing for taking the lead in putting this team together and particularly providing the leadership needed to garner the operating funds listed in this announcement. Thank you too to those entities providing the operating funds.”

\$500,000 Committed to Supportive Services Program Costs

Ada County, in partnership with Saint Alphonsus Health System and St. Luke’s Health System, have agreed to contribute \$450,000 for the first year, towards a contract with a service provider to help treat and counsel individuals and families within the New Path housing development while they work to rebuild their lives and regain their independence. Ada County is currently negotiating a contract with Terry Reilly Health Services.

"We feel it's important to invest in comprehensive health support and treatment of those in our community who have fallen on economic hardship," said Ada County Board of Commissioner’s Chairman Jim Tibbs.

Supportive services will be funded with the following contributions:

- \$250,000 from Ada County
- \$100,000 from St. Luke’s Health System
- \$100,000 from Saint Alphonsus Health System
- \$25,000 from the United Way of Treasure Valley
- \$25,000 from the Laura Moore Cunningham Foundation

“The Saint Alphonsus mission, established by our founding sisters over 100 years ago, calls us to serve the most vulnerable people in our community,” said Rodney D. Reider, President and CEO of Saint Alphonsus Health System. “The Housing First initiative helps fulfill our call to social justice by assisting those faced with the extreme health challenges that accompany homelessness. We are proud to be collaborating with outstanding local partners to address this issue in a meaningful way.”

“St. Luke’s is pleased to work with all the partners on this vital project,” said Chris Roth, Senior Vice President and COO of St. Luke’s Health System. “Housing and social components are key determinants of health. Working collaboratively we can improve the health of all people in our region.”

Housing First

Research by Boise State University shows that 100 chronically homeless residents cost the Boise community at least \$5.3 million a year in services, criminal justice costs and medical expenses. The estimated cost of providing permanent supportive housing options – like Housing First – is approximately \$1.6 million.

The Home Partnership Foundation, an independent 501(c)(3) organization created by Idaho Housing and Finance Association, serves as a Housing First fiscal agent.

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