

FALL 2025 HOUSING ROUNDTABLES

REGION 5: POCATELLO

WEDNESDAY, SEPTEMBER 3, 2025

1:30 – 3:30 p.m. MT

FAIRFIELD INN & SUITES BY MARRIOTT
BANNOCK MEETING SPACE

205 VIA VENITIO, POCATELLO, ID 83201

REGION 4: TWIN FALLS

THURSDAY, SEPTEMBER 4, 2025

9:30 – 11:30 a.m. MT

HILTON GARDEN INN
SNAKE RIVER BALLROOM

1741 HARRISON ST N TWIN FALLS, ID 83301

AGENDA

Welcome & Introductions

IHFA

Resource & Program Updates

IHFA

Roundtable Discussion

Participants

Adjournment

IHFA

DISCUSSION QUESTIONS

- Are you or your agency lobbying or advocating for any local ordinance or state law?
- Were you impacted (negatively or positively) by a recently adopted ordinance or law?
- Has someone recently expressed interest in supporting housing affordability in the area, but you weren't sure how to guide them to a position of action?
- How have your local government and large corporations/industries been included in addressing housing stability and affordability in your community?
- What gaps in nonprofit services exist in your community?
- Has there been any recently produced/released data about housing needs in your area?

SAVE THE DATE!

- **2025 Avenues for Hope Housing Challenge:** December 10th 8:00a.m. – December 31st 11:59 p.m. Learn more at: <https://www.avenuesforhope.org/>
 - Nonprofit Registration opens in September for the 15th annual campaign.
- View and download the Homelessness Report and other homeless resource materials at: info.idahohousing.com/homeless-resources-materials-request-form

IHFA Housing Roundtable Updates Fall 2025

The following is a summary document with updates on IHFA's affordable housing activities across Idaho.

Homelessness

Continuum of Care (CoC)

The U.S. Department of Housing and Urban Development (HUD) tentatively announced awards for the FY2024 CoC competition. Although not yet confirmed, total funding for the Balance of State CoC is expected to be \$5,436,350, which is \$1,385,418 higher than FY23 awards. All CoC renewal grants have a start date of July 1, 2025, and will run until June 30, 2026. The Continuum of Care Program is the largest source of federal grant funding for services and housing for those experiencing homelessness. By statute, CoC Program grants must be awarded through an annual NOFO to which nearly 400 Continuum of Care communities apply for grants for approximately 7,000 homeless services projects.

With the CoC Planning grant funds, the CoC has created a Lived Experience Panel (LEP) and Youth Action Board (YAB). They hope to expand to have at least one LEP and YAB hosting in each Region. Currently, panelists with lived experience of homelessness meet monthly to discuss the strategies, methods, and decisions taking place around the State to help solve homelessness. Please contact heidis@ihfa.org with questions regarding the LEP or anjia@ihfa.org with questions regarding the YAB.

Emergency Solutions Grant (ESG)

HUD also awarded ESG funds to Idaho in the amount of \$1,117,066. The ESG grant began on Oct. 1, 2024, and will run until Sept. 30, 2025. The approximate distribution of ESG funding was 41% to Shelter, 31% to Rapid Rehousing, and 20% to homeless prevention projects.

For more information, please refer to IHFA's Homelessness [webpage](#).

Youth Homelessness System Improvement (YHSI) Grant

HUD awarded the HIC \$368,545 through the Youth Homelessness System Improvement (YHSI) grant in June of 2024!

The YHSI grant will support youth facing or at risk of homelessness by building capacity for Youth Action Boards and funding a statewide analysis on youth homelessness and the existing youth homelessness response system. The goal of the study is to gain insight into the socioeconomic and geographic factors contributing to youth homelessness as well as gaps in youth services.

The Youth Homelessness Demonstration Program (YHDP) Grant

The HIC was awarded approximately \$3.8 million for the YHDP and Ada County was awarded \$3.2 million. The YHDP is designed to serve youth and young adults experiencing homelessness aged 24 and under. The HIC collaborated with partners across the state on a community planning process. The result of planning is a living document that guides YHDP project work, titled the Coordinated Community Plan (CCP). The local HIC competition is underway for youth-specific projects and closes August 15, 2025. Applicants were required to submit a Notice of Intent to Apply by June 23, 2025. At least 50% of the funding will be allocated to direct housing costs.

Rental Assistance

Housing Choice Voucher Program

Idaho Housing and Finance Association (IHFA) receives its funding for the Housing Choice Voucher (HCV) program from the Department of Housing and Urban Development. IHFA is not a federal department or agency. IHFA is a public housing agency (PHA) which is a governmental or public body, created and authorized by state law to develop and operate housing and housing programs for low-income families. IHFA enters into an Annual Contributions Contract (ACC) with HUD to administer the program requirements on behalf of HUD.

IHFA's jurisdiction covers 34 of the 44 counties in Idaho, which are served by IHFA's four (4) branch offices located in Coeur d'Alene, Idaho Falls, Lewiston and Twin Falls). These counties are:

Bannock County	Bear Lake County	Benewah County
Bingham County	Blaine County	Bonner County
Bonneville County	Boundary County	Butte County
Camas County	Caribou County	Cassia County
Clark County	Clearwater County	Custer County
Franklin County	Fremont County	Gooding County
Idaho County	Jefferson County	Jerome County
Kootenai County	Latah County	Lemhi County
Lewis County	Lincoln County	Madison County
Minidoka County	Nez Perce County	Oneida County
Power County	Shoshone County	Teton County
Twin Falls County		

IHFA was awarded 17 Foster Youth to Independence vouchers, effective February 2025. The table below outlines the different type of vouchers IHFA administers in each branch area, with color coding indicating different funding allocations. IHFA maintains a waiting list for these programs. The waiting time varies by branch office.

	Idaho Falls	Twin Falls	Lewiston	Coeur d'Alene	Total
Regular Housing Choice Voucher (HCV)	1,094	655	586	775	3,110
Not Elderly or Disabled (NED): the head or co-head family member must be disabled and under the age of 62.	110	100	90	100	400
Veteran Affairs Supportive Housing (VASH): Must be a homeless veteran and referred by the Veterans Administration.	25	34	12	114	185
Foster Youth to Independence: Must be referred by Idaho Health and Welfare or one of their contractors.	2	0		0	17
Regular Mainstream: All Mainstream vouchers must have a disabled family member between the ages of 18 and 62 when they initially lease up.	51	45	38	43	177

Disabled Family, Not Elderly Mainstream (DFN): A family that is exiting an institution or at high risk of placement in an institution, homeless, or at risk of homelessness. This preference is verified through the local access point, Idaho Health and Welfare, or one of their contractors	14	12	12	12	50
Mainstream Rapid Rehousing (MRR): A family that was previously homeless and now resides in a Permanent Supportive Housing or Rapid Rehousing project. This preference is verified through the local access point.	14	6	6	12	38
Emergency Housing Voucher (EHV): The program is scheduled to end after the calendar year 2026.	34	23	22	35	114
Total all programs	1,342	875	766	1,091	4,091

Project Finance

For an updated list of income-based or subsidized properties across Idaho within IHFA's Compliance portfolio look at the handout labeled "Annual Project Financings "Pass-through" Bonding Projects" or visit the website link after the event.

Also, for a current report on the impact of IHFA's Collateral Support Program for small businesses, see the handout labeled "Project Finance Collateral Support Program (CSP) Summary Report" or visit the website link after the event.

NOTE: All meeting attachments will be posted on our website after the meeting.

HOME

IHFA's annual HOME allocation is approximately 5 million. As with last year, IHFA will be utilizing HOME funds for single family downpayment assistance as it evaluates other multifamily loan products with less administrative burden. HOME funds exist to create housing opportunities for households earning less than 80% of Area Median Income. This year, the HOME program and Family Self Sufficiency program are partnering to pilot a downpayment assistance program with rehabilitation. It is hopeful in late 2026, early 2027, HOME funds will be made available to assist income eligible homeowners with rehabilitation loans.

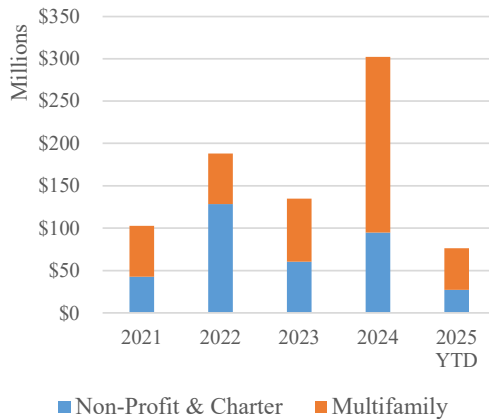
IHFA released its Permanent Supportive Housing RFP on May 15, 2025, and it was due August 15, 2025. \$14 million is being made available of both HOME and HOME ARP funding for the construction of housing. Additional supportive services and capacity building funds are being made available to support non-profits, who are the lead applicant.



Annual Project Financings "Pass-through" Bonding Projects

"Pass Through" bonds are issued by IHFA to create preferable financing terms and conditions for project owners and borrowers, but which do not offer credit backing by IHFA. Credit risk for these bonds are assumed by bond investors who directly underwrite a project or provide some other credit enhancement.

Historical Summary 2020 - Q2 2025



Region	Charter	Nonprofit	Economic	Transportation	Multifamily	Total
Located in	Schools	Facilities	Development*			
Region 1	\$49,730,000			\$532,630,633	\$132,637,000	\$714,997,633
Region 2	\$3,462,000	\$1,400,000		\$7,151,928	\$4,160,000	\$16,173,928
Region 3	\$326,155,030	\$114,435,366	\$71,464,555	\$1,212,810,723	\$369,099,516	\$2,093,965,190
Region 4	\$32,360,000	\$21,298,500		\$260,459,544	\$56,026,088	\$370,144,132
Region 5	\$43,240,000			\$313,933,248		\$357,173,248
Region 6	\$41,777,033		\$105,601,000	\$24,563,924	\$50,901,744	\$222,843,701
Statewide		\$16,400,000	\$187,570,000		\$12,400,000	\$216,370,000
Total	\$496,724,063	\$153,533,866	\$364,635,555	\$2,351,550,000	\$625,224,348	\$3,991,667,832

Transactions	\$10,810,000	\$32,000,000	\$0	\$0	\$33,375,000	\$76,185,000
In Process	1	1	0	0	2	4

* Includes Recovery Zone, Manufacturing, and Unemployment Insurance

Project Finance Collateral Support Program (CSP)

Summary Report as of June 30, 2025



The Idaho CSP provides qualified small businesses with additional loan collateral necessary for a Lender to grant the loan. The collateral is in the form of a pledged depository account held by the participating Idaho lending institution, up to a maximum of 20% of the loan amount. 50% percent of approved collateral is funded at loan closing, and if needed, up to 50% percent is funded if a loan loss is incurred. Some of the industries served include retail, restaurants, automotive, transportation, manufacturing, professional services and agriculture.

Historical Summary

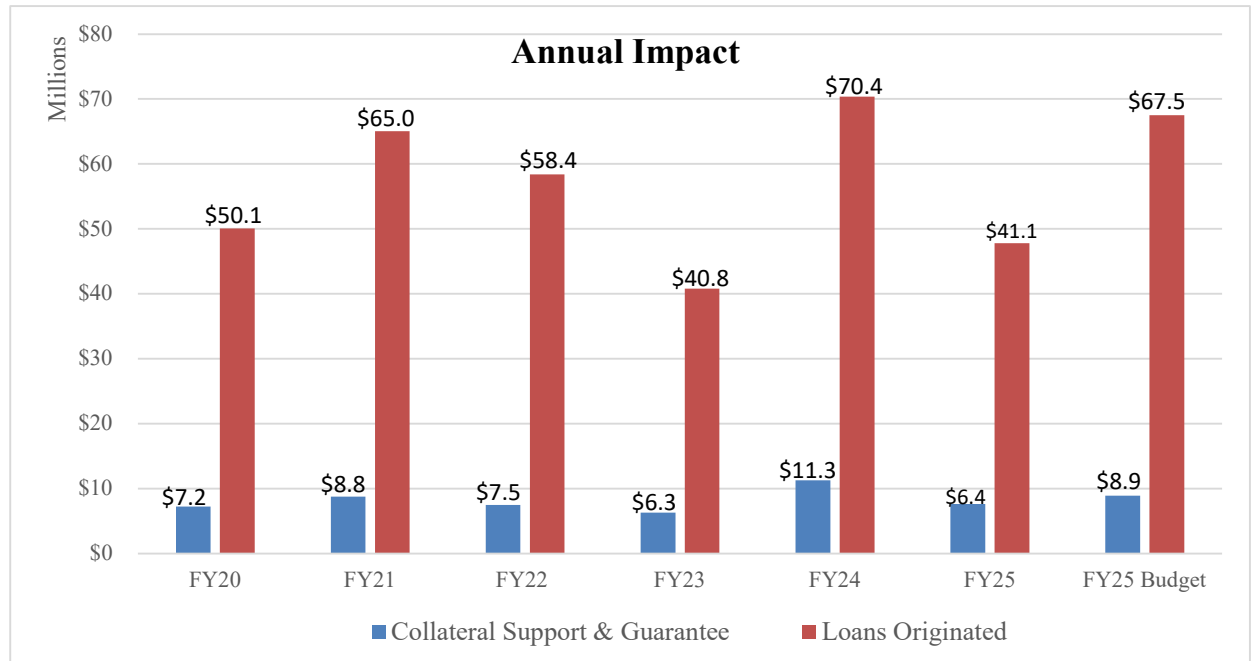
Region Located in	Collateral Support & Guarantee	Loan Originated	FTE Jobs Created	FTE Jobs Retained
Region 1	\$6,053,317	\$41,021,325	200	202
Region 2	\$5,389,734	\$37,250,351	160	318
Region 3	\$43,385,528	\$290,649,675	1,280	1,986
Region 4	\$12,338,454	\$87,154,460	466	532
Region 5	\$7,099,643	\$52,045,230	211	295
Region 6	\$11,494,232	\$76,621,130	304	823
Total	\$85,760,908	\$584,742,171	2,621	4,156

* CSP Revolving Balance \$22,155,500

* 780 Collateral Deposit Accounts Funded

* \$34.4 Million Recycled

* Loss of \$164,493 (0.02%)

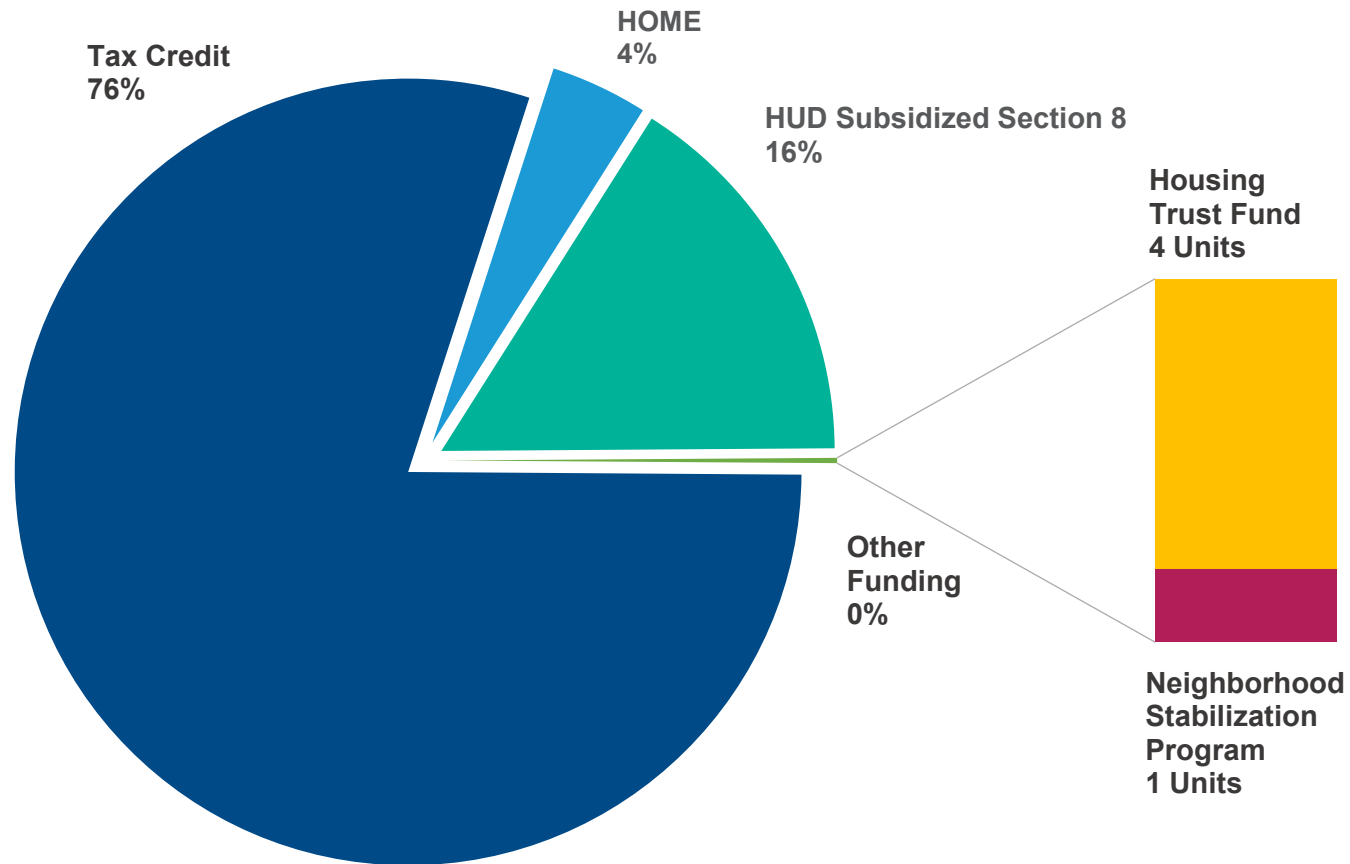


Region IV Affordable Units by Program

Counties

Blaine
Camas
Cassia
Gooding
Jerome
Lincoln
Minidoka
Twin Falls

**Affordable
Units**
2,253



■ Tax Credit
■ HUD Subsidized Section 8
■ Neighborhood Stabilization Program

■ HOME
■ Housing Trust Fund

Multifamily Housing Project List

PROJECT NAME	CITY	FUNDING PROGRAM	TYPE	AFFORDABLE UNITS
Alder Apartments	Twin Falls	TAX/HOME/WH	Family	71
Balmoral Apartments	Hailey	TAX/BOND	Family	189
Baltray Apartments	Jerome	TAX	Family	36
Blaine Manor Family	Hailey	TAX/HOME/BOND	Family	29
Blaine Manor Senior	Hailey	TAX	Senior	27
Bluebird Village	Ketchum	TAX/BOND	Family	48
C Street	Rupert	TAX/SEC8	Senior	38
Carriage Lane	Twin Falls	TAX	Family	32
Carriage Lane II	Twin Falls	TAX	Family	35
Cherrywood Apts	Twin Falls	TAX	Family	40
Clover Creek I	Jerome	TAX/HOME/RD	Family	21
Clover Creek II	Bliss	TAX/HOME/RD	Family	17
Clover Creek III	Wendell	TAX/RD	Family	8
Devon Senior Apartments	Twin Falls	TAX/HOME	Elderly	47
El Milagro	Twin Falls	TAX/HOME	Family	53
El Milagro II	Twin Falls	TAX	Family	32
Fawnbrook	Twin Falls	TAX	Family	96
Fawnbrook II	Twin Falls	TAX	Family	64
Field Stream	Twin Falls	TAX/HOME	Family	53
Gleneagles Apartments	Twin Falls	TAX	Elderly	29
Gracehill Apartments	Gooding	TAX/SEC8	Senior	30
Homes at Riverwalk	Burley	TAX	Family	36
Kacy Meadows	Buhl	TAX	Family	35
Kimberly Sunset Manor	Kimberly	TAX/SEC8	Elderly	24
Lincoln Courtyards North	Jerome	TAX/HOME/RD	Family	24
Masqueray Lofts	Twin Falls	TAX	Family	45
Meadowbrook - Buhl	Buhl	1602/SEC8/RD	Family	19
Northside Court	Jerome	TAX/RD	Family	44
Northwood Place	Ketchum	TAX/1602/TCAP	Family	31
Oaks I, The	Jerome	TAX	Family	39
Oaks II, The	Jerome	TAX	Family	44
Partridge Park Apts.	Burley	TAX	Family	23
Pomerelle Pointe	Burley	TAX/HOME	Family	42
Pomerelle Pointe II	Burley	TAX	Family	48
Prestwick Apartments	Jerome	TAX	Elderly	28
Richlin Townhouses	Burley	TAX/SEC8	Family	16
River Street Senior	Hailey	TAX/HOME/ICRC	Senior	23
River View Apartments	Burley	TAX	Family	40
Riverton (Mountain View East)	Heyburn	TAX/HOME/RD	Family	24
Riverwalk III	Burley	HOME	Family	11
Southwood Apartments	Rupert	TAX/RD	Family	24

Multifamily Housing Project List

PROJECT NAME	CITY	FUNDING PROGRAMS	TYPE	AFFORDABLE UNITS
Sunnyside Apartments	Hailey	TAX/RD	Family	27
Sunnyside II Apartments	Hailey	TAX/RD	Family	22
Timberlake Village	Twin Falls	TAX	Family	67
Twin Falls Garden Apartments	Twin Falls	TAX	Family	41
Valley Park	Rupert	TAX/HOME/RD	Family	24
Western Gailes Apartments	Jerome	TAX	Family	32
Windwood	Jerome	TAX/SEC8	Family	30

Total Multifamily Affordable Units: 1,858

Pending Multi Family Project List

PROJECT NAME	CITY	FUNDING PROGRAM	TYPE	AFFORDABLE UNITS
El Milagro III	Twin Falls	TAX/HOME	Family	40
El Milagro IV Family Apartments	Twin Falls	TAX/HOME	Family	24

Total Pending Multifamily Units Units: 64

Multifamily Permanent Supportive Housing Units

PROJECT NAME	CITY	FUNDING PROGRAM	TYPE	PSH UNITS
Blaine Manor Senior	Hailey	TAX	Senior	2
Bluebird Village	Ketchum	TAX/BOND	Family	2
El Milagro	Twin Falls	TAX/HOME	Family	3
El Milagro II 9	Twin Falls	TAX	Family	2
Lincoln Courtyards North	Jerome	TAX/HOME/RD	Family	2
Masqueray Lofts	Twin Falls	TAX	Family	3
Pomerelle Pointe	Burley	TAX/HOME	Family	3

Total Permanent Supportive Housing Units: 17

HUD Subsidized Housing Project List

PROJECT NAME	CITY	FUNDING PROGRAM	TYPE	AFFORDABLE UNITS
Balanced Rock Townhouses	Twin Falls	Section 8	Family	8
C Street Manor	Minidoka	Section 8	Elderly	38
Cherrywood	Twin Falls	Section 8	Family	40
Gracehill	Gooding	Section 8	Elderly	30
Kimberly Sunset Manor	Twin Falls	Section 8	Elderly	24
Meadowbrook (Buhl)	Twin Falls	Section 8	Family	20
Richlin Townhouses	Cassia	Section 8	Family	16
Riverside Sawtooth	Lincoln	Section 8	Elderly	20
Snow Mountain	Blaine	Section 8	Elderly	40
Sunset Manor VI	Minidoka	Section 8	Elderly	24
Syringa Estates	Jerome	Section 8	Elderly	20
Valley Vista Village	Twin Falls	Section 8	Elderly	60
Windwood	Jerome	Section 8	Family	30

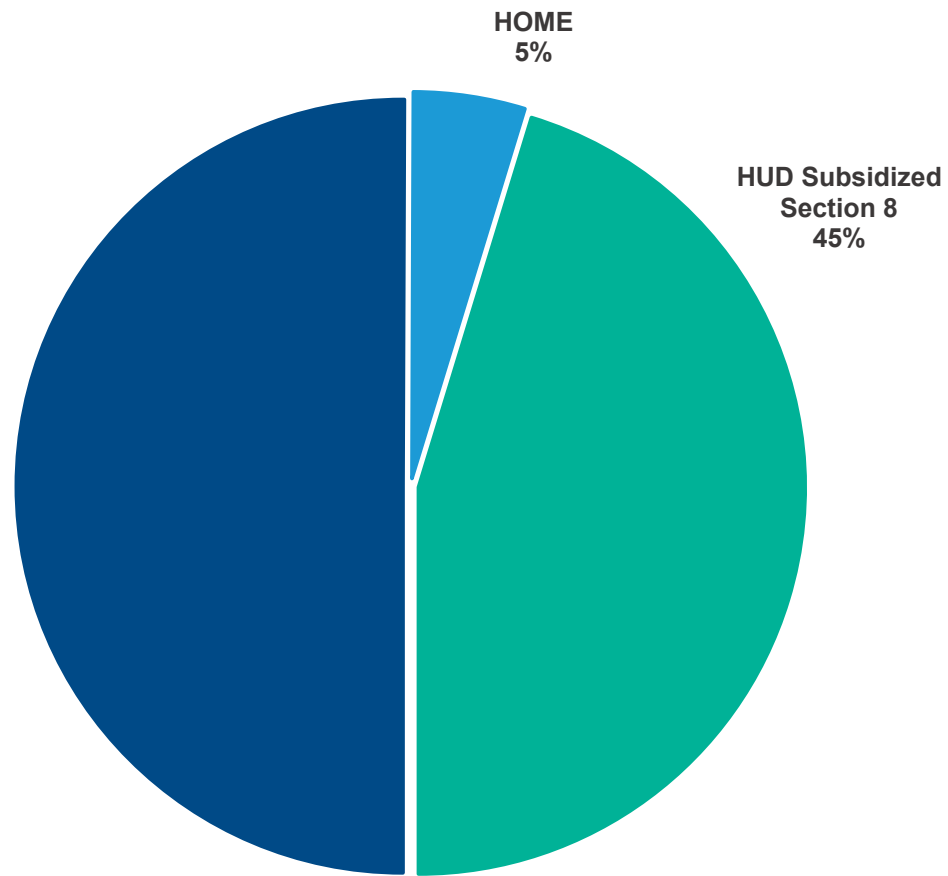
Total Project-Based Section 8 Units: 370

Single Family Rentals (1-4 units)

PROJECT NAME	CITY	FUNDING PROGRAMS	TYPE	AFFORDABLE UNITS
118 6th St Units A&B	Bellevue	HOME	Single Family	2
120 6th St Units A&B	Bellevue	HOME	Single Family	2
2550 Woodside Blvd	Hailey	Neighborhood Stabilization Program	Single Family	1
2560 Woodside Blvd	Hailey	HOME	Single Family	1
2711 Shenandoah Drive	Hailey	HOME	Single Family	4
2721 Shenandoah Drive	Hailey	HOME	Single Family	4
309 N 5th St	Bellevue	HOME & Housing Trust Fund	Single Family	2
3831 Glenbrook Drive	Hailey	HOME	Single Family	1
3841 Glenbrook Drive	Hailey	HOME	Single Family	1
3920 Woodside Blvd	Hailey	HOME	Single Family	4
604 N 4th St	Bellevue	HOME & Housing Trust Fund	Single Family	2

Total Single Family Rental Units: 24

Region V Affordable Units by Program



Counties

Bannock
Bear Lake
Bingham
Caribou
Franklin
Oneida
Power

Affordable Units
879

■ Tax Credit

■ HOME

■ HUD Subsidized Section 8

Multifamily Housing Project List

PROJECT NAME	CITY	FUNDING PROGRAM	TYPE	AFFORDABLE UNITS
Alsace Village	Soda Springs	TAX/RD	Family	24
Aspenwood	Montpelier	1602/SEC8	Elderly	35
Avalon Park	Chubbuck	TAX/HOME	Family	53
Cardona Senior	Chubbuck	HOME/1602	Elderly	47
Cedar View Apartments	Pocatello	TAX	Family	25
Chaparral Meadows I & II	Blackfoot	TAX/ICRC	Family	21
Diamond Court Apartments	Pocatello	TAX/ICRC	Family	72
Park Meadows Senior	Pocatello	TAX	Senior	43
Rose Park	Blackfoot	TAX/HOME	Senior	39
SEICAA Manor	Pocatello	HOME/COC	Family	10
Sunnyridge Apartments	Blackfoot	TAX/RD	Family	26
Westport Apartments	American Falls	TAX	Family	30
Whitman Hotel Apartments	Pocatello	TAX	Family	25

Total Multifamily Affordable Units: 450**Pending Housing Project List**

PROJECT NAME	CITY	FUNDING PROGRAM	TYPE	AFFORDABLE UNITS
Juniper Heights 9%	Pocatello	TAX	Family	36
Juniper Heights II 9%	Pocatello	TAX	Family	36
Park Meadows II 9	Pocatello	TAX	Family	24

Total Pending Multifamily Units: 96**Pending Workforce Housing Project List**

PROJECT NAME	CITY	FUNDING PROGRAM	TYPE	WH UNITS
Northern Flats	Chubbuck	Tax Credit & Work Force Housing	Family	192

Total Pending Workforce Housing Units: 192

Multifamily Permanent Supportive Housing Units

PROJECT NAME	CITY	FUNDING PROGRAM	TYPE	PSH UNITS
Park Meadow Senior Apartments	Pocatello	Tax Credit	PSH	3

Total Permanent Supportive Housing Units: 3**HUD Subsidized Housing Project List**

PROJECT NAME	CITY	FUNDING PROGRAM	TYPE	AFFORDABLE UNITS
Aspenwood	Montpelier	Section 8	Elderly	36
Candlewood Apartments	Montpelier	Section 8	Family	17
Cedarwood Apartments	Preston	Section 8	Family	12
El Rancho Heights	Pocatello	Section 8	Family	16
Fountain Terrace	Soda Springs	Section 8	Elderly	32
Franklin Heights	Pocatello	Section 8	Family	16
Hawthorne Terrace	Pocatello	Section 8	Family	8
Independence Home	Pocatello	Section 8	Disabled	13
Portneuf Towers	Pocatello	Section 8	Elderly	72
Preston Senior Housing	Preston	Section 8	Elderly	14
Southside Senior Villas	Malad	Section 8	Elderly	11
St. Anthony Place	Pocatello	Section 8	Elderly	88
Stockman Terrace	Pocatello	Section 8	Family	7
Sunset Manor	Blackfoot	Section 8	Elderly	48
Swisher Terrace	Pocatello	Section 8	Family	8

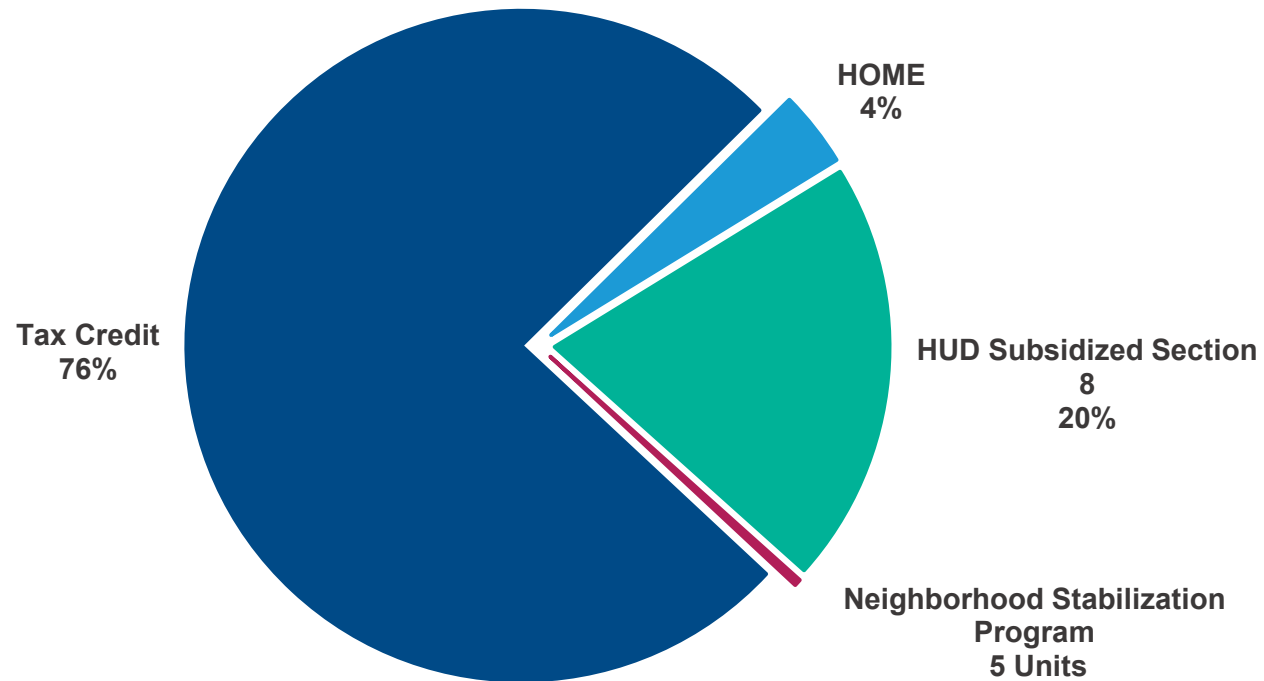
Total Project-Based Section 8 Units: 398

Region VI Units by Program

Counties

Bonneville
Butte
Clark
Custer
Fremont
Jefferson
Lemhi
Madison
Teton

**Affordable
Units**
1,565



■ Tax Credit ■ HOME ■ HUD Subsidized Section 8 ■ Neighborhood Stabilization Program

Multifamily Housing Project List

PROJECT NAME	CITY	FUNDING PROGRAM	TYPE	AFFORDABLE UNITS
Bandon River	Idaho Falls	TAX	Elderly	47
Bitterroot Park Apartments	Salmon	TAX/RD	Elderly	23
Black Feather 9	Idaho Falls	TAX	Family	27
Bonneville Apartments	Idaho Falls	TAX	Family	30
Buttes	Idaho Falls	TAX/HOME/ICRC	Family	79
Carlow Senior Apartments	Rexburg	TAX/HOME	Elderly	42
Carnoustie I Apartments	Shelley	TAX	Family	35
Carnoustie II Apartments	Shelley	TAX/HOME	Family	32
Chelsea Court	Idaho Falls	TAX	Family	66
Depot Square	Driggs	TAX/RD	Family	30
Donegal Apartments	Rexburg	TAX	Family	32
Eagle Pointe	Ammon	HOME/COC	SHP	8
Elk Creek Apartments	Idaho Falls	TAX	Senior	60
Fox Creek	Driggs	TAX	Family	24
Fox Creek II	Driggs	TAX	Family	19
Grove at Riverside, The	Rexburg	TAX/RD	Family	47
Lakeview Family Apartments	Roberts	HOME/RD	Family	9
Main Street Station Apartments	Rexburg	TAX	Family	67
Palisades Park	Ammon	TAX	Family	64
Peterson Park	Ammon	TAX/RD	Family	40
Rockwell Court	Rexburg	TAX/HOME	Family	45
Rosslare Senior	Idaho Falls	TAX/HOME/ICRC	Elderly	47
Saturn Apartments	Idaho Falls	TAX/SEC8	Family	38
Summerhill	Idaho Falls	TAX/TCAP	Family	71
Sungate Apartments	Salmon	TAX	Family	35
Teton Mesa 4	Idaho Falls	TAX/HOME/BOND	Family	35
Teton Mesa 9	Idaho Falls	TAX	Family	32
Teton View Village (Victor)	Victor	TAX	Family	31
Tralee Apartments	Rigby	TAX	Family	36
West Pine	Shelley	TAX/RD	Elderly	17
West Tisbury Apartments	Rexburg	TAX/HOME/RD	Family	33

Total Multifamily Affordable Units: 1,201

Pending Housing Project List

PROJECT NAME	CITY	FUNDING PROGRAM	TYPE	AFFORDABLE UNITS
Grove at Orchard Park (aka Orchard Senior)	Idaho Falls	Tax Credit	Family	27
Summit at Rexburg	Idaho Falls	Tax Credit	Senior	55
Atlas Apartments (aka Yellowstone Family 4)	Rexburg	Tax Credit	Family	40

Total Pending Multifamily Units: 122

Pending Workforce Housing Project List

PROJECT NAME	CITY	FUNDING PROGRAM	TYPE	WH UNITS
12th & Hoopes	Idaho Falls	WH	Senior	8
175 Front St	Driggs	WH	Family	28
Black Feather 4	Idaho Falls	Tax Credit	Family	124
Sherman Park Workforce	Victor	WH	Family	23

Total Pending Workforce Housing Units: 183**Multifamily Permanent Supportive Housing Units**

PROJECT NAME	CITY	FUNDING PROGRAM	TYPE	PSH UNITS
Black Feather 9	Idaho Falls	TAX	Family	2
Bonneville Apartments	Idaho Falls	TAX	Family	2
Depot Square	Driggs	TAX/RD	Family	2
Peterson Park	Ammon	TAX/RD	Family	4
Teton Mesa 9	Idaho Falls	TAX	Family	2

Total Permanent Supportive Housing Units: 12**HUD Subsidized Housing Project List**

PROJECT NAME	CITY	FUNDING PROGRAM	TYPE	AFFORDABLE UNITS
Imperial/B&H	Salmon	Section 8	Elderly	32
Market Lake	Roberts	Section 8	Family	8
Rexburg Plaza	Rexburg	Section 8	Family	40
Riverside Senior Housing	Idaho Falls	Section 8	Elderly	40
Sandcreek	Idaho Falls	Section 8	Family	72
Saturn Apartments	Idaho Falls	Section 8	Family	38
South Fremont Senior Housing	Saint Anthony	Section 8	Elderly	14
Teton View Senior Housing	Idaho Falls	Section 8	Senior	36
Twin Pines Manor	Rexburg	Section 8	Family	11
Willowtree Apartments	Idaho Falls	Section 8	Family	28

Total Project-Based Section 8 Units: 319

Single Family Rentals (1-4 units)

PROJECT NAME	CITY	FUNDING PROGRAMS	TYPE	AFFORDABLE UNITS
1182 Kortnee Dr	Idaho Falls	Neighborhood Stabilization Program	Single Family	1
1585 Sunny Pine Way	Idaho Falls	Neighborhood Stabilization Program	Single Family	1
2098 Rendezvous Rd	Idaho Falls	Neighborhood Stabilization Program	Single Family	1
2518 Brookcliff Dr	Idaho Falls	Neighborhood Stabilization Program	Single Family	1
2746 Laguna Dr	Idaho Falls	Neighborhood Stabilization Program	Single Family	1

Total Single Family Rental Units: 5



The 14th annual Avenues for Hope Housing Challenge raised nearly \$5.2M in December 2024 for 99 nonprofit housing providers throughout Idaho. Funds will help ensure Idahoans have access to safe, stable, affordable housing and supportive services. Over \$20.7 million has been raised since the campaign began in 2011.

2024 Results

\$5,227,492 Raised for 99 Organizations

\$4,844,177 Received in Donations

\$383,315 Awarded in 402 Prizes and 99 Matching Funds

6,149 Donors made 6,747 Gifts

Generous Campaign Sponsors

PLATINUM:



**Idaho Housing
and Finance
Association**



**ZIONS
BANK**

GOLD: Bank of America, Idaho Central Credit Union, JP Morgan, Micron Technology, Royal Bank of Canada

SILVER: Barclays, Boise Housing Corporation, Bonial & Associates, P.C./National Bankruptcy Services, LLC, Jack Hetherington, Intermountain Gas Co., Magellan Cares Foundation, PNC, Skinner Fawcett LLP, Stifel, The Pacific Companies

BRONZE: Bank of Idaho, Bank of Oklahoma, Brighton Corp, Cicchetti, Tansley & McGrath LLP, Hawley Troxell, HUB Insurance, Idaho National Laboratory/Battelle Energy Alliance, IL Group, Mountain West Bank, New Beginnings Housing, LLC, OSC, a Breckenridge Company, Saint Alphonsus Health System (Trinity Health)

FRIENDS: Bank of Commerce, Boise Regional Realtors, Citizens Community Bank, Construction Services, Eide Bailly, Evergreen Home Loans, First American Title Insurance Company, Gerald M. Hunter, Gilmore Bell, IMLA, Jefferies, Landmark Promotions, Mortgage Guaranty Insurance Corporation, Piper Sandler & Co., Raymond James, Right! Systems, Inc., Trustee Services, Inc.

Nonprofit Results

Southwest Idaho

- LEAP Housing - \$1,339,674
- Interfaith Sanctuary Homeless Shelter - \$807,658
- Jesse Tree - \$564,205
- St. Vincent de Paul Southwest Idaho - \$426,991
- CATCH - \$266,544
- Corpus Commons (aka Corpus Christi House) - \$156,839
- JEMfriends, Inc. - \$78,550
- NeighborWorks Boise - \$77,996
- Treasure Valley Habitat for Humanity - \$43,414
- The House Next Door - \$39,523
- WCA - \$24,525
- Idaho Veterans Chamber of Commerce - \$22,045
- International Rescue Committee (IRC) in Boise - \$20,845
- Good Samaritan Home - \$19,175
- Low Income Support Inc. - \$14,825
- The Housing Company - \$14,195
- Trinity New Hope - \$13,852
- Boise Rescue Mission Ministries - \$13,505
- The Community Builder - \$13,170
- Faces of Hope - \$12,965
- Idaho Access Project - \$11,526
- Giraffe Laugh Early Learning Centers - \$11,295
- Idaho Youth Ranch - \$11,270
- The Community Center - \$11,210
- Boise Public Schools Foundation - \$10,245
- The Salvation Army Caldwell - \$10,145
- Chrysalis Women's Transitional Living, Inc. - \$8,625
- Terry Reilly Health Services - \$8,145
- Advocates Against Family Violence - \$7,630
- Intermountain Fair Housing Council - \$6,389
- Emmett Independent School District #221 - \$5,965
- Elmore County Domestic Violence Council - \$5,845
- Purses With A Purpose Boise - \$5,595
- Family Justice Center Foundation of Idaho - \$5,570
- Safe Families for Children Treasure Valley - \$4,295
- Rise Up 2 Thrive - \$4,045
- The Home Partnership Foundation Inc. - \$3,915
- Agency for New Americans, by Jannus Inc. - \$3,405
- The Salvation Army Nampa - \$2,795
- Idaho Community Reinvestment Corporation - \$2,095
- Shepherd's Home - \$2,045
- Toby's Place, Inc. - \$1,695
- Region 3 Housing Coalition - \$1,640
- Idaho Hispanic Foundation - \$1,570
- The Salvation Army – Boise \$645
- Idaho Anti-Trafficking Coalition - \$445
- Anna Grace Foundation, Inc. - \$370
- El-Ada Community Action Partnership - \$367
- Education Foundation of West Ada School District - \$345
- Green Light Outreach - \$245

Southeast Idaho

- Blaine County Charitable Fund - \$151,220
- NeighborWorks Pocatello - \$61,810
- Habitat For Humanity of the Magic Valley - \$53,104
- Aid For Friends Inc. - \$41,710
- Valley Mission - \$40,845
- Community Resource Center of Teton Valley - \$35,213
- Promise Ridge - \$19,060
- Valley House Homeless Shelter - \$18,640
- Voices Against Violence - \$18,113
- Twin Falls Optimist Youth House - \$17,365
- USCRI Refugee Programs - \$15,081
- Habitat for Humanity Idaho Falls Area - \$14,740
- Magic Valley Area Humanitarian Center - \$13,345
- Idaho Falls Rescue Mission - \$13,177
- Bridges - \$11,695
- CLUB, Inc. - \$10,910
- CLUB, Inc. - \$10,910
- Everybody House - \$9,319
- The Mahoney House - \$8,755
- Cassia County Joint School District# 151 - \$7,170
- Family Services Alliance of SE Idaho - \$6,895
- Twin Falls School District - \$6,650
- South Central Community Action Partnership - \$6,345
- HOPE Foundation of Idaho, Inc - \$5,645
- Minidoka School District 331 - \$5,295
- Oneida Crisis Center - \$5,150
- Southeastern Idaho Community Action Agency, Inc. - \$3,795
- White Pine Charter Schools - \$2,345
- Bannock Youth Foundation - \$1,995
- The Advocates for Survivors of Domestic Violence and Sexual Abuse - \$895

North Idaho

- Family Promise of the Palouse - \$149,385
- Family Promise of North Idaho - \$76,126
- St Vincent de Paul of North Idaho - \$66,536
- Sojourners Alliance - \$39,892
- Bonner County Homeless Task Force/Bonner Homeless Transitions - \$36,085
- LC Valley Youth Resource Center - \$36,061
- Moscow Affordable Housing Trust, Inc - \$29,733
- L-C Valley Habitat for Humanity - \$12,270
- CDAIDE, Inc. - \$10,456
- Palouse Habitat for Humanity, Inc. - \$8,815
- Habitat for Humanity of North Idaho - \$8,773
- Alternatives to Violence of the Palouse - \$6,822
- Latah Alliance on Mental Illness (LAMI) - \$5,305
- Lake Pend Oreille School District - \$4,029
- The Salvation Army of Lewiston - \$3,965
- Union Gospel Mission - \$3,795
- Safe Passage - \$1,511
- HomeShare Kootenai County, Inc. - \$820
- Bonner Community Housing Agency - \$595
- Canopy Village (formerly Children's Village) - \$345

View complete results and prizes awarded at avenuesforhope.org

Have a Heart for Helping?

Avenues for Hope is for you.

This annual online campaign has raised \$20.7 million in 14 years and helped more than 100 Idaho nonprofits combat homelessness issues. The campaign's one-of-a-kind format, with a significant portion of donations being matched dollar-for-dollar, coupled with the generous support of sponsors and donors, has propelled it to remarkable success. With your help, we can keep it going!

Learn more about Avenues for Hope while being inspired by keynote speaker Dr. Rick Rigsby at the campaign launch event.

About the Launch Event



Lunch and Keynote
December 10, 2025
11:45 a.m. to 1:15 p.m.
Boise Centre, Boise, Idaho



Free individual tickets and table sponsorships for groups of 10 available.

About Dr. Rick Rigsby



- Delivered the infamous Lessons from a Third Grade Dropout commencement speech with more than 200 million views in just days.
- Former award-winning journalist and college professor.
- Served as character coach and chaplain for Texas A&M football.
- Dynamic presenter who motivates, empowers, and inspires worldwide – from Australia, Africa, and Asia, to the Americas, Europe, and Canada.
- Author of *Afraid to Hope: Discovering the courage to dream again* and best-seller *Lessons from a Third Grade Dropout*.

Avenues  for Hope
Housing Challenge

Don't miss this unforgettable event!

Sign up with the QR code to be notified when registration opens.



www.bit.ly/avenuesforhope



Make an IMPACT!

Avenues for Hope
Housing Challenge

Support housing-related nonprofits.

HAVE A HEART FOR HELPING?

The **Ambassador Program** is for you!

How you can help

*Community Outreach
Event Planning
Fundraising
Raise Awareness
And more!*

Learn More



info.idahohousing.com/afh-ambassador

SAVE THE DATE!

CONFERENCE ON 2026
**HOUSING &
ECONOMIC
DEVELOPMENT**



March 16-17, 2026 | Boise Centre

Idaho's premier housing and economic development conference

Introducing Finally Home! Financial Basics

Take control of your financial future. Our brand-new Financial Basics course has got you covered, whether you're a home-buyer, renter, seasoned homeowner, or simply looking to upgrade your financial savvy. Unlock your financial potential and achieve your goals with our comprehensive course. This game-changing opportunity will transform your financial landscape, providing the knowledge and skills to succeed!



Course Topics:

Budgeting for success

The basics of banking

Mastering credit

Planning for the future

Insurance

Tax essentials

Financial emergencies

Financial Basics will help people establish financial stability by:

- **Setting realistic and achievable financial goals for the future.**
- **Improving money management skills and learning the basics of banking.**
- **Understanding how to manage and pay off debt.**
- **Gaining knowledge of common financial scams and fraud techniques.**
- **Understanding the basics of credit and strategies to build your credit score.**

Call today for more information

877.695.2655

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finallyhome.org

*Register today for Free! Visit **FinallyHome.org** and click “**Register Today**”.*

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FSS Program Descriptions

Program	Description
FSS	Available to those on an IHFA Housing Choice Voucher who have employment goals. Counselors assist families in setting individualized goals in areas of employment, education, finances, and service needs. Participants can accrue escrow savings as their earned income grows and the rent portion increases.
Homeless Prevention	Available to individuals living within IHFA's jurisdiction. This funding comes from the Home Partnership Foundation and allows IHFA branch counselors to help with up to \$1,000 towards rent, security deposit, or past due utilities. This is designed to fill the gap and assist individuals without children in the home, but can still help families with children after other resources are exhausted. Individuals can only use this program once every five years. Participants must use the online screening form to check for eligibility.
Housing Counseling	Counselors in the branch offices can help with rental, pre-purchase, and post-purchase housing counseling. This is free to anyone in the community. Some items of conversation are credit, budgeting, applications, homebuyer education, etc.
HOPES	HOPES is a program available only to those individuals who graduate from FSS. This is a down payment assistance program that has two options for financial assistance: 1. 3 to 1 match. If an individual is able to save \$3,000, IHFA will triple that and provide \$9,000 towards the purchase of a home. Sponsored by The Home Partnership Foundation. 2. A partnership with the HOME department allowing up to \$200,000 in down payment assistance as a 0% silent second loan. If individual stays in the home for 15 years, 50% of the loan is forgiven. Only due upon sale of the home.
Financial Foundations	A new IHFA program that is available to individuals living at any of The Housing Company properties who do not have a housing choice voucher that offers the FSS program. This program works one-on-one with individuals on their goals in the four corner areas: 1. Income and Education 2. Budgeting and Planning 3. Savings and Emergency Preparedness 4. Debt Management and Credit Financial Incentives: 1. Matching fund: The completion of each goal is tied to \$1,000 with a max earning amount of \$8,000. The first four goals must have one goal in each corner category. Sponsored by The Home Partnership Foundation 2. Home funds: HOME up to \$200,000 in down payment assistance as a 0% silent second loan. If individual stays in the home for 15 years, 50% of the loan is forgiven. Only due upon sale of the home.
Keys to Renting	A renters education program designed to walk a renter through the entire process of renting. A certificate is provided upon completion of the program.

Homeless Prevention Program

FUNDS CAN BE USED FOR:

- Security deposits
- Rent
- Utilities

Idaho Housing's branch offices can provide \$1,000 in assistance once every five years.*



**Idaho Housing
and Finance**
Association

SCAN
TO GET STARTED

**Funding amounts vary. Paid directly to entity/organization.*

How Does it Work?

- 1** Fill out the eligibility screening form.
- 2** The form will tell you if you are tentatively approved or ineligible.
- 3** If tentatively approved, an IHFA housing counselor will reach out to you with next steps.

This is NOT an emergency assistance program.

Funding may take a few weeks to be dispersed.

MAKE AN IMPACT!



Help end youth homelessness in Idaho

The Youth Action Board (YAB) of the House Idaho Collaborative is recruiting new members to help end youth homelessness in Idaho.

HOW YOU CAN HELP

- Provide your unique perspective and help make important decisions to end youth homelessness.
- Identify gaps in homeless services.
- Attend monthly meetings.

BENEFITS

- Compensation for your time.
- Resume building - add board membership experience.
- Connect with job opportunities and resources.
- Be a part of a safe and welcoming environment that values your expertise.
- Collaborate with a diverse group to end youth homelessness.

QUALIFICATIONS

- Aged 18 -24 years
- Experienced homelessness in the last 7 years or are currently homeless.

INTERESTED?

Scan the QR code or visit:
info.idahohousing.com/yab





July 2025

Have suggestions?

If you know someone who would like to be added to the [distribution list](#) or want to suggest/contribute content, email heidis@ihfa.org with "NEWSLETTER" in the subject line.

HIC Updates

HIC Committee Monthly Reports

Monthly reports are now available to view and download here: [HIC Reports - July 2025](#).

NEW! Grant Opportunities Snapshot

We have created a document with upcoming grant opportunities. See the Snapshot on the first page, then view the details of the grants you are interested in on the pages that follow. [View Grant Opportunities for August here!](#)

HIC Regional Coalition Goals

Each Regional Coalition should be discussing their Regional Coalition goals around homelessness and housing related to expanding affordable housing, accessing effective resources, tracking and sharing quality data amongst partners, altering policies, and marketing and raising awareness.

IHFA Staffing Update

IHFA's grant writer, Jordan Downey has transitioned to a new role in the Boise area. Her last day at IHFA was July 16. Please update your records as needed.

YAB Staffing Update

Anji Armagost will replace Nancy Tuttle for all things related to the Youth Action Board. Please update the point of contact information you have on file.

Recruiting YAB Members - Calling Region 2, 3, 4, & 5 Partners!

We are urgently seeking members for the YAB. If you serve or know any youth 18-24 with lived experience, consider sharing this opportunity with them. They are compensated for their time, meet once a month, and can help end youth homelessness in Idaho!

Interested Youth can fill out the online form at info.idahohousing.com/yab.

For questions about the program or to order marketing materials, [contact Anji](#).

Resources

>> [Out of Reach Report: Detailing the gap between wages and affordable housing.](#)

>> [Infant and Toddler Homelessness report - SchoolHouse Connection's report highlights the need, barriers and strategies to streamline accessible childcare for homeless children.](#)

- [View Idaho's Infant, Toddler and Youth Data Dashboard here.](#)

>> [Guide to Effective Housing Focused Street Outreach.](#)

>> [National Network to end Domestic Violence - 2025 DV Count Report](#)

- [View Idaho's Domestic Violence Count here.](#)

>> [Transform your board's potential with this cheat sheet from BoardEffect.](#)

Best Practices & Innovative Solutions

BEST PRACTICES

- [>>Providing mental wellness support for nonprofit staff.](#)
- [>>Leveraging collaboration with law enforcement to address homelessness](#)
- [>>Alternative crisis co-response teams - sending law enforcement and clinicians for behavioral health crisis calls.](#)

INNOVATIVE SOLUTIONS

- [>>Pet-inclusive housing without breed restrictions.](#)
- [>>The Barriers that Gender-Expansive Homeless are experiencing and how service providers can create effective programs to help.](#)
- [>>Nevada dedicates funding to supportive housing in state budget.](#)

In the News

Region 5 spotlight! [>>Housing Alliance and Community Partnerships bring affordable housing project to downtown Pocatello by remodeling vacant building.](#)

[>>New executive order addressing homelessness - Ending Crime and Disorder on America's Streets.](#) A fact sheet provided by the White House can be found [here](#).

- [Statement from National Alliance on Mental Illness \(NAMI\).](#)
- [Statement from Corporation for Supportive Housing \(CSH\).](#)

[>>White House announces infrastructure priorities, permit updates.](#)

[>>The Homeless Children and Youth Act \(HCYA\) works to align federal definitions of homelessness to ensure all those experiencing homelessness can access the housing assistance they need.](#)

[>> A New Texas law allows conversion projects turning old commercial buildings into multifamily housing.](#)

Upcoming Events

Avenues for Hope Kickoff Meeting - Virtual *August 20, 10 - 11 a.m.*

Whether you have participated before or are just learning about the campaign, join us at this informational meeting to discuss new additions and opportunities for 2025!

- [Add it to your calendar!](#)
- [MS Teams Meeting Link](#) (Meeting ID: 243 761 896 504 3 | Passcode:ex7JD2z5)

Training Opportunities

FREE Training Hub: Homeless and Housing Resource Center (HHRC)

HHRC has a multitude of no-cost trainings and tools for housing stability related topics including recovery, mental illness and disorders. [View the Catalog.](#)

Human Trafficking Assessment Training (Webinar) *2 hours | Free, hosted by Idaho Department of Juvenile Corrections*

Idaho-specific juvenile labor and sex trafficking training. This webinar dives into definitions, processes, new screening tools, how to recognize the indicators of human trafficking and how to appropriately respond.

- [Watch the webinar here.](#)
- [Learn more about the toolkit and resources here.](#)

Homeless Youth and Serious Emotional Disturbance (Webinar)

Aug 11, 11 a.m. MT | Free, hosted by Homeless and Housing Resource Center

Effective practices, special considerations, and available resources for homeless youth with Serious Emotional Disturbance (SED), followed by Q&A session with speakers.

[Register here.](#)

Advance Care Planning (Online Course)

Self-paced | Free, hosted by Homeless and Housing Resource Center

Introduction to advance care planning (ACP) providing tangible communication skills and tools that staff can use in their every day work with people who experience homelessness.

[Register here.](#)

Webinars - hosted by CSH Training Center

The following trainings are available for a fee. Learn more and register by clicking the links below:

- [Essentials for Providing Services](#)
- [Establishing Boundaries](#)
- [Crisis Intervention & De-Escalation.](#)

Webinar Series - hosted by CSH Training Center

The following webinar series have a fee to participate. To register and learn more click on the links below:

- [Essentials For Providing Services](#)
- [Trauma-Informed Approaches for Service Providers.](#)



Become a Member!

Membership of the House Idaho Collaborative (HIC) is voluntary and open to anyone who supports HIC's vision of "a home for everyone" through leadership, collaboration, and community engagement. Click the "Become a Member" button to join.