

## Fall 2024 Housing Roundtables

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### Region 3: Treasure Valley

November 6, 2024

9:30 a.m. – 11:30 a.m. MST

Silverstone Amenity Center

3405 E Overland Rd., Meridian, ID 83642

### Agenda

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Welcome and Introductions	IHFA
Resource/Program Updates	IHFA
Avenues for Hope Housing Challenge	Ken Corder
Roundtable Discussion	Participants

### Discussion Questions

- What message regarding the promotion of, or education on affordable housing is missing – locally and/or statewide?
- Are there local community conversations about housing strategies and solutions taking place? Which stakeholders are engaged or need to be included? What housing models are being discussed?
- What do you see as the most significant factors impacting housing availability and affordability?
- Are public and/or private employers engaging in affordable housing discussions or investing in any solutions?

Adjourn

### Save the date!

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- 2024 Avenues for Hope Housing Challenge: December 9th, 8:00a.m. – December 31<sup>st</sup>, 2024, midnight. <https://www.avenuesforhope.org/>
- Nonprofit Registration is open for the 14<sup>th</sup> annual **Avenues for Hope** campaign.
- Please see the link below to view/download the 2023 Homelessness Report: <https://www.idahohousing.com/homelessness-services-programs/idaho-homelessness-community-report/>

# IHFA Housing Roundtable Updates Fall 2024

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

## Homelessness

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### **Continuum of Care (CoC)**

The U.S. Department of Housing and Urban Development (HUD) recently announced awards for the FY2023 CoC competition. Total funding for the Balance of State CoC is \$4,050,932, approximately \$295,101 higher than FY22 awards. All CoC renewal grants had a start date of July 1, 2024, and will run until June 30, 2025. 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 hosted in each Regional Coalition. 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](mailto:heidis@ihfa.org) with questions regarding the LEP or [nancyt@ihfa.org](mailto:nancyt@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, 2023, and will run until Sept. 30, 2024. 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
- Breaking barriers in the homeless response system
- Helping fund projects that will better serve youth prevention and diversion strategies

### **The Youth Homelessness Demonstration Program (YHDP) Grant was submitted in August.**

Information about any of these programs can be found [here](#), or by contacting [SNAP@IHFA.org](mailto:SNAP@IHFA.org).

# Rental Assistance

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## Housing Choice Voucher Program

IHFA's four branch offices located in Twin Falls, Idaho Falls, Lewiston, and Coeur d'Alene administer the HUD Housing Choice Voucher program in 34 of the 44 counties in Idaho. The Rental Assistance (RA) department administers the voucher program, which uses preferences to categorize applicants – 1) Terminally Ill applicants 2) Families with Children/Elderly/Disabled households 3) no preference. RA also administers the Mainstream program for non-elderly persons with disabilities (a member of the household is a non-elderly person with a disability – 177 vouchers); Mainstream for non-elderly disabled (DFN) persons exiting institutions or at risk of placement in an institution or homeless or at risk of homelessness (50 vouchers); Mainstream for non-elderly disabled (MRR) persons who are living in rapid rehousing or permanent supportive housing who were previously homeless (38 vouchers); Veterans Affairs Supportive Housing vouchers (VASH) VA referral program (185 vouchers).

Effective June 1, 2024, to receive a waiting list preference Mainstream DFN and MRR applicants will be required to provide a referral through Access Points.

IHFA wait times for qualifying applicants:

Idaho Falls:	18 to 19 months
Twin Falls:	16 to 17 months
Lewiston:	12 to 13 months
Coeur d'Alene:	29 to 30 months

Applying for the [Foster Youth to Independence Vouchers \(FYI\)](#).

## Project Finance

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For an updated list of income-based or subsidized properties across Idaho within IHFA's Compliance portfolio look at the "Affordable Projects" in each region, [here](#).

Also, for a current report on the impact of IHFA's Collateral Support Program for small businesses, click [here](#).

## HOME

IHFA's annual HOME allocation is anticipated to be a little under 5 million and represents a 20% reduction from the previous year. Due to the implementation of Buy America Build America, 2024 funds will be used for single family downpayment assistance. HOME funds will be made available in two competitive application rounds – multi-family (concluded in August) and single-family (ending late fall). HOME funds exist to create housing opportunities for households earning less than 80% of Area Median Income.

Building off last year will be at least one additional round of *Downpayment Assistance (DPA)* for lenders who can utilize the HOME resources as a silent second. The DPA will be provided at the time of closing to the income eligible buyer.

## HTF

The Housing Trust Fund (HTF) was also included in the Congressional budget recently approved. IHFA is anticipating receiving \$3 million. Funding will be made available in August for multi-family housing. HTF funds must serve households earning less than 30% Area Median Income.

## HOME-ARP

In March 2021, President Biden signed the American Rescue Plan Act of 2021 into law. Part of this plan allocated funding through the HOME program. IHFA has received \$19.46 million of HOME-ARP funding. IHFA completed its first year for supportive service providers. Nearly \$1.8 million was expended with 15 non-profits across the state receiving funding and supporting nearly 1700 homeless households. Year two grants have been awarded to 13 non-profits across the state with another \$2.8 million to support operations, capacity building, and direct supportive services.

The HOME ARP Permanent Supportive Housing (PSH) RFP will be released in late 2024. IHFA has allocated \$9 million for PSH units, and the balance of supportive service funds to provide preferences for communities who do not currently have PSH units.

## The Home Partnership Foundation

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Avenues for Hope Housing Challenge: The 13<sup>th</sup> annual online campaign was held December 2023 and raised nearly \$3.4M for 97 Idaho nonprofits and schools. Registration for the 14<sup>th</sup> annual 2024 campaign will be open mid-September through November 1<sup>st</sup> via [www.avenuesforhope.org](http://www.avenuesforhope.org). The 2024 campaign will be held December 9-31, 2024. HPF welcomes nonprofits and school districts that provide housing and/or supportive services to participate. New campaign sponsors are also needed to help fund the \$350,000+ prize pool and matching funds. Please direct any questions or feedback to [afh@ihfa.org](mailto:afh@ihfa.org).

## HIRC Updates – Fall 2024

Contact Erik Kingston, PCED | Housing Resources Coordinator, HIRC — [erikk@ihfa.org](mailto:erikk@ihfa.org)

### Retirement pending

IHFA's Housing Resources Coordinator Erik Kingston is retiring at the start of 2025 after 29 years!

### Housingidaho.com—please help us boost listings!

We need your help to recruit housing providers to add more listings to [Housingidaho.com](https://housingidaho.com). IHFA and Emphasys will be producing a series of tutorials for disability advocates, housing providers, tenants and case managers in late 2024. Look for a notice on these tutorials and share them widely.

The p. 5 chart shows the trend in available units relative to units, aka, the 'Rental Vacancy Rate' or RVR. A 'healthy' RVR is between 5% and 7%, which creates housing choices and competition for tenants. This in turn moderates rent costs. Contact Erik at [erikk@ihfa.org](mailto:erikk@ihfa.org) or call 1-877-428-8844 to learn how you can help.

### 2024 Partnerships

- [State of Idaho Catastrophic Housing Framework](#). The Idaho Office of Emergency Management invited IHFA/HIRC and other housing stakeholders to anticipate housing and related needs following a catastrophic event triggering mass displacement of affected communities. A March 26 Tabletop Exercise (TTX) brought together local and regional first responders along with the Red Cross, FEMA, HUD, and assorted state and federal partners. Summer fires in 2024 have already displaced many rural residents.
- [COMPASS Regional Housing Coordination Plan](#). IHFA and other regional stakeholders have partnered with COMPASS to help understand housing needs and opportunities in relation to transportation, health care, economic development and community stability.

### Ongoing Partnerships

- [Western Community Assessment Network \(WeCAN\)](#). We're in year 8 of a USDA/AFRI-funded multi-state community assessment initiative, the *Western Community Assessment Network, or WeCAN*. This includes rural development partners from Idaho, Montana and Wyoming. To date, our Peer Learning Network has helped rural leaders/residents collaborate with peers and content experts in Housing, Broadband, Workforce Development, and Rural Mental Health.
- [NW Community Development Institute \(NWCDI\)](#). IHFA has partnered with NWCDI since 2000, participating in post-graduate projects and presenting an annual *Housing as a Second Language* session for third-year students, and is represented on the [Community Development Council](#) (CDC) board. This year we're adding a course on disability and inclusive planning and design for housing and community access. the Riverside Hotel in Boise.
- [Idaho Access Project](#) (IAP). IHFA partners with diverse groups to cultivate relationships that foster open communication about housing and community access needs. One such example is [Ramp Up Idaho](#), an economic development model informed by the 2012 Driggs Community Review. [IAP's 2023-2024](#) focus on 'Visitability' in single-family design and construction aims to narrow the gap between [the demand for visitable homes and available inventory](#).

### Fair Housing

IHFA and [Idaho Fair Housing Forum](#) partners plan to re-start and expand regular discussions with statewide housing and community partners. You are welcome to join the conversation in a safe space to explore areas of common interest. Contact [AmaraE@ihfa.org](mailto:AmaraE@ihfa.org) to add your name to the invitation list.

**Outreach Materials.** IHFA still distributes free [print](#) outreach materials, including [animated](#) and [1<sup>st</sup>-person video](#) resources. Find more information at [idahohousing.com/fair-housing](https://idahohousing.com/fair-housing)

**Affirmatively Furthering Fair Housing (AFFH) Proposed Rule.** IHFA, Commerce and other partners reviewed and submitted public comments on the 2023 Proposed Rule for AFFH and the new Equity Plan requirements. HUD will consider all comments to inform their revisions.

## 2022 Statewide Analysis of Impediments to Fair Housing

IHFA and the Idaho Commerce commissioned the [Statewide Analysis of Impediments \(AI\)](#) to cover 2022 through 2027 (explore the related [Data Dashboard](#)). Contact [erikk@ihfa.org](mailto:erikk@ihfa.org) or for more information. We continue to promote AI findings and goals through conference and stakeholder outreach.

## Technical Assistance/Regional Consulting and Planning

The HIRC routinely gets requests for consultation on community housing plans or regional initiatives addressing community housing, health, transportation or planning/zoning for equity. We will be working with Elmore County stakeholders in June to explore housing and economic development needs for Glenns Ferry and nearby communities.

## Recent/pending outreach/research

- 6/24 Elmore County Rural Development | Housing options for seniors and local workforce
- 6/11 Association of Idaho Cities | Housing and Community Access | Rural Partners and Peers
- 7/11,12 NWCDI | Inclusive Communities | Housing as a Second Language
- 9/17 ICCTFOA 2024 Institute | Planning for HUD Compliance: Access & Inclusion
- 10/3 APA Idaho Conference | Professional Development & Peer Learning in Idaho
- Fall BSU School of Public Service Challenge | Housing Affordability for People with Disabilities
- Fall BSU Capstone Project | Remote-Controlled Rentals: Community & Economic Implications

## Rental Vacancy Rates (RVRs) as of 9/2/2024 [www.housingidaho.com](http://www.housingidaho.com)

County	Available Listings	Total Listings	Available Units	Total Units	Total Landlords	RVR
Ada	14	1156	74	5753	489	1.29
Adams	0	6	0	38	4	0
Bannock	1	85	9	437	35	2.06
Bear Lake	0	85	0	169	5	0
Benewah	0	7	0	38	4	0
Bingham	1	79	1	454	45	0.22
Blaine	1	34	1	414	13	0.24
Boise	0	8	0	25	6	0
Bonner	0	52	0	357	18	0
Bonneville	4	461	63	1810	232	3.48
Boundary	0	8	0	16	5	0
Butte	0	8	0	29	3	0
Camas	0	2	0	2	1	0
Canyon	4	428	50	2536	164	1.97
Caribou	0	6	0	60	6	0
Cassia	2	62	2	255	34	0.78
Clearwater	0	8	0	8	7	0
Custer	1	8	2	57	3	3.51
Elmore	0	43	0	324	18	0
Franklin	0	6	0	49	3	0
Fremont	0	10	0	53	6	0
Gem	0	46	0	111	8	0
Gooding	0	23	0	125	9	0
Idaho	2	19	2	93	10	2.15
Jefferson	2	39	3	190	22	1.58
Jerome	0	47	0	353	23	0
Kootenai	2	255	21	2032	99	1.03
Latah	0	48	0	465	18	0
Lemhi	0	15	0	74	6	0
Lewis	0	8	0	8	5	0
Lincoln	0	3	0	5	3	0
Madison	2	22	2	485	13	0.41
Minidoka	0	31	0	170	19	0
Nez Perce	0	65	0	447	18	0
Oneida	0	1	0	1	1	0
Owyhee	0	7	0	62	3	0
Payette	1	33	4	320	13	1.25
Power	0	11	0	124	5	0
Shoshone	0	25	0	146	14	0
Teton	0	10	0	79	5	0
Twin Falls	15	241	25	1794	95	1.39
Valley	0	16	0	162	8	0
Washington	0	19	0	206	6	0
<b>Statewide</b>	<b>52</b>	<b>3546</b>	<b>259</b>	<b>20336</b>	<b>1504</b>	<b>1.27</b>

*\*Rental Vacancy Rate from housingidaho.com listings only.*

*Rents affordable to Household Incomes = FTE wages up to \$20/hr*

## Search Statistics as of 9/2/2024 [www.housingidaho.com](http://www.housingidaho.com)

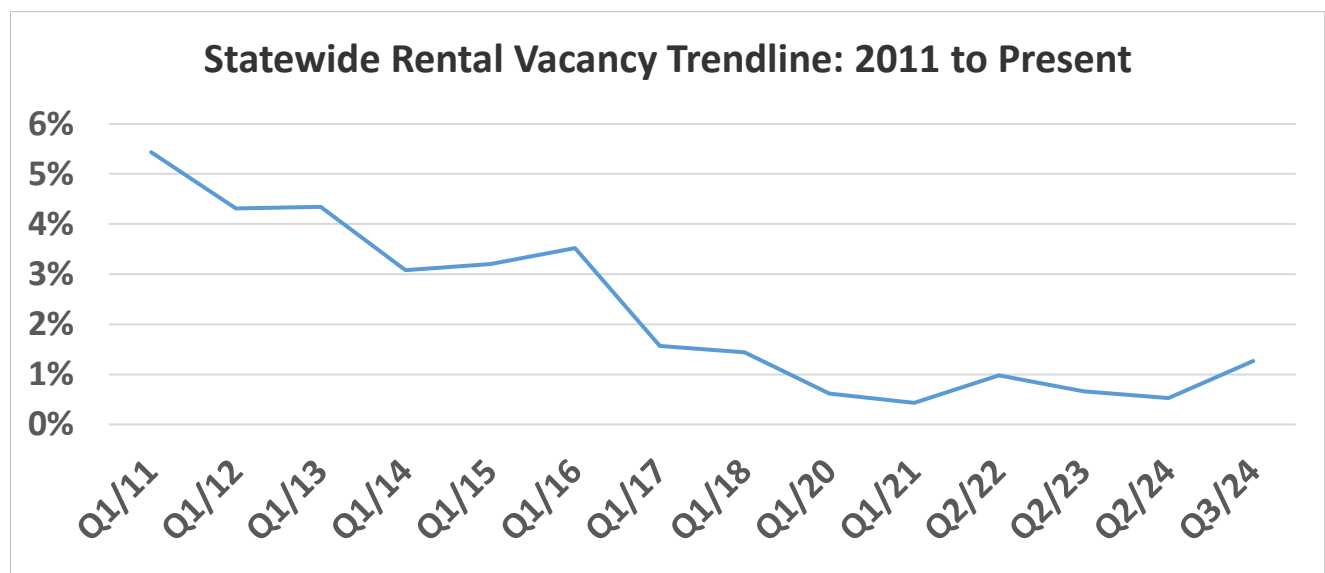
Region	04/11/2024	Week to Date	Past 7 Days	4/1/24 to Date	2024 to Date	Past 365 Days
Ada	61	135	290	556	5,559	23,294
Adams	0	0	0	0	24	134
Bannock	5	42	63	93	779	2,557
Bear Lake	0	0	0	2	20	118
Benewah	1	0	1	4	40	173
Bingham	1	11	29	55	401	1,451
Blaine	2	9	13	33	223	940
Boise	1	1	2	3	64	298
Bonner	2	7	16	47	342	1,302
Bonneville	13	32	101	231	2,130	8,498
Boundary	0	0	0	0	4	20
Butte	0	0	0	0	12	118
Camas	0	0	0	0	0	3
Canyon	31	84	205	425	3,170	12,405
Caribou	0	0	0	1	46	223
Cassia	9	5	23	28	263	1,036
Clark	0	0	0	0	0	1
Clearwater	0	0	0	0	17	141
Custer	2	0	2	2	20	143
Elmore	1	6	7	19	190	660
Franklin	0	0	0	0	8	27
Fremont	0	10	13	16	66	284
Gem	0	0	2	2	80	371
Gooding	3	3	7	11	209	725
Idaho	2	2	10	15	106	473
Jefferson	0	7	15	31	178	816
Jerome	6	5	19	26	318	1,404
Kootenai	16	53	106	216	2,269	8,445
Latah	2	5	15	29	206	1,127
Lemhi	0	0	0	0	26	132
Lewis	0	0	0	0	1	7
Lincoln	0	0	0	0	1	53
Madison	0	5	11	22	212	814
Minidoka	20	2	23	35	186	841
Nez Perce	0	9	22	22	367	1,546
Oneida	0	0	0	0	4	12
Owyhee	0	1	1	4	60	386
Payette	1	15	16	22	214	930
Power	0	0	4	5	40	171
Shoshone	1	5	6	7	109	469
Teton	0	0	0	7	40	188
Twin Falls	37	34	119	176	1,701	7,509
Valley	0	7	8	14	145	582
Washington	0	1	1	2	103	455
<b>Statewide</b>	<b>217</b>	<b>496</b>	<b>1150</b>	<b>2161</b>	<b>19,953</b>	<b>81,282</b>



[www.housingidaho.com](http://www.housingidaho.com) listing activity, vacancy rates

Qtr/Yr	Avail. Listings	Total Listings	Avail. Units	Total Units	Rental Vacancy Rate*	Landlords
Q1/11	718	3,229	964	17,752	5.43%	1,114
Q4/11	769	3,363	940	18,863	4.98%	1,177
Q1/12	749	3,325	801	18,573	4.31%	1,172
Q4/12	725	3,365	842	17,695	4.76%	1,187
Q1/13	698	3,350	775	17,858	4.34%	1,183
Q4/13	808	3,514	717	19,775	3.63%	1,244
Q1/14	773	3,483	591	19,185	3.08%	1,259
Q3/14	801	3,505	619	20,037	3.09%	1,298
Q1/15	813	3,509	649	20,310	3.20%	1,315
Q3/15	815	3,523	627	20,176	3.11%	1,326
Q2/16	818	3,513	714	20,271	3.52%	1,335
Q4/16	767	3,435	338	20,086	1.68%	1,328
Q1/17	775	3,500	317	20,138	1.57%	1,331
Q2/18	769	3,460	297	20,496	1.44%	1,337
Q3/19	111	3,451	297	20,752	1.43%	1,338
Q2/20	63	3,442	127	20,563	0.62%	1,344
Q2/21	46	3,456	88	20,659	0.43%	1,351
Q3/21	42	3,464	241	20,774	1.16%	1,505
Q2/22	60	3,472	244	20,840	1.17%	1,503
Q3/22	73	3,497	261	20,827	1.25%	1,355
Q2/23	43	3,470	137	20,724	0.66%	1,349
Q1/24	31	3,475	109	20,415	0.53%	1,352
Q3/24	52	3,546	259	20,336	1.27%	1,504

\*Rental Vacancy Rate from housingidaho.com listings only. Rents affordable to F/T wages up to \$20/hr

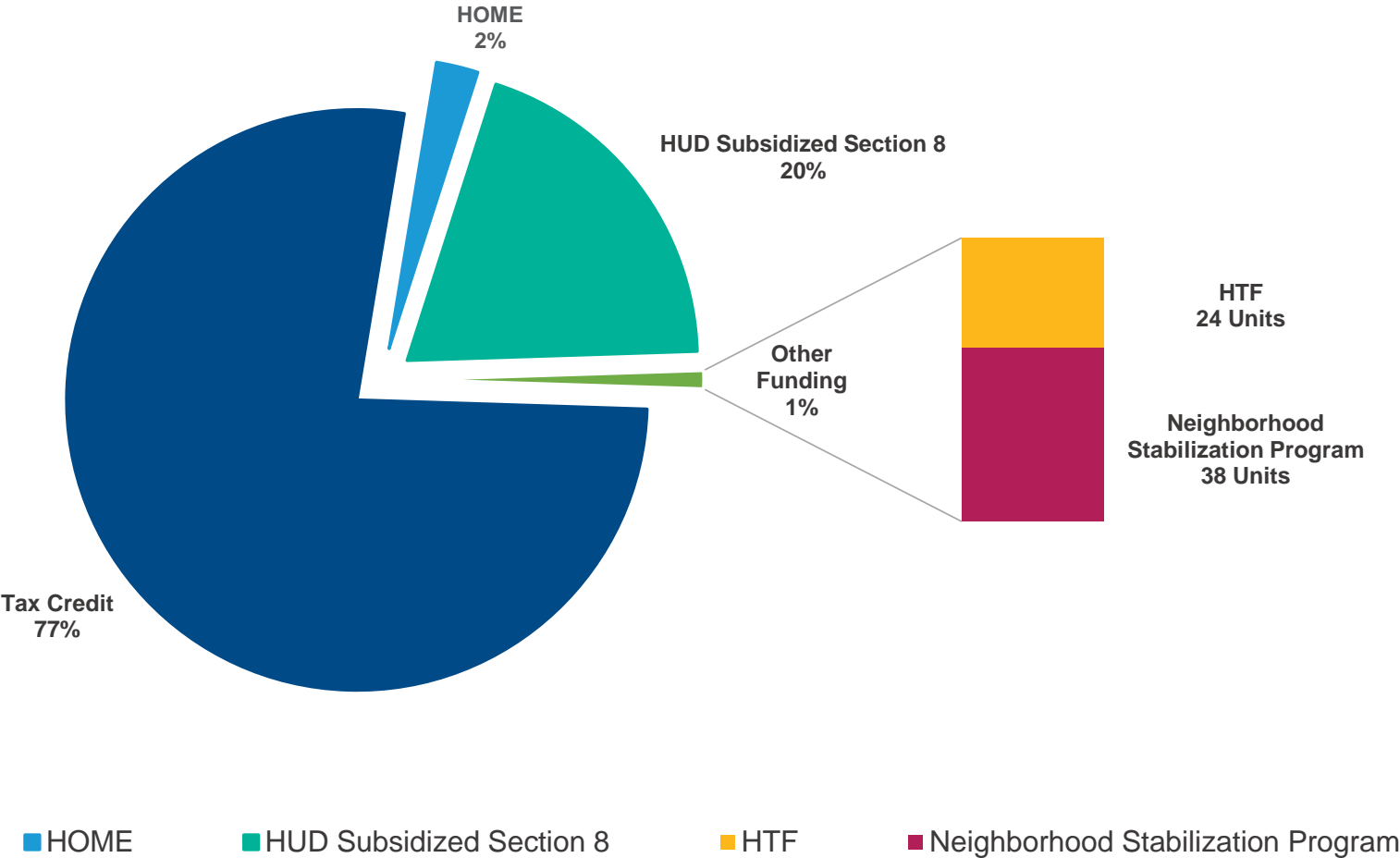


# Region III Affordable Units by Program

**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

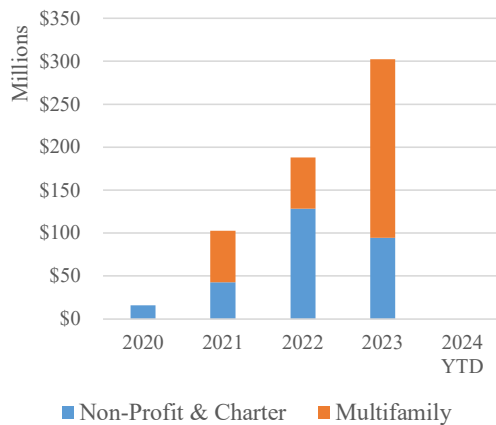




## Annual Project Financings "Pass-through" Bonding Projects

"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 2024



Region	Charter	Nonprofit	Economic	Transportation	Multifamily	Total
Located in	Schools	Facilities	Development*			
Region 1	\$28,030,000			\$391,825,435	\$132,637,000	\$552,492,435
Region 2	\$752,000	\$1,400,000		\$7,151,928	\$4,160,000	\$13,463,928
Region 3	\$326,155,030	\$114,435,366	\$71,464,555	\$1,081,732,200	\$340,274,648	\$1,934,061,799
Region 4	\$32,360,000	\$13,950,000		\$217,662,174	\$56,026,088	\$319,998,262
Region 5	\$43,240,000			\$307,819,339		\$351,059,339
Region 6	\$24,667,033		\$105,601,000	\$24,563,924	\$30,401,744	\$185,233,701
Statewide		\$16,400,000	\$187,570,000		\$12,400,000	\$216,370,000
<b>Total</b>	<b>\$455,204,063</b>	<b>\$146,185,366</b>	<b>\$364,635,555</b>	<b>\$2,030,755,000</b>	<b>\$575,899,480</b>	<b>\$3,572,679,464</b>

Transactions	\$0	\$0	\$0	\$0	\$78,903,304	\$78,903,304
In Process	0	0	0	0	5	5

\* Includes Recovery Zone, Manufacturing, and Unemployment Insurance

# Project Finance Collateral Support Program (CSP)

## Summary Report as of July 31, 2024



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

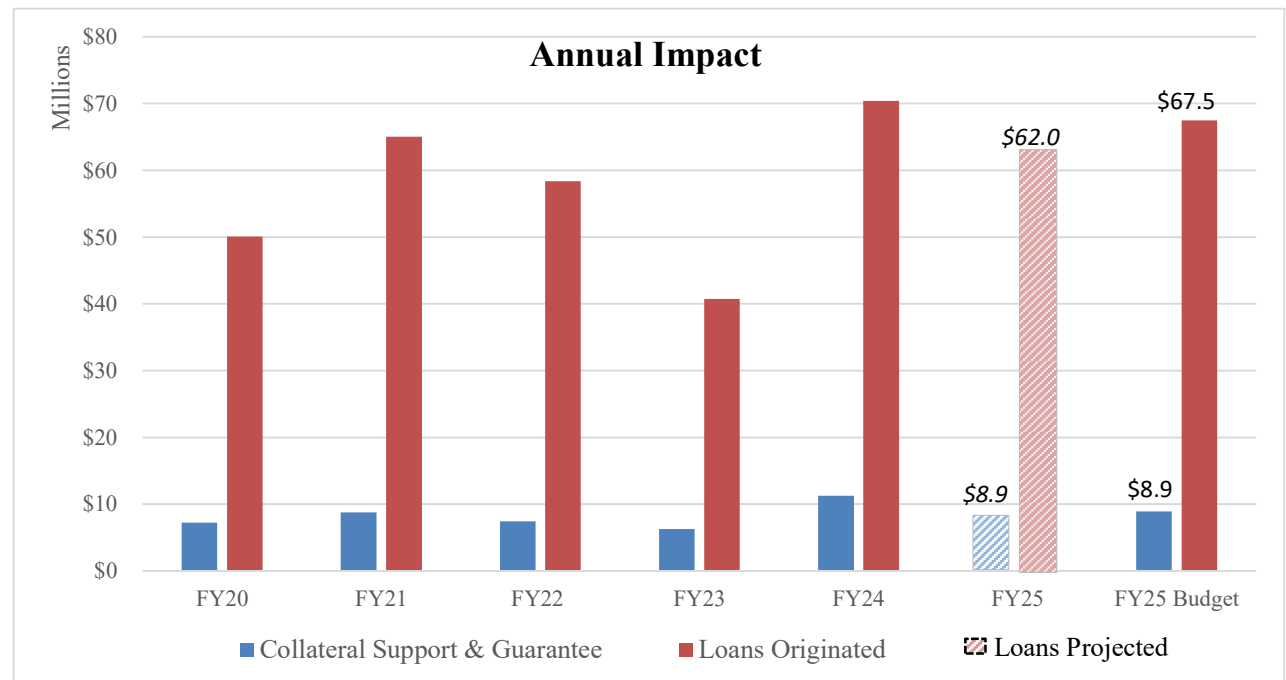
Region Located in	Collateral Support & Guarantee	Loan Originated	FTE Jobs Created	FTE Jobs Retained
Region 1	\$6,053,317	\$41,021,325	200	202
Region 2	\$5,389,734	\$37,250,351	160	318
Region 3	\$43,385,528	\$290,649,675	1,280	1,986
Region 4	\$12,338,454	\$87,154,460	466	532
Region 5	\$7,099,643	\$52,045,230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

\* CSP Revolving Balance \$22,155,500

\* 780 Collateral Deposit Accounts Funded

\* \$34.4 Million Recycled

\* Loss of \$164,493; 0.02%



# Need Help with Rental Housing?

Our free rental counselors can help you navigate a wide-variety of rental issues. Counselors can help determine the best way to address your rental housing concerns from finding an affordable rental to retaining and maintaining it.



## Free Guidance:

**Affordability**  
**Budgeting**  
**Community Resources**  
**Credit Issues**  
**Eligibility Assistance**  
**Fair Housing Information**  
**Lease Support**  
**Tenant Rights**

### Housing counselors help clients establish affordable, sustainable rental practices by:

- Providing information to renters on tenant rights and fair housing issues
- Working alongside clients to determine long-term affordability
- Assisting with establishing a budget and good rental practices
- Connecting clients with their community resources
- Partnering with clients in the eviction process to provide information and guidance
- Forming emergency rental plans and strategies

*As a HUD-approved agency, our housing counselors conduct confidential interviews to discuss your housing needs and help you find the right resources. Housing advisors do not provide legal advice.*

Call today for free rental counseling

**877.695.2655**

Or learn more at:

*finallyhome.org*



## Family Self-Sufficiency Program

# WE CAN HELP YOU!

Achieve your employment goals • Create a sustainable future

# \$198,408

earned by **22** families this year

### Twin Falls

## \$10,588

By repairing credit and finding job stability one graduate earned **\$10,588**. Their new job also allowed them to start investing in a retirement account.

### Coeur d' Alene

## \$25,857

By advancing their career and budgeting skills, one graduate earned **\$19,267** and invested in a new car. More than **\$25,000** has been dispersed to our graduates!

### Idaho Falls

## \$145,799

Sixteen families graduated totaling **\$145,799**. One participant purchased a home putting almost **\$33,000** towards the down payment! Another graduate used **\$18,777** in savings to pay off student loan debt and pursue homeownership.

### Lewiston

## \$16,163

More than **\$16,000** was earned by three graduates. Graduates gained financial self-sufficiency by paying down debt and building savings.

Watch the video at: [idahohousing.com/rental-assistance/family-self-sufficiency-program/](http://idahohousing.com/rental-assistance/family-self-sufficiency-program/)

## Contact us to see how **FSS** can help you!

Coeur d'Alene  
208.762.5113

Idaho Falls  
208.522.6002



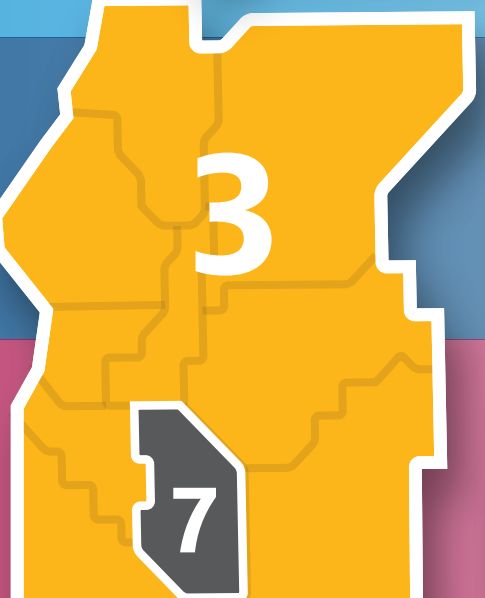
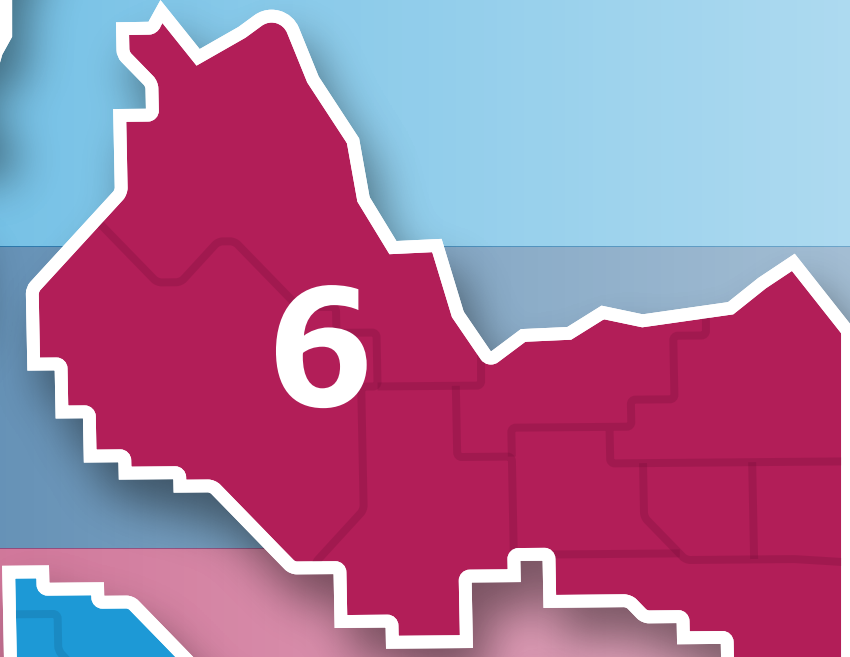

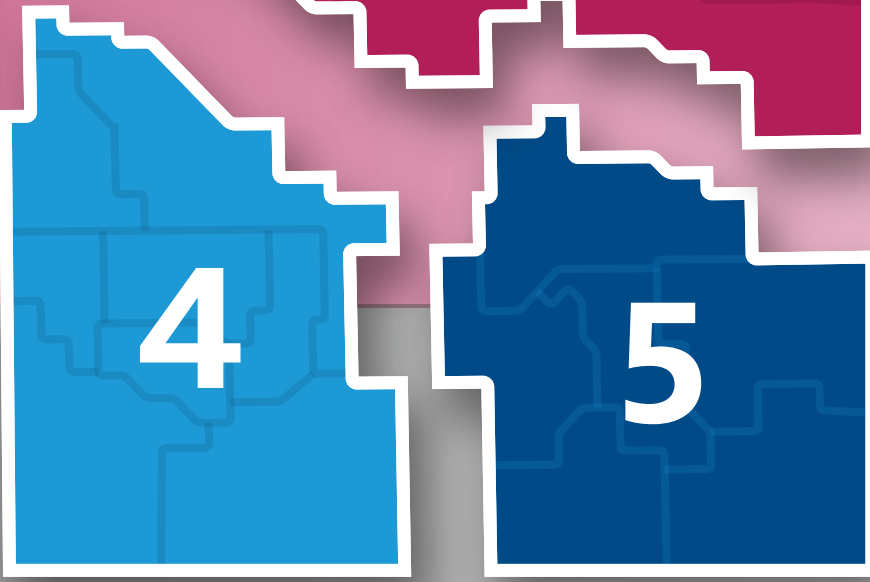

Lewiston  
208.743.0251

Twin Falls  
208.734.8531



# Are you homeless, at risk of homelessness, or fleeing Domestic Violence?

Contact Your Regional Access Points

Regions	Counties	Access Point
<b>REGION 1</b> 	Benewah - Bonner Boundary - Kootenai Shoshone	<b>St. Vincent de Paul</b> 201 E. Harrison, Couer d'Alene 83814 <b>208-664-3095</b>
<b>REGION 2</b> 	Clearwater Idaho - Latah Lewis - Nez Perce	<b>Sojourners' Alliance</b> 627 N. Van Buren, Moscow, 83843 <b>208-310-4554</b>
<b>REGION 3</b> 	Adams - Boise - Canyon Elmore - Gem - Owyhee Payette - Valley - Washington	<b>CATCH</b> 1007 S. Elder St., Nampa, 83686 <b>208-495-5688</b>
<b>REGION 4</b> 	Blaine - Camas - Cassia Gooding - Jerome - Lincoln Minidoka - Twin Falls	<b>South Central Community Action Partnership</b> 550 Washington St. S., Twin Falls, 83301 <b>208-733-9351</b>
<b>REGION 5</b> 	Bingham - Power - Oneida Bannock - Caribou Bear Lake - Franklin	<b>Aid For Friends</b> 214 E. Center, Suite 50, Pocatello, 83201 <b>208-254-0290</b>
<b>REGION 6</b> 	Bonneville - Butte - Clark Custer - Fremont - Jefferson Lemhi - Madison - Teton	<b>CLUB, Inc.</b> 1820 E. 17th St., Suite 150, Idaho Falls, 83404 <b>208-529-4673</b>
<b>REGION 7</b> 	Ada	<b>Our Path Home, CATCH</b> 150 N. Capital Blvd., Boise, 83702 <b>208-336-4663</b>

For additional help and resources call the Idaho **CareLine 2-1-1** or visit: [info.idahohousing.com/homeless](http://info.idahohousing.com/homeless)