FOR IMMEDIATE RELEASE

September 19, 2017

New Path Community Housing Breaks Ground
Boise’s Housing First Development to House Area’s Chronically Homeless in Fall 2018

BOISE – On September 20, community leaders will join with investment and development partners and service providers to celebrate the groundbreaking of New Path Community Housing, Idaho’s first single-site permanent supportive housing development using the Housing First approach to help the chronically homeless.

Located at 2200 Fairview Avenue in Boise, New Path will include 41 units, 40 one-bedroom apartments for residents and one manager unit, along with office and meeting space where supportive services will be provided to residents. Housing First centers on quickly moving chronically homeless individuals into permanent housing and then providing services, including medical care, mental health and substance abuse treatment, case management, life skills education and financial and job counseling.

“The Housing First model – getting people off of the streets and out of the shelters while giving them the opportunity to address the root causes of their homelessness – has proven very effective at reducing chronic homelessness in other communities,” said Boise Mayor David Bieter. “We couldn’t be more pleased with the way community partners are stepping up to address this challenging need for our most vulnerable residents.”

Partnering with Idaho Housing and Finance Association (IHFA) to fund the project are the city of Boise, Ada County, St. Luke’s Health System, and Saint Alphonsus Health System. Service providers at New Path are Terry Reilly Health Services and CATCH, Inc. (Charitable Assistance to Community’s Homeless) and federal housing vouchers are being provided by the Boise City/Ada County Housing Authority.

“Many community leaders and organizations have come together to make this project a reality,” said Gerald M. Hunter, president and executive director of IHFA. “It is our privilege to help finance this initial implementation of the Housing First approach that we believe will help heal and restore the lives of many homeless individuals and families.”

The developers of New Path are Tom Mannschreck, founding board member of Northwest Integrity Housing Co. and Caleb Roope, president of Pacific West Communities, Inc. Project design is by Erstad Architects and Pacific West Architecture and the general contractor is Pacific West Builders.

“New Path Community Housing is a tremendous project and we are thrilled to be part of the team and to have the opportunity to manage its development,” said Caleb Roope. “I’m confident this Housing First site is going to make a real difference by helping to reduce homelessness in Boise and Ada County.”

Wednesday’s groundbreaking celebration, hosted by IHFA from 12:30-1:30 p.m. at the project site, will include remarks from Mayor Dave Bieter; Gerald Hunter; Caleb Roope; Rodney Reider, president and chief executive officer of Saint
New Path Community Housing Breaks Ground

Alphonsus Health System; Chris Roth, senior vice president and chief operating officer of St. Luke’s Health System; and Deanna Watson, executive director of Boise City/Ada County Housing Authority.

**About Housing First**

Housing First is an approach to solving homelessness that prioritizes housing chronically homeless people first and then provides wrap-around services to help them live healthier lives. Several major U.S. cities, including Salt Lake City, Houston and San Diego, have documented major reductions in community costs associated with homelessness as a result of Housing First implementations.

Research conducted by Boise State University in 2016 shows that for every 40 chronically homeless persons within Ada County, a total of $2.1 million is spent annually. That includes costs for shelter utilization, criminal justice, emergency medical treatment, medically-monitored detox, and mental health crises services. When those same 40 chronically homeless people are involved in a Housing First program, they can be served with intensive team-based care for $450,000 a year.

The Department of Housing and Urban Development defines the chronically homeless as a homeless individual with a disabling condition who has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years.

**Project Timeline for New Path Community Housing to Date**

**March 2017 – Project-based vouchers are committed to subsidize rent and utility costs**

The Boise City/Ada County Housing Authority committed project-based vouchers, with an estimated annual value of $300,000 for a 15 year contract period equating to a total contribution of $4.5 million, to cover rent and utility costs at New Path Community Housing. Since New Path’s tenants are formerly homeless and unlikely to have reliable sources of income, the vouchers will help to bridge the gap for rent and utilities. While the vouchers are committed, they will not be utilized until the development is occupied.

**November 2016 – Project site, financing partners, developer, and service providers are announced**

Financing contributions for the development and construction of New Path Community Housing are:

- $5.83 million of Low-Income Housing Tax Credits awarded by IHFA
- $500,000 in HOME funds from IHFA
- $1 million from the city of Boise

American Express is the project’s equity investor and The Richman Group is the tax credit syndicator.

The developers of New Path are Tom Mannschreck, founding board member of Northwest Integrity Housing Co. and Caleb Roope, president of Pacific West Communities, Inc. Project design is by Erstad Architects and Pacific West Architecture and the general contractor is Pacific West Builders. The location of New Path Community Housing is 2200 Fairview Avenue, Boise.

Supportive services at New Path Community Housing, provided by Terry Reilly Health Services and CATCH, Inc., will treat and counsel individuals while they work to rebuild their lives and regain their independence. These services are funded by the following contributions:

- $250,000 from Ada County
- $100,000 from St. Luke’s Health System
- $100,000 from Saint Alphonsus Health System

**February 2016 – The partnership to develop Housing First projects is introduced**

The Housing and Homelessness Roundtable, chaired by Boise Mayor David Bieter, introduced two initiatives to provide new permanent supportive housing units for the chronically homeless. Both initiatives utilize the Housing First approach to combat homelessness, one at a single-site multi-family development and the other in scattered sites units throughout Boise and Ada County.
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