

FALL 2025 HOUSING ROUNDTABLE

REGION 3: TREASURE VALLEY

FRIDAY, OCTOBER 17, 2025

9:30 – 11:30 a.m. MT

SILVERSTONE AMENITY CENTER
BANQUET ROOM

3405 E OVERLAND RD, MERIDIAN, ID 83642

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/>
- 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 Department of Housing and Urban Development (HUD) has announced tentative awards for the 2024 CoC competition with ID-501 being awarded \$5,436,350, which is \$1,385,418 more than the 2023 grant year. All CoC grants will have a start date of July 1, 2025, and will run until June 30, 2026. The distribution of CoC funding is typically 48% to Permanent Supportive Housing, 31% to Rapid Rehousing, and 7.6% to Supportive Services Only for the HIC Access Points. However, SSO will increase slightly due to IHFA being awarded a CE DV Bonus grant for \$547,806. Additionally, the HIC approved of an amendment to increase the CE grant by an additional \$264,000.

CoC Planning grant funds support administration and initiatives like the Lived Experience Panel (LEP). The HIC hopes to expand to have at least one LEP in every 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.

Emergency Solutions Grant (ESG)

HUD awarded 2025 ESG funds to Idaho in the amount of \$1,141,854, which is \$26,078 more than last year. The 2025 ESG grant began on Oct. 1, 2025, and will run until Sept. 30, 2026. The distribution of ESG funding during the 2025 grant cycle will be approximately 45% to Shelter, 25% to Rapid Rehousing, and 25% to Homeless Prevention projects. IHFA has completed the comprehensive 5-year ESG plan called the Consolidated Plan which includes collaboration with HOME and CDBG funds. For more information, please see IHFA's Homelessness [webpage](#).

Youth Homelessness System Improvement (YHSI) Grant

HUD awarded \$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

HUD awarded \$3.8 million to the HIC, plus \$3.2 million to Ada Co. under the YHDP grant. The YHDP is guided by the Coordinated Community Plan (CCP). The YHDP will fund TH-RRH (about 82% of award), SSO-Outreach (about 9% of award), SSO-Host Home projects (about 3.4% of award), and two planning grants for IHFA administration and YAB support (about 5.6% of award). All applications have been reviewed, scored, and ranked. Funding recommendations were made to IHFA by the YAB. IHFA has extended tentative awards to five projects. YHDP projects are slated to start Nov. 1, 2025, or later, and run for 24 months before being included as CoC renewal projects in the CoC competition. All YHDP subrecipients will provide one member on the statewide YAB and support the YAB with continual membership. If you have questions, please reach out to Anji Armagost at AnjiA@ihfa.org.

Rental Assistance

Housing Choice Voucher Program

Idaho Housing and Finance Association (IHFA) receives its funding for the Housing Choice Voucher (HCV) program from HUD. 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 types 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.

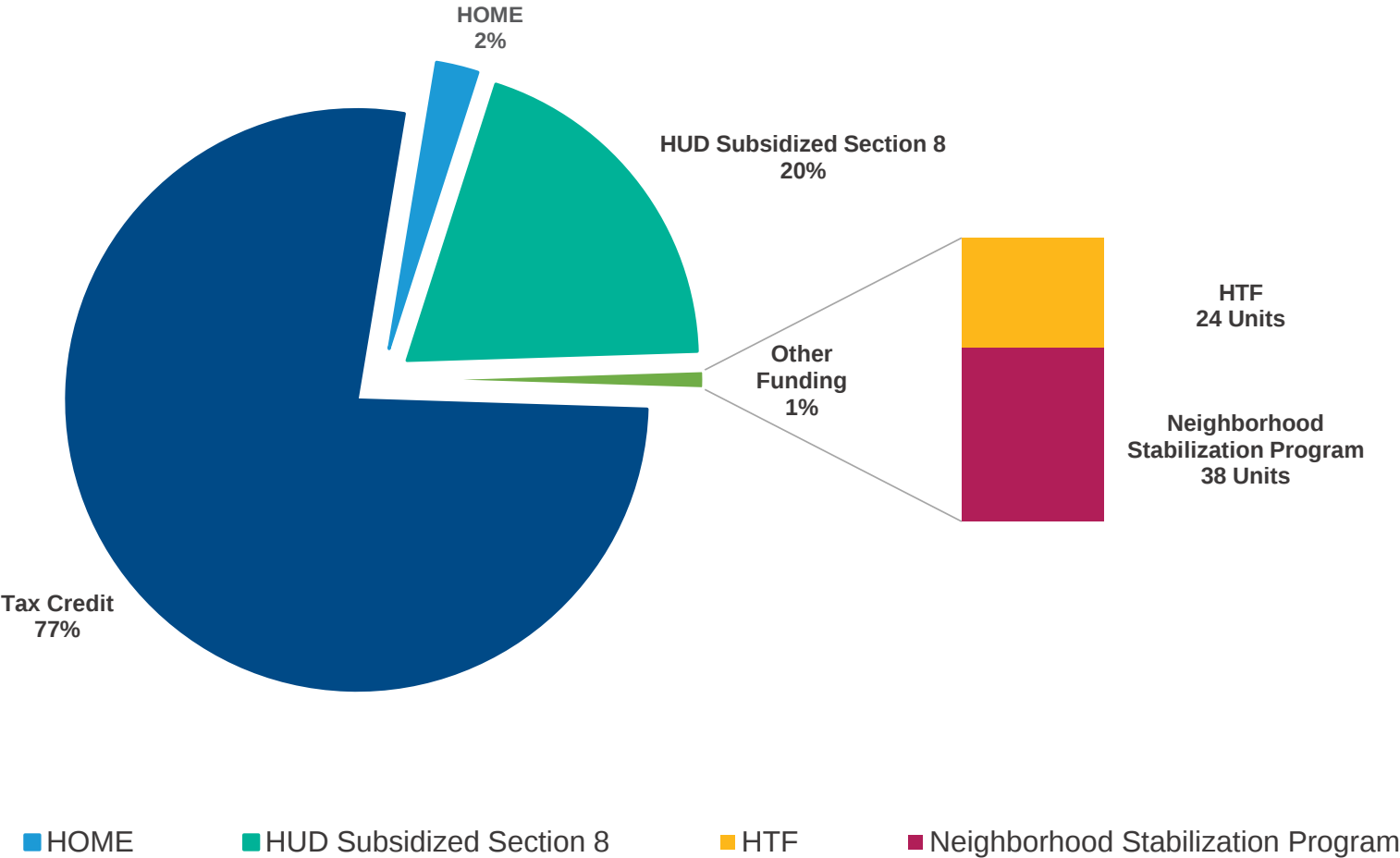
IHFA released its Permanent Supportive Housing RFP on May 15, 2025, and it was due August 15, 2025. \$14 million is being made available of both HOME and HOME ARP funding for the construction of housing. Additional supportive services and capacity building funds are being made available to support non-profits,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

Region III Affordable Units by Program

Counties

- Ada
- Adams
- Boise
- Canyon
- Elmore
- Gem
- Owyhee
- Payette
- Valley
- Washington

Affordable Units
6,164



Multifamily Housing Project List

PROJECT NAME	CITY	FUNDING PROGRAMS	TYPE	AFFORDABLE UNITS
12th & River Street	Boise	Tax Credit	Senior	53
Adare Manor	Boise	Tax Credit & HOME	Family	120
Amber Cove	Weiser	Tax Credit	Elderly	24
Apple Pointe	Boise	Tax Credit	Family	32
Ashton Place Apartments	Caldwell	Tax Credit & HOME	Family	47
Autumn Court Apartments	Emmett	Tax Credit	Elderly	29
Berkshire Apartments	Nampa	Tax Credit & HOME	Family	47
Brandon Bay	Payette	Tax Credit & HOME	Family	27
Brent Manor	Payette	Tax Credit	Family	32
Canyon Terrace	Nampa	Tax Credit	Family	80
Celebration Acres	Boise	Tax Credit	Family	25
Civic Plaza	Boise	Tax Credit	Family	297
Cleveland Square	Caldwell	Tax Credit	Senior	45
College Park	Caldwell	Tax Credit	Family	18
Colmar Village	Weiser	Tax Credit	Family	20
Colorado Gardens	Nampa	Tax Credit	Senior	45
Cottonwood Meadows	Eagle	Tax Credit & HOME	Elderly	42
Courtyards at Ridgecrest I	Nampa	Tax Credit & HOME	Family	49
Courtyards at Ridgecrest II	Nampa	Tax Credit & HOME	Family	49
Creekbridge Court Apartments	Nampa	Tax Credit	Family	45
Eagle Senior Village II	Eagle	HOME	Elderly	4
Emerald Court Apartments	Emmett	Tax Credit	Family	32
Falcon's Landing	Mountain Home	Tax Credit	Family	47
Foothills Apartments	Meridian	Tax Credit & HOME	Family	53
Franklin Grove	Boise	Tax Credit	Elderly	40
Franklin (The)	Boise	BOND	Family	184
Galway Apartments	Nampa	Tax Credit	Family	55
Gateway Crossing	Nampa	Tax Credit	Family	72
Greystone Court	Caldwell	Tax Credit & HOME	Family	40
Hillcreek Apartments	Boise	Tax Credit	Family	44
Homedale Gardens	Homedale	Tax Credit	Elderly	23
HOPE Plaza	Caldwell	Tax Credit	Family	47
HOPE Plaza II	Caldwell	Tax Credit & HOME	Family	27
HOPE Plaza III	Caldwell	Tax Credit & HOME	Family	28
Idanha Apartments	Boise	Tax Credit	Family	39
Kenmare Trace	Payette	Tax Credit	Family	35
Las Brisas	Caldwell	Tax Credit & HOME	Senior	40
Linder Duplexes	Kuna	HOME & Housing Trust Fund	Family	4
Louise Garden	Payette	Tax Credit	Elderly	31
Mallard Cove Apartments	Caldwell	Tax Credit	Family	55
Mallard Pointe	Garden City	Tax Credit & HOME	Elderly	158
Maryland Village	Nampa	Tax Credit	Elderly	39
Maryland Village II	Nampa	Tax Credit & HOME	Elderly	31

Multifamily Housing Project List

PROJECT NAME	CITY	FUNDING PROGRAMS	TYPE	AFFORDABLE UNITS
Meadowbrook - Emmett	Emmett	Tax Credit & HOME	Family	35
Mercy Creek Apartments	Nampa	Tax Credit	Family	44
Mill Creek Commons	Middleton	Tax Credit & HOME	Family	34
Moon Valley	Star	Tax Credit	Family	32
New Hope Subdivision	Nampa	Tax Credit	Family	16
New Path Community Housing	Boise	Tax Credit & HOME	Family	40
North Parke Apartments I	Mtn. Home	Tax Credit & HOME	Family	35
North Parke Apartments II	Mtn. Home	Tax Credit & HOME	Family	36
Northside Nampa Housing	Nampa	Tax Credit	Family	25
Northwest Passage	Donnelly	Tax Credit	Family	32
Northwest Pointe	Boise	Tax Credit	Family	53
Nottinghamshire Apartments	Caldwell	Tax Credit	Family	40
Oak Park Village	Boise	Tax Credit	Family	154
Orchard Valley Apartments	Emmett	Tax Credit	Elderly	20
Parkview Apartments	Caldwell	Tax Credit	Family	77
Parkway 43 Townhomes	Garden City	Tax Credit	Family	18
Parkwood Apartments	Nampa	Tax Credit	Family	55
Payette Plaza	Payette	Tax Credit	Elderly	24
Payette Townhouses	Payette	Tax Credit	Family	27
Pioneer Square Apartments	Boise	Tax Credit	Family	43
Portstewart Apartments	Caldwell	Tax Credit & HOME	Elderly	23
River Plaza	Boise	Tax Credit	Family	87
Riverbend Court I&II	Fruitland	Tax Credit	Family	39
Riverbend Court III	Marsing	Tax Credit	Family	12
Riverbend Court IV	Grand View	Tax Credit	Family	8
Riverview Homes	Boise	Tax Credit	Family	40
Ross Island at Moffat Cove	Emmett	Tax Credit	Family	36
Sagewood Sr. Apartments	Caldwell	Tax Credit & HOME	Senior	46
Samaritan Village	Boise	Bond	Elderly	100
Shadow Mountain	Idaho City	Tax Credit	Family	14
Shannon Glenn at Riverside	Garden City	Tax Credit & HOME	Family	56
Sister's Villa	Eagle	Tax Credit	Elderly	49
Sky Ridge	Nampa	Tax Credit	Senior	63
Skyview Terrace Apartments	Mtn. Home	Tax Credit	Family	55
Springs I, The	McCall	Tax Credit	Family	35
Springs II, The	McCall	Tax Credit	Family	32
Stewart Avenue Apts.	Boise	Tax Credit	Family	16
Sunnyridge Village	Nampa	Tax Credit	Family	56
Sunset Landing	Caldwell	Tax Credit & BOND	Family	75
Syringa Village	Boise	Tax Credit	Family	32
Thomas Logan	Boise	Tax Credit	Family	45
Towne Square II	Boise	Tax Credit	Family	79
Trailwinds, The	Garden City	Tax Credit	Family	57

Multifamily Housing Project List

PROJECT NAME	CITY	FUNDING PROGRAMS	TYPE	AFFORDABLE UNITS
Tramore Senior Apartments	Meridian	Tax Credit & HOME	Elderly	56
Treehouse Apartments	Boise	Tax Credit	Family	25
Valencia	Fruitland	Tax Credit & HOME	Elderly	42
Valley One Apartments	McCall	Tax Credit	Family	8
Valley Run Apartments	Kuna	Tax Credit & HOME	Family	32
Valor Pointe	Boise	Tax Credit	Veteran	26
Van Engelen Apartments	Nampa	Tax Credit	Senior	26
Vineyard at Broadmore	Nampa	Tax Credit & HOME	Senior	34
Vineyard at Broadmore II	Nampa	Tax Credit	Senior	27
Vineyard at Eagle Promenade	Boise	Tax Credit	Senior	27
Vineyard at Sycamore Place	Caldwell	Tax Credit & HOME	Senior	21
Vineyard Cottages Homedale	Homedale	Tax Credit	Senior	28
Vineyard Suites at Indian Creek	Caldwell	Tax Credit	Senior	49
Vineyard Suites on the Boulevard	Nampa	Tax Credit & HOME	Senior	45
Washington Square	Meridian	Tax Credit	Family	41
Westside Comstock	Nampa	Tax Credit	Family	19
Westview Lofts	Caldwell	TC, HOME & Housing Trust Fund	Family	45
Wildwood	Weiser	Tax Credit & HOME	Family	24
Wylie Street Station	Boise	Tax Credit	Family	40

Total Multifamily Affordable Units: 4,764**Pending Housing Project List**

PROJECT NAME	CITY	FUNDING PROGRAMS	TYPE	AFFORDABLE UNITS
Arbor Apartments (Fmrly W Frankl	Boise	BOND	Family	112
Eagle Manor	Eagle	Tax Credit	Senior	40
New Path Housing II	Boise	Tax Credit	Transitional	92
Norfolk	Caldwell	Tax Credit	Senior	73
State & Arthur	Boise	Tax Credit	Family	97
Trappers Perch	Payette	Tax Credit & HOME	Family	42
Vineyard at Merlin Pointe	Kuna	Tax Credit	Senior	37
Westview Lofts II	Caldwell	Tax Credit	Family	26
White Pine	Nampa	Tax Credit	Family	264
Wood Rose	Meridian	Tax Credit & HOME	Family	40

Total Pending Multifamily Units: 823

Pending Workforce Housing Project List

PROJECT NAME	CITY	FUNDING PROGRAMS	TYPE	WH UNITS
Core, The	Nampa	Tax Credit, HOME & HTF	Family	73
C.W. Moore	Boise	WH	Family	16
Denton St. Apartments	Boise	Tax Credit	Family	191
Prospector Pointe	Caldwell	Tax Credit & WH	Family	262
River Walk Apartments	Boise	WH	Family	16
State & 16th	Boise	Tax Credit & WH	Family	50

Total Pending Workforce Housing Units: 608**Multifamily Permanent Supportive Housing Units**

PROJECT NAME	CITY	FUNDING PROGRAMS	TYPE	PSH UNITS
Celebration Acres	Boise	Tax Credit	Family	2
Cleveland Square	Caldwell	Tax Credit	Senior	3
Colorado Gardens	Nampa	Tax Credit	Senior	1
HOPE Plaza II	Caldwell	Tax Credit	Family	2
Hope Plaza III	Caldwell	Tax Credit & HOME	Family	2
Mercy Creek Apartments	Nampa	Tax Credit	Family	3
New Path Community Housing	Boise	Tax Credit	Homeless	40
Nottinghamshire Apartments	Caldwell	Tax Credit	Family	1
Parkway 43 Townhomes	Garden City	Tax Credit	Family	1
Sky Ridge	Nampa	Tax Credit	Senior	4
Thomas Logan	Boise	Tax Credit	Family	3
Valor Pointe	Boise	Tax Credit	Veteran	26
Vineyard at Sycamore Place	Caldwell	Tax Credit & HOME	Senior	1
Vineyard Cottages Homedale	Homedale	Tax Credit	Senior	2
Vineyard Suites on the Boulevard	Nampa	Tax Credit & HOME	Senior	3
Westview Lofts	Caldwell	Tax Credit	Family	3
State and Arthur 9	Boise	Tax	Family	2
Vineyard at Merlin Pointe	Kuna	Tax	Senior	3
Westview Lofts II	Caldwell	Tax	Family	2
Wood Rose	Meridian	Tax Credit & HOME	Family	3

Total Permanent Supportive Housing Units: 107

HUD Subsidized Housing Project List

PROJECT NAME	CITY	FUNIDNG PROGRAM	TYPE	AFFORDABLE UNITS
Amstutz	Glenns Ferry	Section 8	Elderly	12
Apple Pointe	Boise	Section 8	Family	30
ARC Living Resident Home	Boise	Section 8	Disabled	16
Bannock Arms Apartments	Boise	Section 8	Elderly	65
Centennial Manor	Boise	Section 8	Elderly	39
College Park Apartments	Caldwell	Section 8	Family	18
Cottage at Boise	Boise	Section 8	Disabled	15
Day Meadows	Mountain H	Section 8	Family	44
Della Manor	Weiser	Section 8	Family	24
Eagle Manor	Eagle	Section 8	Elderly	40
Emerald Court	Emmett	Section 8	Family	29
Franklin Grove	Boise	Section 8	Elderly	40
Friendship Manor I	Caldwell	Section 8	Elderly	29
Greenbriar	Boise	Section 8	Family	46
Greystone	Caldwell	Section 8	Family	40
Housing Southwest No 2	Payette	Section 8	Elderly	12
James Court	Meridian	Section 8	Family	50
Landmark Towers	Nampa	Section 8	Elderly	40
Leisure Village VI	Kuna	Section 8	Elderly	18
Oakhaven	Nampa	Section 8	Elderly	34
Payette Place Apartments	Payette	Section 8	Family	16
Payette Plaza Apartments	Payette	Section 8	Elderly	24
Payette Townhouses	Payette	Section 8	Family	27
Pioneer Square	Boise	Section 8	Family	44
Riverview Homes	Boise	Section 8	Family	40
Samaritan Village I & II	Boise	Section 8	Elderly	100
Shadow Mountain	Idaho City	Section 8	Family	14
Shoreline Plaza	Boise	Section 8	Elderly	80
Sunnyridge Village	Nampa	Section 8	Family	56
Sunset Manor V	Mountain H	Section 8	Elderly	16
Treehouse Apartments	Boise	Section 8	Family	25
Van Engelen	Nampa	Section 8	Elderly	27
Westside Estates	Weiser	Section 8	Family	15
Wildwood	Boise	Section 8	Family	40
Wylie Street Station	Boise	Section 8	Family	40

Total Project-Based Section 8 Units: 1,205

Single Family Rentals (1-4 units)

PROJECT NAME	CITY	FUNDING PROGRAMS	TYPE	AFFORDABLE UNITS
10070 & 10072 W Granger Ave	Boise	Neighborhood Stabilization Program	Single Family	2
1029 S Cherokee Ave	Emmett	Neighborhood Stabilization Program	Single Family	1
1069 E Crossbill Ct	Meridian	HOME	Single Family	1
107 Silver Sage Pl	Homedale	Neighborhood Stabilization Program	Single Family	1
1071 & 1073 N Wilson St	Boise	Neighborhood Stabilization Program	Single Family	2
1104 & 1106 Maple St	Nampa	Neighborhood Stabilization Program	Single Family	2
1108 & 1110 Maple St	Nampa	Neighborhood Stabilization Program	Single Family	2
1112 Crystal Creek Loop	Emmett	Neighborhood Stabilization Program	Single Family	1
1112 & 1114 Maple St	Nampa	Neighborhood Stabilization Program	Single Family	2
11419 Saranac St	Caldwell	Neighborhood Stabilization Program	Single Family	1
121 Middlepark Way	Caldwell	Neighborhood Stabilization Program	Single Family	1
1241 N Cathy Ave	Meridian	HOME	Single Family	1
1433 American Ln	Emmett	Neighborhood Stabilization Program	Single Family	1
1511 Old Maple Ct	Emmett	Neighborhood Stabilization Program	Single Family	1
16 Charters Drive	Donnelly	HOME	Single Family	1
1811 Cambridge St	Caldwell	Neighborhood Stabilization Program	Single Family	1
2022 Aries Drive	Nampa	Neighborhood Stabilization Program	Single Family	2
2315 Gosling St	Caldwell	Neighborhood Stabilization Program	Single Family	1
24 Mangum Circle #5	Donnelly	HOME	Single Family	1
2408 Gosling St	Caldwell	Neighborhood Stabilization Program	Single Family	1
306 N Miller Ave	New Meadows	Neighborhood Stabilization Program	Single Family	1
307 S Morgan Ave	New Meadows	Neighborhood Stabilization Program	Single Family	1
308 N Miller Ave	New Meadows	Neighborhood Stabilization Program	Single Family	1
309 S Morgan Ave	New Meadows	Neighborhood Stabilization Program	Single Family	1
404 South Morgan Ave	New Meadows	Housing Trust Fund	Single Family	2
408 South Morgan Ave	New Meadows	Housing Trust Fund	Single Family	2
41 Mangum Circle #7	Donnelly	Neighborhood Stabilization Program	Single Family	1
4322 & 4819 W. Taft St	Boise	Housing Trust Fund	Single Family	2
4817 & 4819 Maid Jessica St	Caldwell	Neighborhood Stabilization Program	Single Family	2
4910 & 4912 Sir James Ave	Caldwell	Neighborhood Stabilization Program	Single Family	2
4916 Ashton Ave	Caldwell	Neighborhood Stabilization Program	Single Family	1
5002 & 5004 Sir James Ave	Caldwell	Neighborhood Stabilization Program	Single Family	2
51 Charters Drive	Donnelly	HOME	Single Family	1
5119 Weston Ave	Caldwell	Neighborhood Stabilization Program	Single Family	1
Windy Court I	Boise	Housing Trust Fund	Single Family	4
Windy Court II	Boise	NSP & Housing Trust Fund	Single Family	4

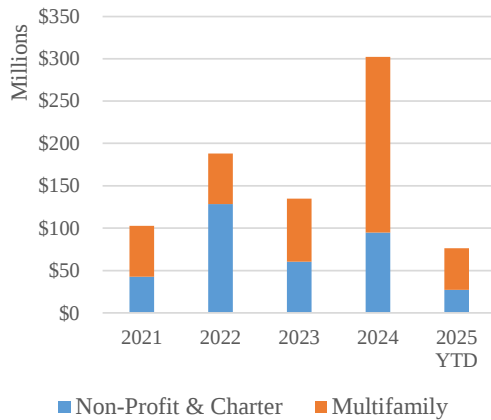
Total Single Family Rental Units: 54



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

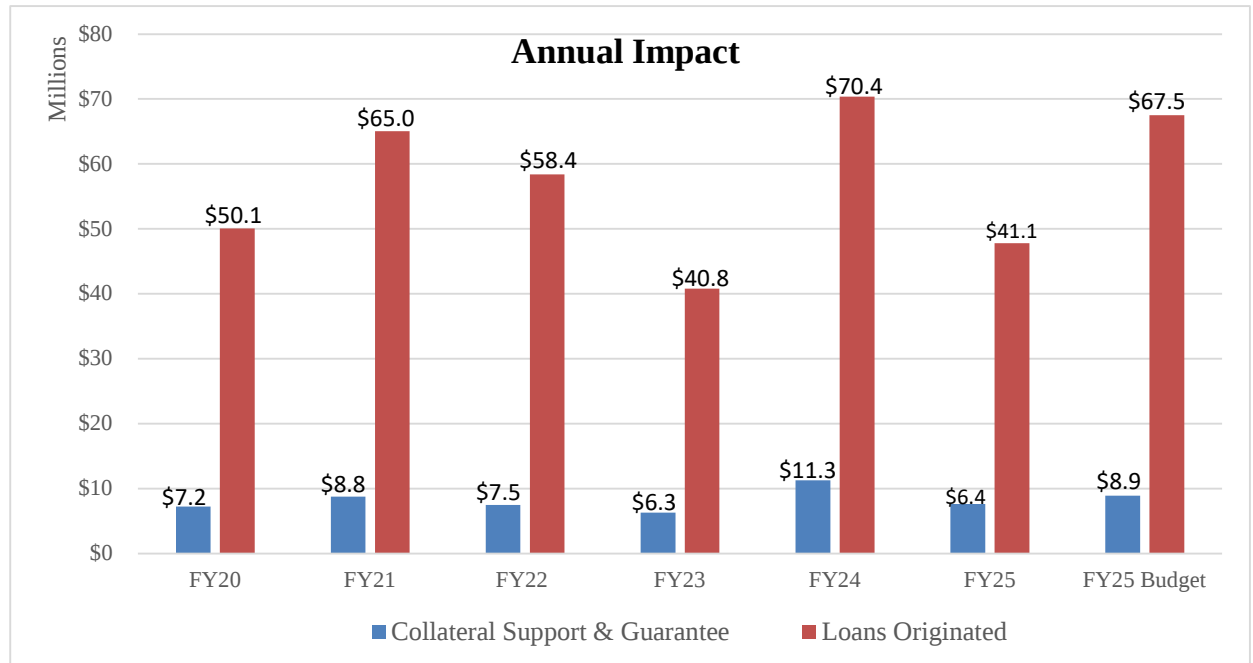
Region Located in	Collateral Support & Guarantee	Loan Originated	FTE Jobs Created	FTE Jobs Retained
Region 1	\$6,053,317	\$41,021,325	200	202
Region 2	\$5,389,734	\$37,250,351	160	318
Region 3	\$43,385,528	\$290,649,675	1,280	1,986
Region 4	\$12,338,454	\$87,154,460	466	532
Region 5	\$7,099,643	\$52,045,230	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%)





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 while being inspired by keynote speaker Dr. Rick Rigsby. Audiences who listen to Rick are never the same again. Come see what the swagger in his smile is all about.

About the Free Launch Event



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



Free individual tickets. Table sponsorships for groups of 10 available.

About Dr. Rick Rigsby



- Delivered the viral *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*.

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Nikki is a futurist, an artificial intelligence thought leader, and a real estate technology and innovation strategist.



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Robert is a senior economist at Zions Bank who monitors and reports on economic indicators and public policy developments.

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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.