

Welcome to the



House Idaho Collaborative's

Semi-Annual Membership Meeting

Introductions in the Meeting Chat

1. Name
2. Organization or Idaho State Department
3. Role(s) in the HIC
4. How long you have been part of the HIC?

You'll learn something new about your colleagues!





Section A:

HIC Vision & Mission



HOUSE IDAHO COLLABORATIVE

GUIDING IDAHO



HOUSING IDAHO



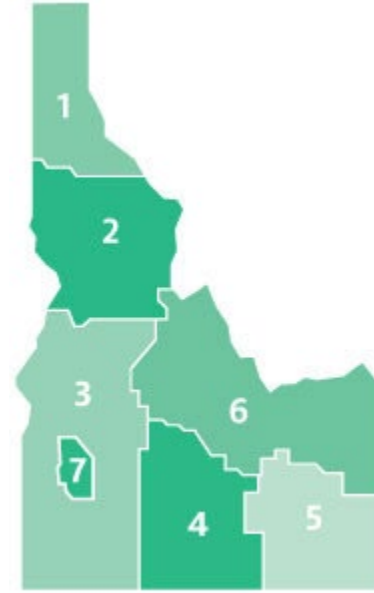
INFORMING IDAHO
HMIS - HIC/PIT



ENGAGING IDAHO
LEP - CE - YAB



ZOOM QUIZ



If you need an HIC Onboarding, please reach out to HeidiS@IHFA.ORG.



Section B:

Homeless or Housing

Anecdote

Share a Short Story

Raise your hand or type in the chat

to share a 1-minute encouraging story about a homeless client or housing.





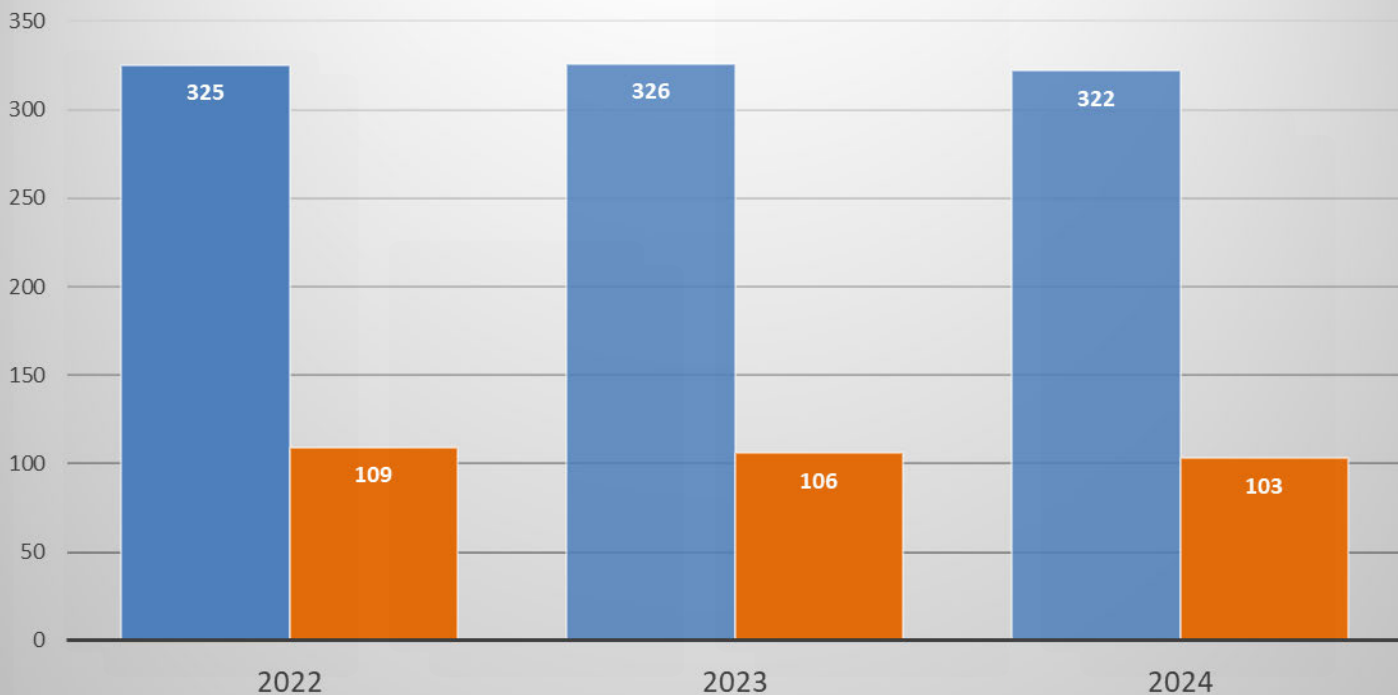
Section C:

HIC Performance Measures (SPMs)

System Performance Measures 2024

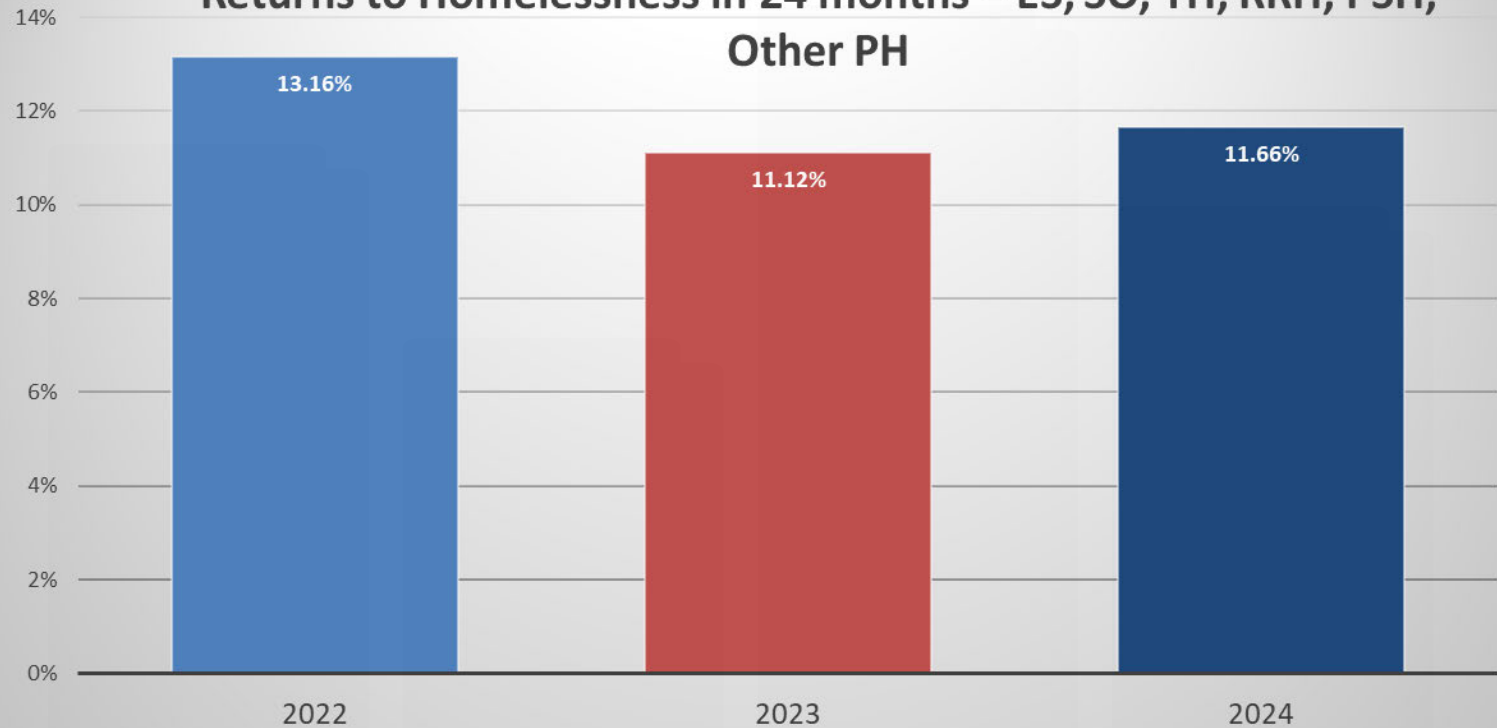
1. Average Time Homeless
2. Returns to Homelessness
3. 2024 PIT Count – Not presented today
4. Increase in Income – CoC Only
5. First Time Homelessness
6. Exits to Permanent Destinations

Average and Median Days Homeless- ES, TH, RRH, PSH & Other PH



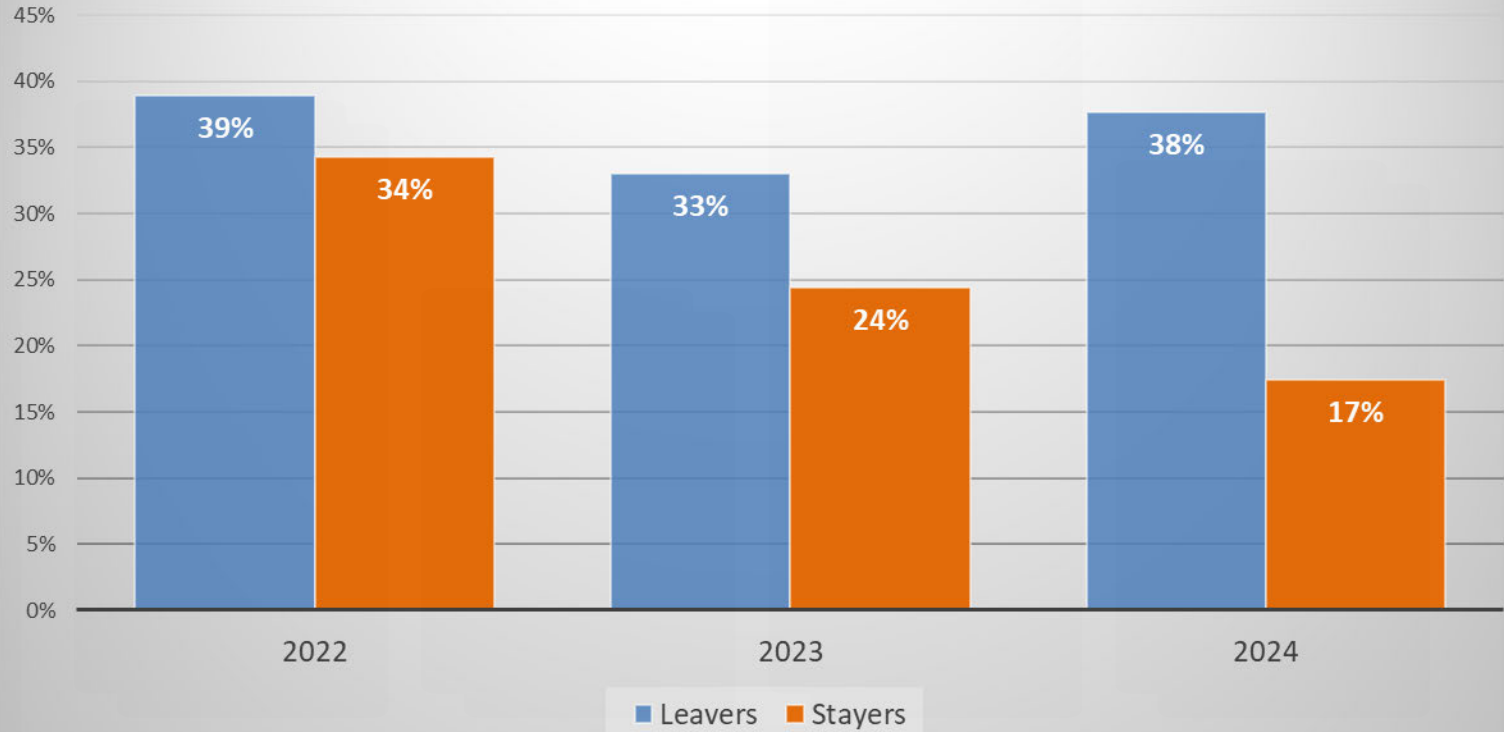
**Idaho Housing
and Finance**
Association

Returns to Homelessness in 24 months – ES, SO, TH, RRH, PSH, Other PH

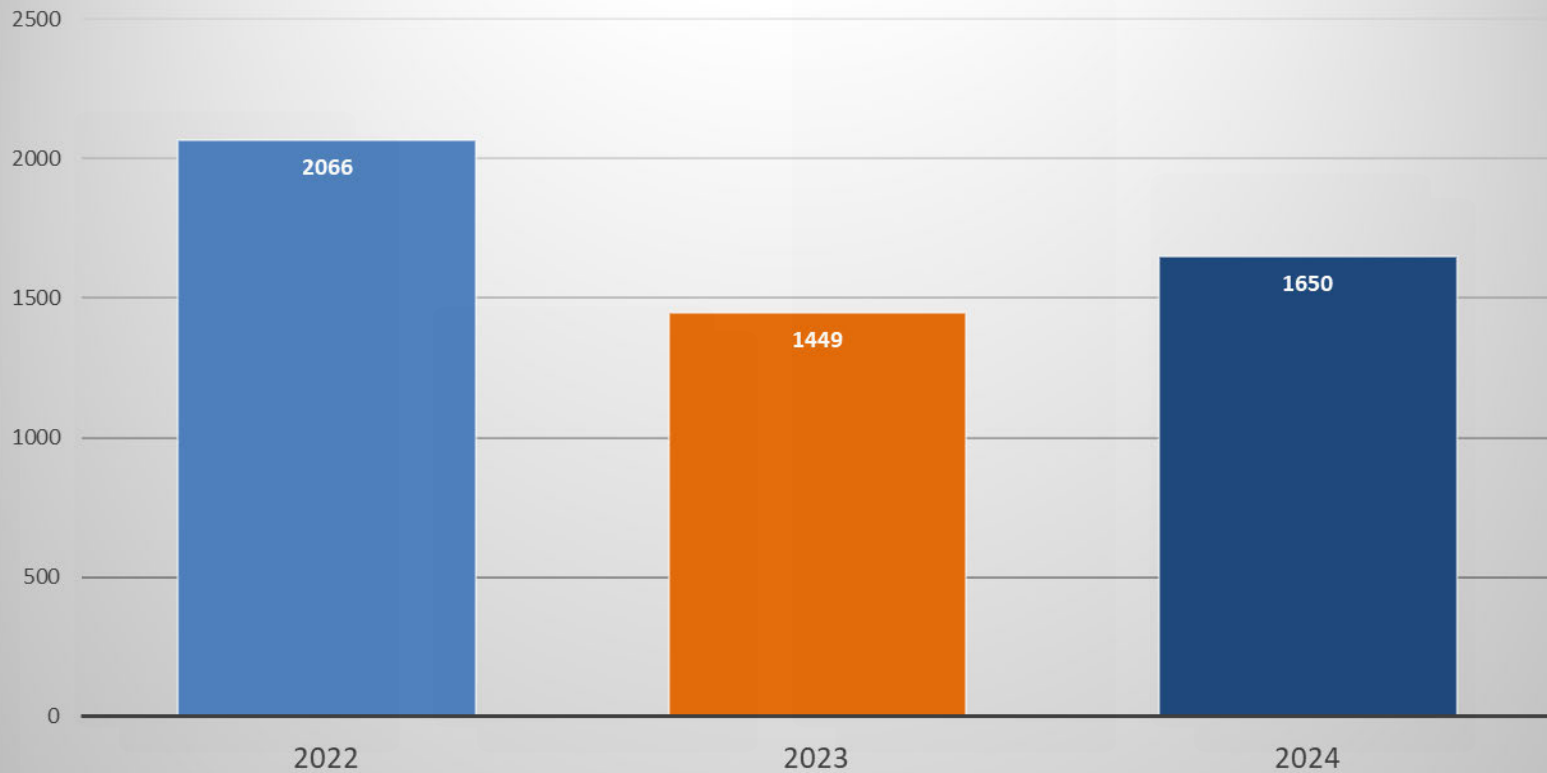


**Idaho Housing
and Finance**
Association

Increase in Income - CoC Projects Only

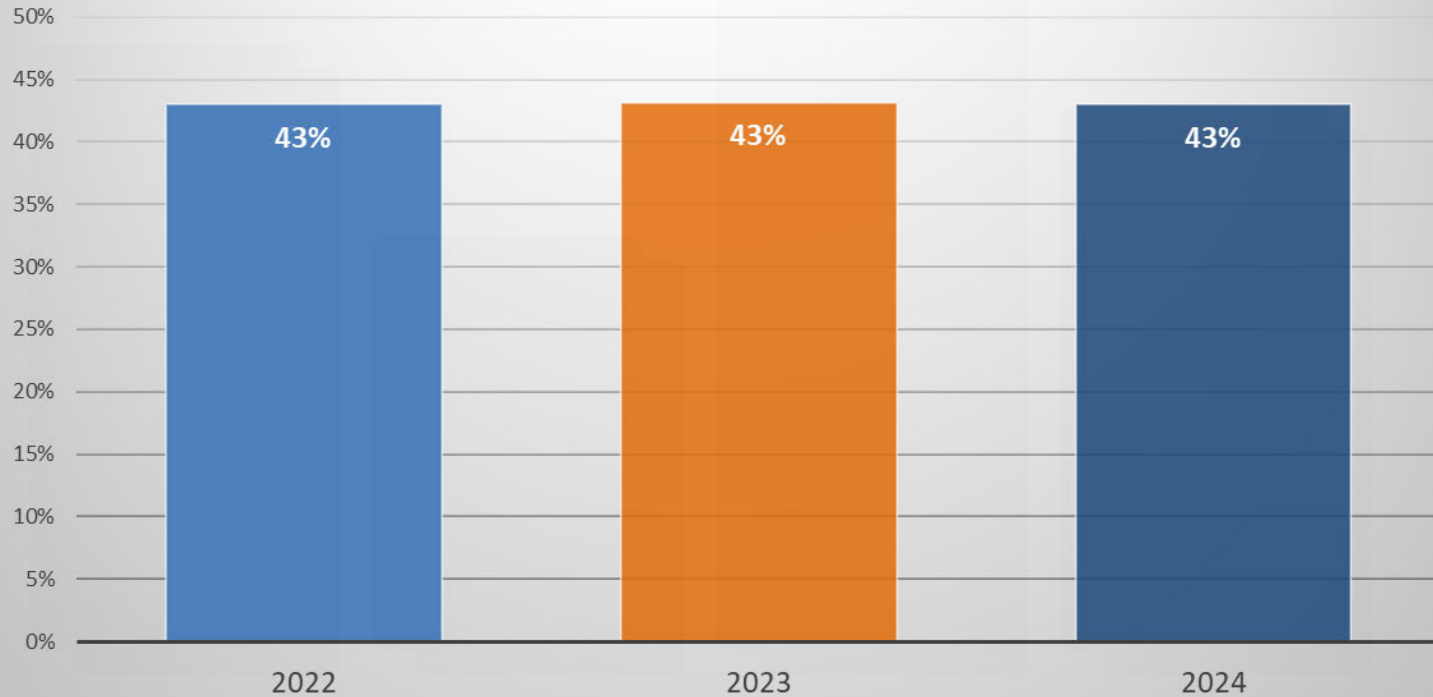


First Time Homelessness - ES, TH, RRH, PSH



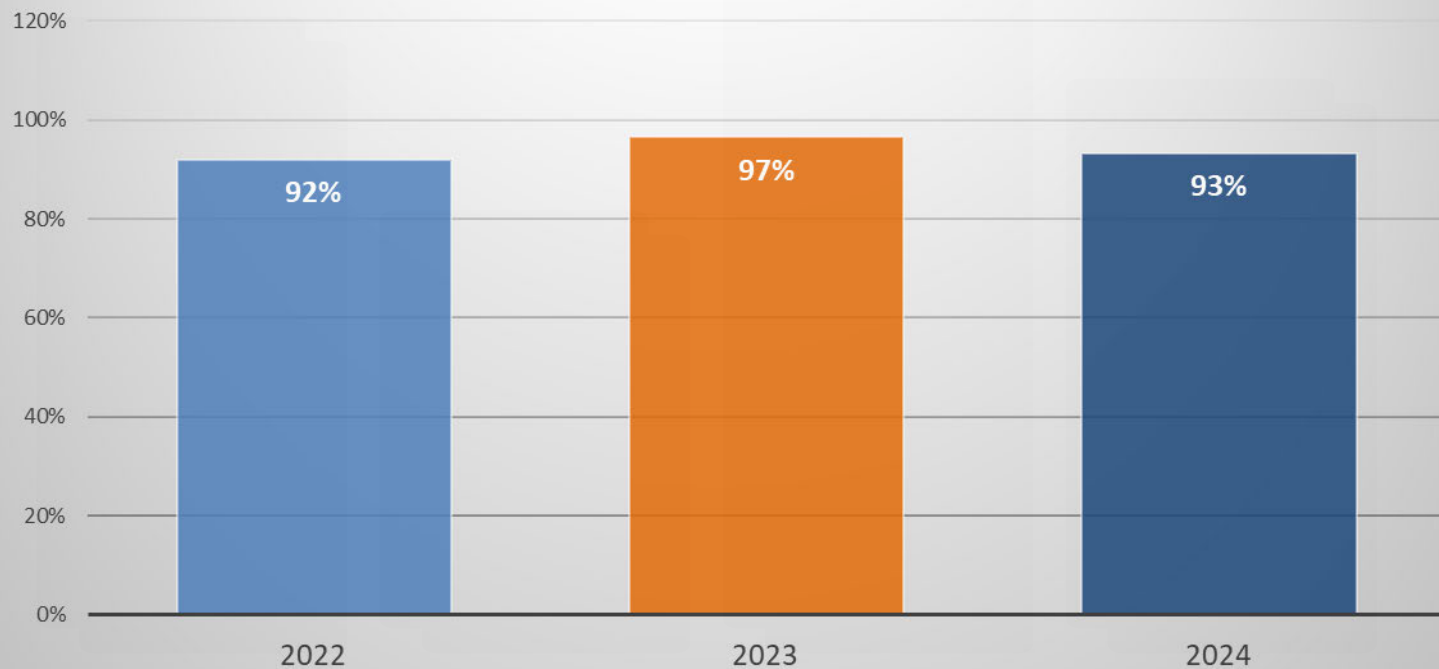
**Idaho Housing
and Finance**
Association

Exits to Permanent Destinations - ES, TH, RRH



**Idaho Housing
and Finance**
Association

Exits to Permanent Destinations - Permanent Housing Excluding RRH



**Idaho Housing
and Finance**
Association



Thank You!

For any questions, contact hmis@ihfa.org



Section D:
2024-2025
HIC Goal Progress!

1. Improve Data Quality

HMIS Lead, Informing Idaho, & HMIS Users

John Gibbons, Sonali Thombare, Donna Brundage, Jen Struckman, Autumn Shafer, Cassandra Artukovitch, Tami Moore, Kymm Swiston, Casey Matoon, & more!

In progress...

HIC STRATEGIC PLANNING GOALS

2024-2025

Specific Measurable Achievable Relevant Time-bound

1. Improve Data Quality

By April 1, 2025 the HIC will improve data quality systems and spread awareness to increase HUD grant application scores and funding, and to reduce compliance issues.

2. Improve Storytelling through Data Analysis

By April 1, 2025, the HIC will enhance Idaho's storytelling through data analysis to boost funding for housing programs through captivating data presentations to communities and legislators to ignite legislative change and empower all Idahoans.

3. Maximize Existing Funding

By the end of the FY 23 CoC grant the HIC will increase existing CoC grant spending to 87.5% through increasing IHFA SNAP trainings and by facilitating mentorships between similarly funded projects statewide.

4. Tap into NEW Funding Opportunities

By the end of December 2024, the HIC, through Guiding Idaho Committee, will establish a Fund Development Taskforce who will evaluate the feasibility of attaining new, unrestricted funding or minimal requirement funding for the HIC.

2. Improve Storytelling through Data Analysis

LEP, Informing, Housing, Engaging Idaho & IHFA

Mandy White, Nikki Nelson, Charles Hale, Gretchin Rotz, Patty Wheeler, Casey Bolt, John Gibbons, Sonali Thombare, Donna Brundage, Jen Struckman, Autumn Shafer, Cassandra Artukovitch, Tami Moore, Kymm Swiston, Casey Matoon, & more!

In progress...

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HIC voting on UFA status, IHFA SNAP Team, and CoC subrecipients

Joe Hightower, Shane Carlton, Shawn Walters, Aid for Friends, Bannock Youth Foundation, CATCH, CLUB, Elmore County DV Council, Family Services Alliance, Safe Passage, Salvation Army Lewiston & Nampa, SCCAP, SEICAA, Sojourners' Alliance, & St. Vincent de Paul, & more!

Success!

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IHFA, YAB, and potential YHDP subrecipients

Jordan Downey, Nancy Tuttle, Rynca, Charolette, Miranda, Joe Hightower, & more!

Success!

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5. 100 PSH Unit Goal

Housing Committee, Access Points, & HIC providers

Tess Reasor, Annie Parker, Casey Bolt
Margie Potter, Bud Compher, Carissa
Connelly, Todd Christensen, Robert Swiston,
Jordan Downey, Heidi Sellick-Diaz,
Sojourners' Alliance, St. Vincent de Paul,
CATCH, SCCAP, Aid for Friends, CLUB, The
Housing Company, Oxford House & more!

In progress...

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*Together we made positive
change. Thank you!*



Section E:

HIC Updates

Roundtable Questions

Take 1-2 minutes to write down then share out your updates. Please allow for others to share too.

1. What changes or trends are you seeing in your area or region?
2. What new services, accomplishments, or successes have there been in your area or region?
3. What is your focus for this year?
4. Any other key updates the HIC should know?





*Thank you
for your service!*



Section F: HIC Elections & Board Changes

Elections for Open Guiding Idaho Seats:

1. Vice Chair (must be a Guiding Idaho member)
2. Lived Experience Representative
3. HIV/AIDS & FQHC Representative

Submit your vote by May 2nd to the Engaging Idaho
Committee Secretary Heidi Sellick-Diaz
HeidiS@IHFA.ORG.

THANK YOU, LARRY!



Larry Riely resigned as Vice
Chair of Guiding Idaho
Committee, which is the HIC's
Board.

Elections for Open Guiding Idaho Seats:

Vice Chair (must be a Guiding Idaho member)



Patty Wheeler and Betsy Bowling are willing to serve as Vice Chair of Guiding Idaho Committee, which is the HIC's Board.



Submit your vote by May 2nd to the Engaging Idaho Committee Secretary Heidi Sellick-Diaz
HeidiS@IHFA.ORG.



Voting

Elections for Open Guiding Idaho Seats:

Lived Experience Representative



Mandy White has served 1 term and would like to continue serving as Lived Experience Representative of Guiding Idaho Committee, which is the HIC's Board.

Submit your vote by May 2nd to the Engaging Idaho Committee Secretary Heidi Sellick-Diaz
HeidiS@IHFA.ORG.



Voting

Elections for Open Guiding Idaho Seats:

HIV/AIDS & FQHC Representative



Zena Ebed would like to serve as the HIV/AIDS & FQHC representative of Guiding Idaho Committee, which is the HIC's Board.

Thank you, Jamie!



Jamie McDonald has served 1 year and would like to step down from the HIC's Board.

Submit your vote by May 2nd to the Engaging Idaho Committee Secretary Heidi Sellick-Diaz
HeidiS@IHFA.ORG.



Voting

Welcome Jamie Simpson!



Representative for the Administrative Agency, IHFA as Guiding Idaho Board Chair.

- Homeless Programs Manager, IHFA
- Grew up on the Palouse
- Worked as a residential care administrator, qualified intellectual disabilities professional, supervisor of assisted living facilities licensing, and mental health agency credentialing.
- Masters in Business Administration (MBA) from Northwest Nazarene University.



Thank you, Brady!

New HIC Board Members Since October: Welcome!



Chris Green, Region 1 Representative



Jared Mangum, Region 5 Representative



Miren Unsworth, Department of Health & Welfare Representative



Section G: Recognition

Shout Outs!

Take 1-2 minutes to praise someone for their excellent work or help!





Section H: Affordable Developments

Alder Apartments – Hankins/Kimberly Rd, Twin Falls, ID

Vicinity Map:



Project Summary

- 72 Units
- 15 Project Based Vouchers
- Site is 4.20 acres
- 60% AMI
- On site Property Manager
- 4% Tax Credit/Tax Exempt Bonds
- Architect CSHQA
- Contractor Wright Brothers

Project Notes

- On schedule –85% complete
- Clubhouse ready April 2025
- Certificates of Occupancy for Building 4
- Move-ins scheduled April 15th

Sources & Uses

Sources	Amount
Permanent Loan	\$4,916,000
Tax Credit Equity	\$10,186,093
IHFA Homelessness Gap	\$1,000,000
HOME Funds	1,065,000
Due on Sale Workforce Housing	\$2,550,000
Workforce Housing with Interest Payments	\$1,000,000
Twin Falls SLFRF (ARPA)	\$1,728,460
The Housing Company Loan	\$1,259,841
Deferred Developer Fee	\$500,000
TOTAL	\$25,705,394

Rent Comparison

Bedroom Size	Projected Rents	Market Rents
1 Bedroom - AMI 60%	\$838	\$1,150
2 Bedroom- AMI 60%	\$1041	\$1,375
3 Bedroom- AMI 60%	\$1,203	\$1,600

Unit Information

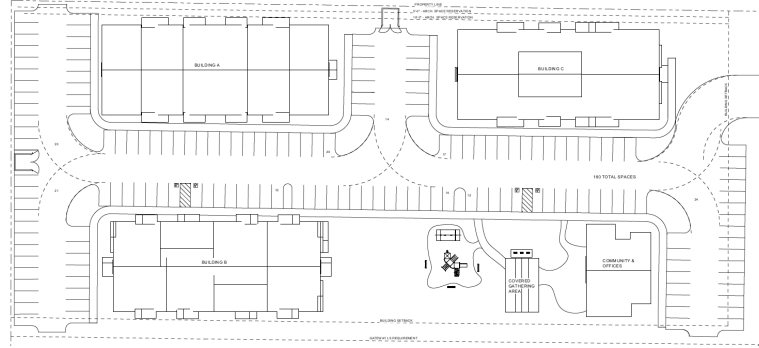
Number of Units	Type	Unit SQ Ft
15	1 Bedroom	651
45	2 Bedroom	883
30	3 Bedroom	1117

Alder Apartments —Twin Falls, ID



Clubhouse paint is completed.

Alder Apartments —Twin Falls, ID



The Core

12th and Florida Ave, Nampa, ID

Vicinity Map:



Project Summary

- 74 Units
- 30, 60% AMI Low & High HOME
- 3.189 acres
- Single Three-Story w/Elevator
- 4% Tax Credit/Tax Exempt Bonds
- Idaho Workforce Housing Funds
- Architect HSA
- Contractor Wright Brothers

Project Notes

- Commenced Construction 09/18/24
- Framing to be complete by end of April.
- Construction 25% complete
- Estimated Completion 12/31/2025

Updated: April 9, 2025

Sources

Sources	Amount
Permanent Loan	\$6,650,000
HOME	\$1,300,000
IHFA CIH Loan	\$3,600,000
HTF	\$550,000
Workforce Housing Fund	\$2,000,000
Deferred Developer Fee	\$473,978
Nampa CDBG	\$90,000
Tax Credit Equity	\$9,416,167
Foundation Donation	\$50,000
	\$24,130,145

Project Schedule

Activity	Completion
Land Purchase	11/28/2022
Finance Closing/Const. Start	09/18/2024
Estimated Construction Completion	12/31/2025
Est. Perm Loan Conversion/8609's	10/01/2026

Rent Comparison

Bedroom Size	Projected Rents	Market Rents
1 Bedroom - AMI 30%- HTF	\$493	\$1,335
1 Bedroom- AMI 60%	\$1,044	\$1,335
2 Bedroom- AMI 30% HTF	\$587	\$1,755
2 Bedroom- AMI 60%	\$1,249	\$1,755
3 Bedroom- AMI 60%	\$1,439	\$2,095

Unit Information

Number of Units	Type	Unit SQ Ft
14	1 Bedroom	614
38	2 Bedroom	835
22	3 Bedroom	1,087

The Core

Nampa, ID

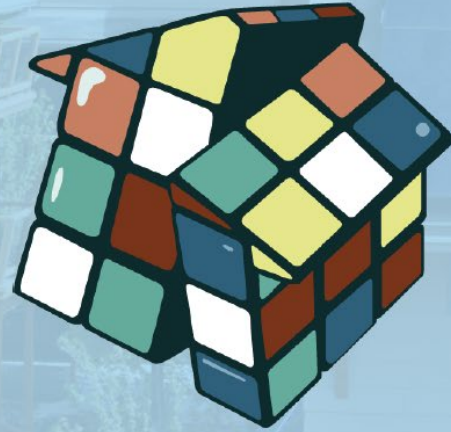


COMMUNITY HOUSING DEVELOPMENT



Carissa Connelly, Housing Director
City of Ketchum + Blaine County Housing Authority
April 18, 2025

- **USE PUBLICLY-OWNED LAND**
- **PLANNING & ZONING EXCHANGE**



**FORMER CITY
HALL**



RFP, \$ +
GROUND LEASE

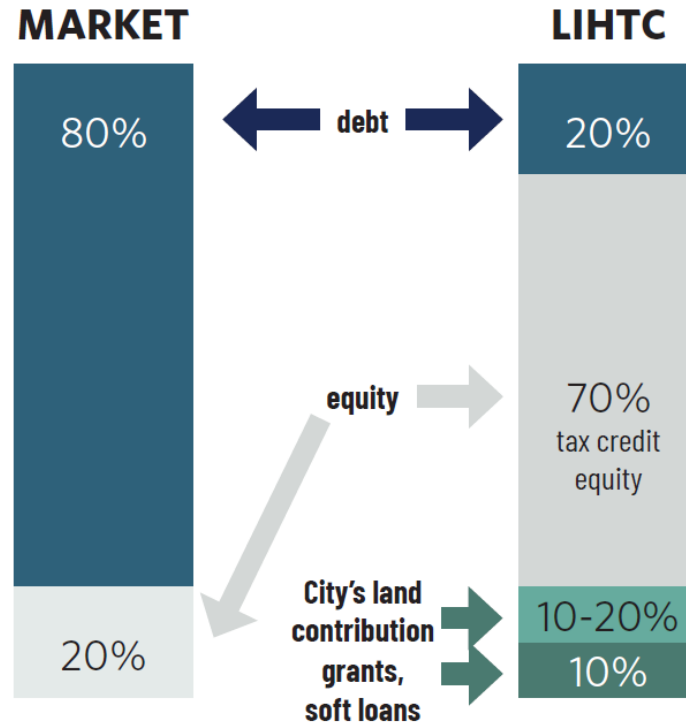


**NEW
COMMUNITY
HOUSING**



BLUEBIRD VILLAGE, 9% & 4% LIHTC

HOW DO LOW-INCOME HOUSING TAX CREDITS WORK?



PARTICIPANTS

PUBLIC
SUPPORT

City, Urban Renewal Agency, IHFA, BCHA, SCCAP

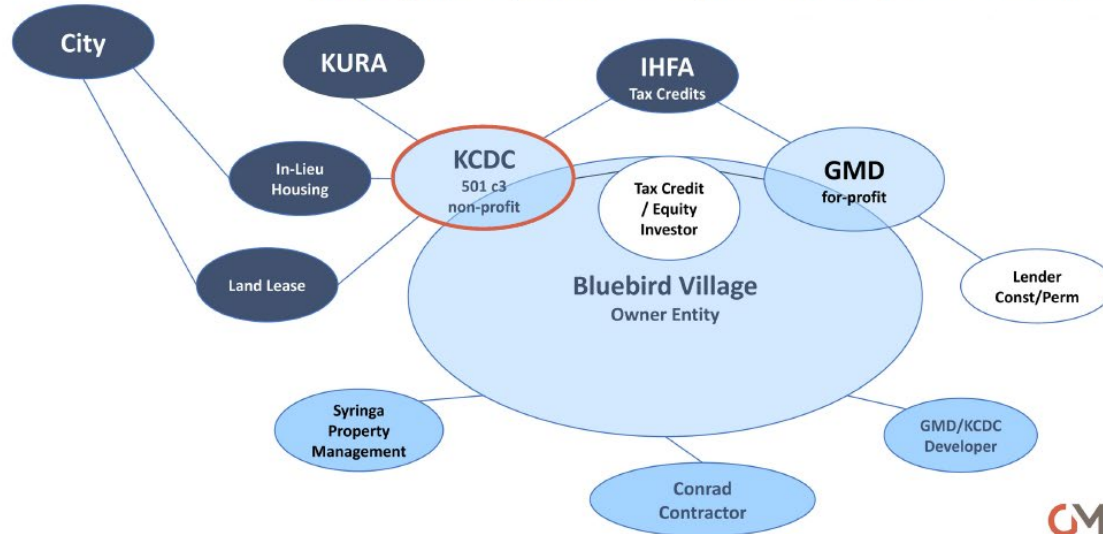
PRIVATE
CAPITAL

Tax credit / equity investor + debt

DEVELOPMENT
TEAM

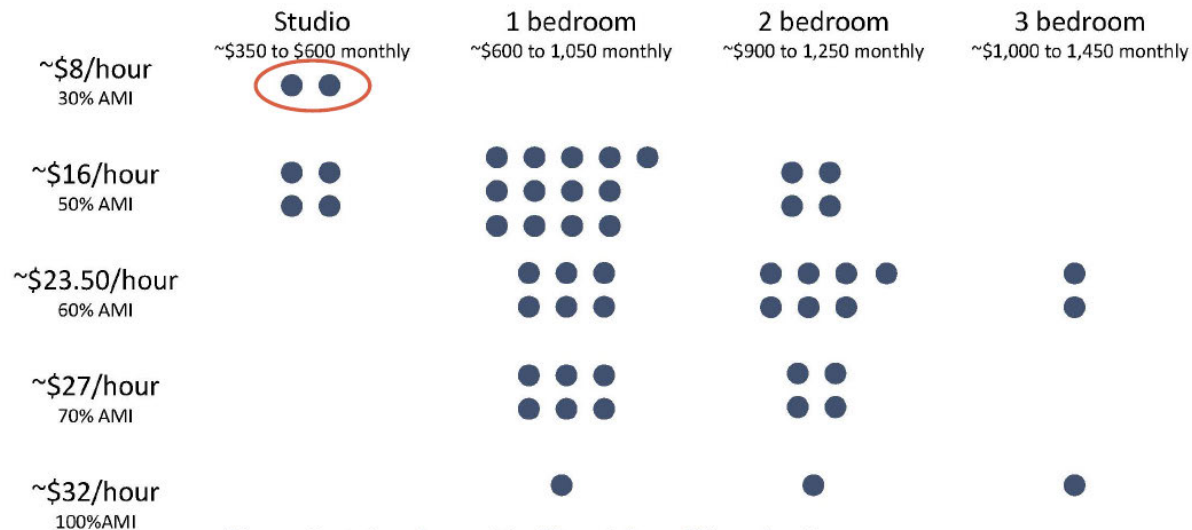
Local non-profit + for-profit development team

- need local non-profit (KCDC) to access financing
- KCDC gains experience + capital, enabling solo access later



SUCCESS FACTOR #1: BROAD UNIT MIX

STUDIOS TO 3-BEDS AND 30% AMI (PSH) TO 140% AMI



- Wage estimate based on working 50 weeks/year, 40 hours/week
- Active local workforce preference

SUCCESS FACTOR #2: WHERE DO TENANTS WORK

85% **work in Ketchum**

+ Ketchum's Area of Impact
in some capacity

15% ***work in Hailey**

*Per the Fair Housing Act - which applies to all property owners regardless of funding source - Bluebird can only screen for Blaine County workers and not a smaller geographic area like Ketchum.

30% **critical service, public workers, essentials**

eg. healthcare, pharmacy, public transportation, groceries, gas

51% **services, restaurants**

eg. retail, entertainment, salon

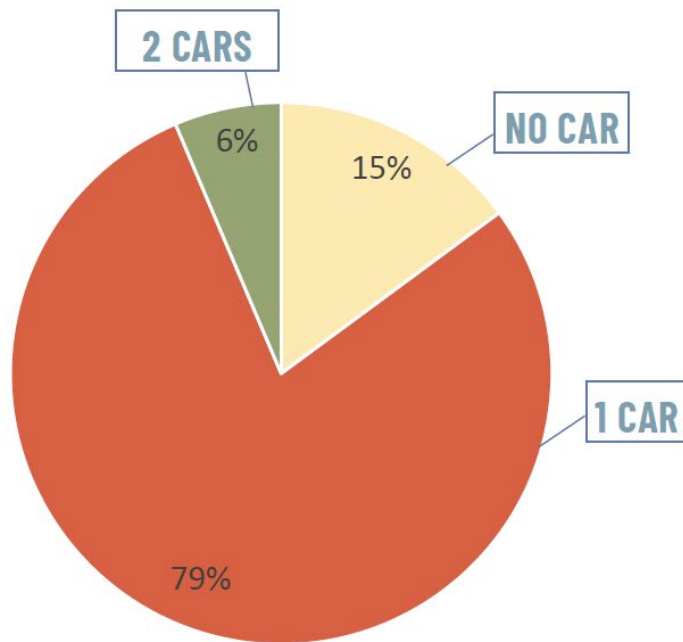
17% **construction, maintenance, property management**

4% **tourism**

eg. hotels, rental cars

SUCCESS FACTOR #3: INFORMED PARKING

HOUSEHOLD CAR OWNERSHIP

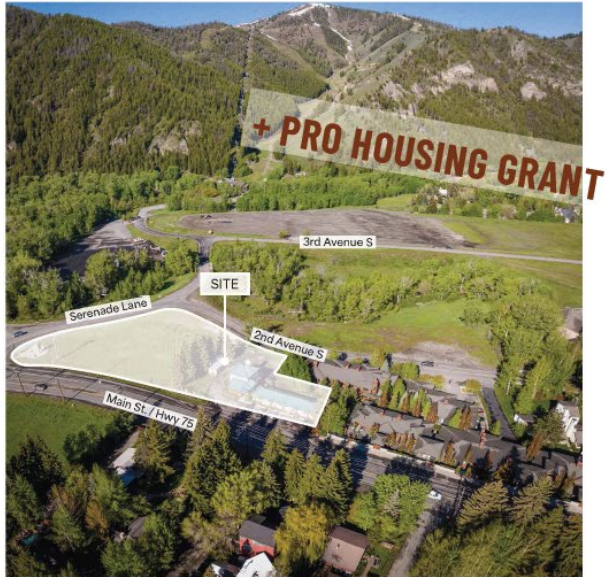


UNUSED PARKING SPACES

2

LAND USE ANALYSIS OF 5 PUBLICLY OWNED SITES

TWO ARE FEASIBLE IN NEXT FEW YEARS



LIFT TOWER

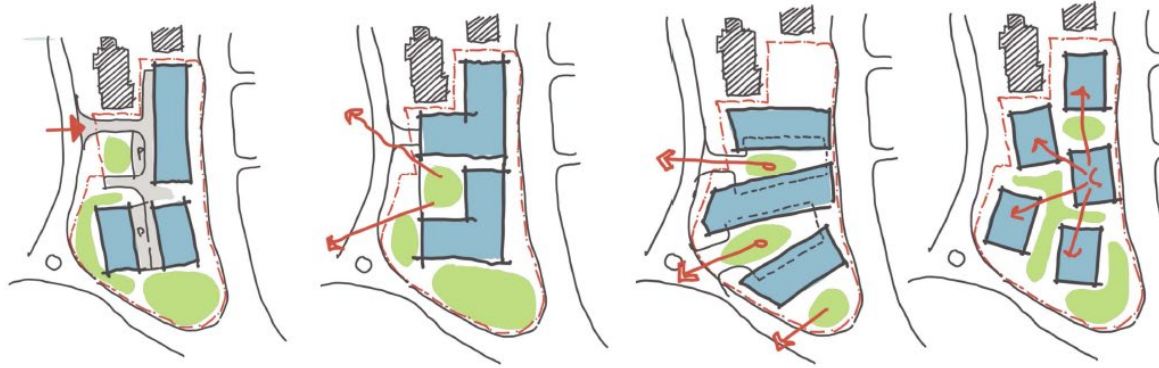


YMCA SOUTH

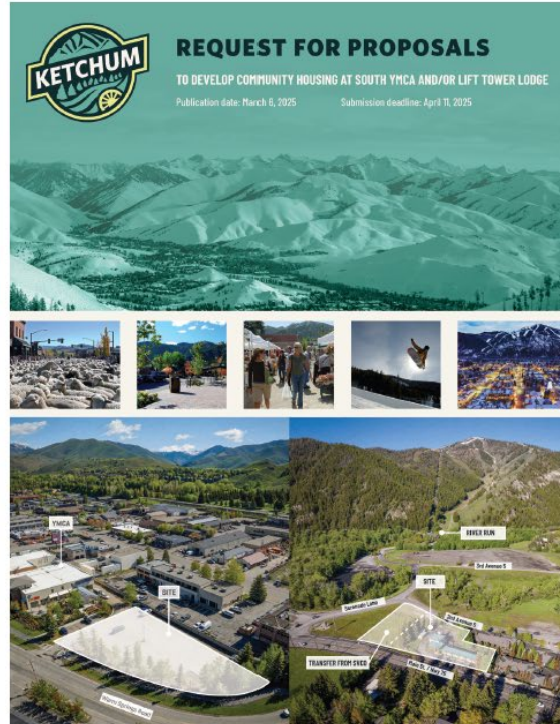
HOLST

LIFT TOWER LODGE EXAMPLE

EXPLORED (1) UNIT YIELD + BUILD-OUT SCENARIOS UNDER
CURRENT ZONING + (2) PARTNER + COMMUNITY GOALS



REVIEWING DEVELOPERS' PROPOSALS, APRIL 25'



ABNORMAL PUBLIC PARCELS + LAND BANK

FOR-SALE UNITS, ENTER HOUSING AUTHORITY PORTFOLIO

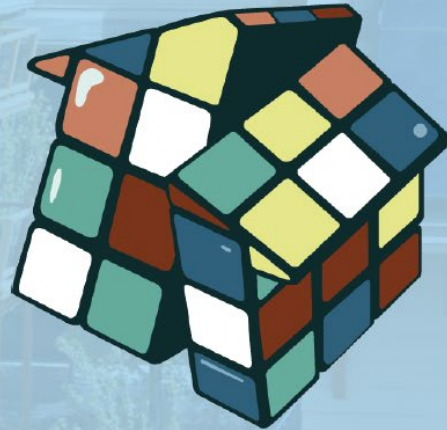
INVENTORIED ABNORMAL CITY PARCELS



PURCHASED LAND + CONDOS

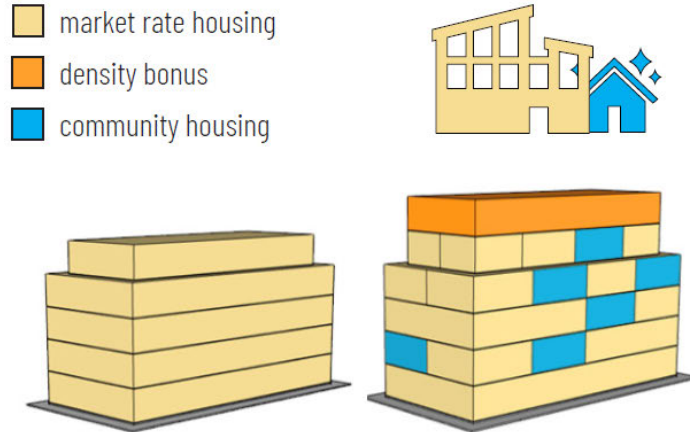


- **USE PUBLICLY-OWNED LAND**
- **PLANNING & ZONING EXCHANGE**



EXCHANGE GREATER DENSITY FOR COMMUNITY BENEFIT OF RESTRICTED HOUSING

- Mandatory inclusionary zoning not allowed per Idaho courts
- Voluntary density bonuses incentivize community housing development
- Ketchum's program, developer can choose to develop or purchase restricted housing, or pay a fee



NEED PROGRAM ADMINISTRATOR

FOR RULES, APPLICATION REVIEW, PLACEMENT, + COMPLIANCE

BLAINE COUNTY HOUSING AUTHORITY'S* PORTFOLIO

**could be a Housing Trust or other existing entity*

PLANNED UNIT DEVELOPMENT

~2/3

DENSITY BONUS

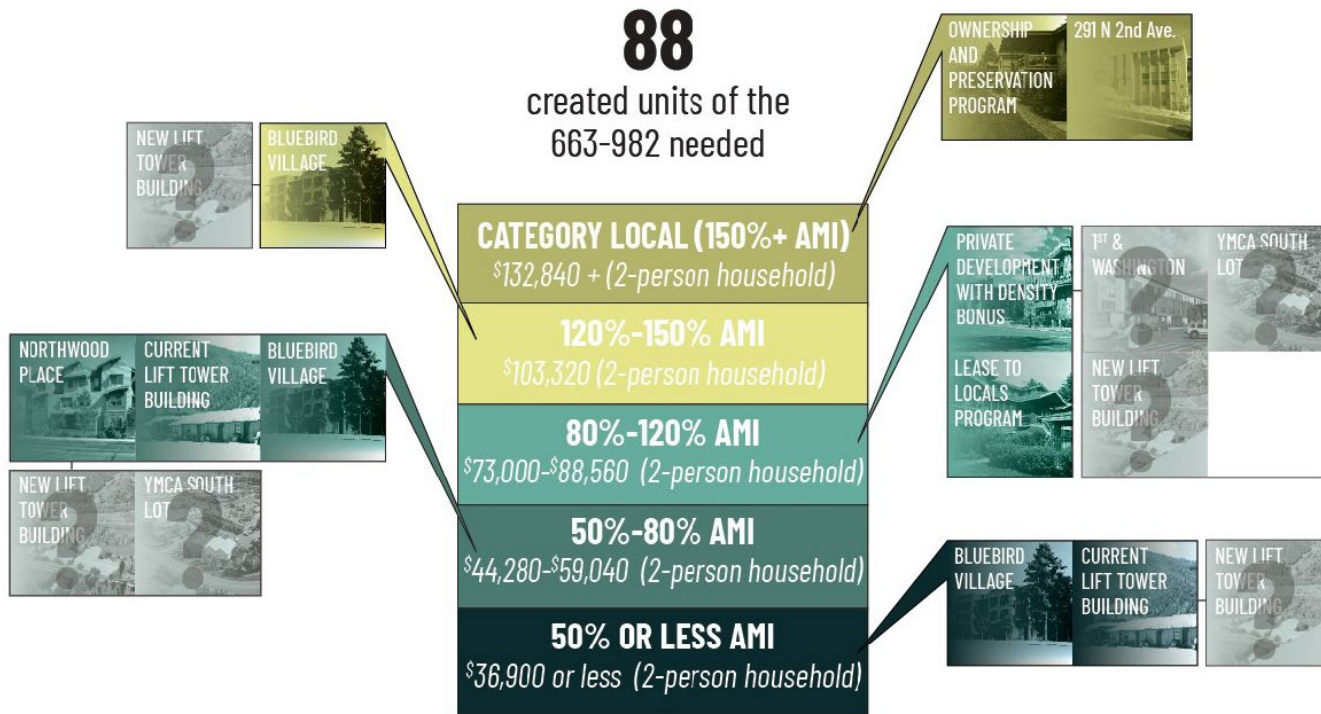
~1/3

128 units

CALIBRATE SCALE AND FEES TO LOCAL AREA



PROGRAMS FOR DIFFERENT NEEDS & INCOMES



COMMUNITY HOUSING SOLUTIONS

IDAHO HAS LIMITED TOOLS FOR AFFORDABILITY AND REVENUE GENERATION

Idaho's cities are the only cities in the U.S. without authority to implement any of these common strategies.



**inclusionary
zoning,
impact fees**



rent control



**increase
minimum
wage**



**real estate
transfer tax**



**state tax
incentives**



**vacant home
tax**



**STR
regulation**

THANK YOU!





Section I:

Announcements & Closing Remarks

Event	Date(s) & Time	Location
YHDP Grant Intent to Apply	April 21-25 th	
ESG, HOME, HTF, CDBG Consolidated Plan Public Hearing	April 23 rd , 1-2pm MT	Zoom
Idaho Gives Campaign	April 28-May 1	
YHDP Grant Subrecipient Application period	May 1-30 th	
YHDP Grant Subrecipient Applications DUE	May 30 th	
YHDP Grant IRP	June 2-15 th	
HIC Annual Strategic Planning Session	June 9-10 th	IHFA Boise
YHDP Grant HIC Ranking Approval	June 16-20 th	Zoom



Please contact
heidis@ihfa.org
for more
details.



*Thank you for dedicating
your time to reducing
homelessness in Idaho!*