



Providing Affordable Housing

Developing, preserving and managing affordable housing communities throughout Idaho

TheHousingCompany

Brought to you by Idaho Housing and Finance Association

P.O. Box 6943
(565 W. Myrtle, 83702)
Boise, Idaho 83707-0943
208-331-4890
Toll-Free 1-800-361-5181

Mission Statement

The Housing Company is dedicated to providing rental housing options for Idaho families. Our mission is to help our residents achieve individual and family goals and to foster community pride by providing and managing apartment communities, which offer affordable rents and desirable living conditions.



Purpose

The Housing Company was formed in 1990 to assist the Idaho Housing and Finance Association in achieving affordable housing objectives. The Housing Company's primary purpose is to preserve Idaho's existing affordable housing stock, facilitate development of new housing in under-served areas of the state, and provide quality, professional property management for all the properties it owns.



New Development

The Housing Company has used Low-Income Housing Tax Credits and HOME funds, along with other financing tools, to develop the following affordable rental communities:

Housing Development <i>Funding Resources</i>	Number of Units	Community	Type
Seltice Place Apartments <i>Tax Credit/Affordable Housing Program (AHP)</i>	20	Post Falls	Family
Maple Grove Apartments <i>Tax Credit</i>	30	Coeur d'Alene	Family
Cedar View Apartments <i>Tax Credit/HOME/AHP</i>	32	Pocatello*	Family
Chaparral Meadows Apartments <i>Tax Credit/HOME</i>	52	Blackfoot*	Family
Oak Street Apartments <i>Tax Credit/HOME</i>	40	Sandpoint	Family
Camas Village Apartments <i>Tax Credit/Community Development Block Grant (CDBG)</i>	66	Moscow*	Family
Diamond Court Apartments <i>Tax Credit/HOME</i>	96	Chubbuck*	Family
Carriage Lane Apartments <i>Tax Credit/HOME</i>	78	Twin Falls	Family
Fox Creek Place Apartments <i>Tax Credit/HOME</i>	56	Driggs*	Family
The Springs Apartments <i>Tax Credit Assistance Program (TCAP), Tax Credit Exchange</i>	36	McCall	Family
Hillside Village Apartments <i>Tax Credit</i>	50	Moscow	Family
Rose Park Place Apartments <i>Tax Credit/HOME</i>	40	Blackfoot	Senior
The Whitman <i>Historic Housing Credits/Pocatello Development Authority Funding</i>	25	Pocatello	Family

* These projects were the first Low-Income Housing Tax Credit and/or HOME projects developed in the cities specified.

Preservation

The Housing Company's affordable housing preservation efforts ensure that there are adequate units available for recipients of Section 8 project-based assistance and housing choice vouchers in the following apartment communities:

Apartment Name	Number of Units	Location	Type
Briarwood Apartments	40	Blackfoot	Family
Bristlecone Apartments	30	Sandpoint	Family
Harrison Hills Apartments	36	Boise	Senior
Hazel Park Apartments	40	Caldwell	Senior
Lake Country Apartments	44	Coeur d'Alene	Family
Meadowview Apartments	20	Rigby	Family
Owyhee Place Apartments	32	Boise	Family
Parkview Apartments	32	Weiser	Senior
Pondside Apartments	24	St. Anthony	Family
Riverwood Manor Apartments	24	Priest River	Family
South Meadow Apartments	41	Twin Falls	Family
Village Gardens Apartments	9	Ashton	Family
Village Community Gardens Apartments	50	Rexburg	Senior
The Cottage	1	Coeur d'Alene	Family

Management

The Housing Company provides professional management services for apartment communities throughout the state providing homes for Idaho families.

Waiting list preference is granted to families who have received housing vouchers or who are on waiting lists for housing choice vouchers.

Preference for extremely low-income families earning 30 percent of area median income or less is granted to families applying for Section 8 assistance housing communities.

The Housing Company owns and manages five project-based assisted elderly housing communities. Persons who are 62 years of age or older and disabled individuals are eligible residents at these communities.

Fair Housing: Apartments managed by The Housing Company are rented to all eligible applicants in accordance with fair housing laws. The Housing Company does not discriminate on the basis of race, color, creed, religion, sex, age, handicap, familial status, national origin, or because an applicant is a recipient of federal, state, or local assistance.

Affirmative Action: The Housing Company implements Affirmative Action Marketing plans in the rental of apartments in each community.

Reasonable Accommodation Policy Statement: The Housing Company provides equal opportunity to all persons with disabilities and provides accommodations to meet the disability-related needs of persons with disabilities upon request, if the accommodation is both reasonable and financially feasible. If not readily apparent, management may require verification that the applicant/resident is disabled and is in need of accommodation because of disability. Requests for accommodation will be processed promptly.

Resident Selection: The Housing Company requires that all applicants meet the screening criteria set forth in the Residential Selection Policy.

Drug Free Policy: The Housing Company actively enforces a “no-drug” policy.

Idaho Housing and Finance Association, a financial services and housing business organization, provides funding for affordable housing in communities where it is most needed and when economically feasible. IHFA is a self-supporting corporation that must generate all revenue necessary to cover the cost of its operations. It does this by earning fees for work performed and does not use any state-appropriated funds for its operations.



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Toll-Free 1-800-361-5181
Hearing Impaired
1-800-545-1833, ext. 628
Fax: 208-331-4806
www.thehousingcompany.org

Visit our Web site for more information about our apartment communities and employment opportunities.

