

Ada County Assisted Housing Directory—Rev. 12/2004 by IHFA

Overview and Instructions

Idaho Housing and Finance Association

IHFA is a private, not-for-profit housing and finance association that administers several affordable housing programs and works with public and private partners to increase housing affordability for Idahoans. IHFA is not a state agency, nor does it receive any state funding.

About This Directory

This document lists rental housing, emergency shelter and transitional housing providers. It is organized by region and housing type (affordable, subsidized, emergency shelter and transitional housing), then by community. Information for each housing provider includes name, location, primary contact number and the number and type of units available. Apartments constructed after 1993 offer accessible features.

This information is subject to change and is based on voluntary responses to a property management survey. IHFA offers this listing as a courtesy to housing consumers; we neither endorse nor assume responsibility for any of the listed properties or service providers.

Types of Assisted Housing Available

There are four categories of assisted housing in this directory: *Affordable*, which offers fixed below-market rents; *Subsidized*, where sliding-scale rents are tied to tenant income; *Emergency Shelter*, for acute and immediate homelessness prevention; and *Transitional Housing*, to bridge the gap between homelessness and more stable housing.

How to apply for rental housing

Contact the site manager using the phone number provided. Most landlords require a credit check and a non-refundable application fee, so be prepared. Some apartment complexes are designed for seniors or elderly tenants, while others are open to all individuals and families. Verify availability, rental criteria and required fees before submitting an application to avoid unnecessary costs.

Section 8 Tenant-Based Rental Assistance Description and Jurisdiction

IHFA offers Section 8 vouchers in 34 of 44 Idaho counties through four branch offices. Waiting lists in 2004 were one to four years.

Panhandle / IHFA's Coeur d'Alene Branch Office—667-3380 / toll-free 1-866-621-2994

North Central / IHFA's Lewiston Branch Office—743-0251 / toll-free 1-866-566-1727

South Central / IHFA's Twin Falls Branch Office—734-8531 / toll-free 1-866-234-3435

Eastern Idaho / IHFA's Idaho Falls Branch Office—522-6002 / toll-free 1-866-684-3756

Note: Section 8-rental assistance is offered in the remaining 10 counties by separate local housing authorities:

Southwest Idaho (Adams, Boise, Canyon, Elmore, Gem, Owyhee, Payette, Valley, and Washington counties) / Southwest Idaho Community Housing Authority (SICHA) —467-7461

Ada County (Ada County) / Boise City/Ada County Housing Authority—345-4907

Pocatello / Pocatello Housing Authority—233-6276

Homeless Shelters and Related Services

Due in part to a depressed economy, increasing housing cost gaps, high consumer debt and congressional priorities, homeless shelters and service providers are experiencing their highest demands for services in decades. Between 2000 and 2004, waiting lists for housing assistance went from 18 months to as much as four years.

High Demand. On any given day, thousands of Idaho individuals and families need help. Shelters and transitional *housing providers throughout Idaho often have waiting lists*, serve clients on a first-come, first served basis, and cannot provide same day service.

Planning ahead. When possible, don't wait until you or your family are actually on the street to contact a local shelter. At the first indication that your housing is threatened (unexpected loss of income, increase in expenses or other problem), contact the nearest provider(s) to find out how and where to apply for services.

Be resourceful. In some communities, local governments maintain lists of community resources at the City Clerk's office or County Welfare office, while local church and civic organizations may be aware of other types of assistance available.

Patience and respect. Remember many shelters and service providers are staffed by volunteers doing their best to help dozens of people every day. They are frustrated by the lack of resources, too. Don't forget to thank them.

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Assisted Housing Categories—Which one is best for you?

Section 8 Tenant-based assistance.	Sliding-scale project-based assistance	Affordable rental housing/ Section 42 (Tax Credit) or HOME developments
<p><i>For tenants on very low or fixed incomes.</i></p> <p>Tenants qualify for the program based on income, and are placed on a waiting list.</p> <p>Pros: Household pays 30% of income toward rent; balance paid by program. Tenant receives a rental voucher and selects housing.</p> <p>Cons: Current wait in Idaho is one to four years; SICHA doesn't maintain a waiting list.</p> <p>Best suited for: Those on fixed incomes (SSI, Disability, etc.). A single person living on \$13,000 or less; or a 3-person household living on \$21,000 or less.</p> <p>How to apply: See <i>Section 8</i> info on page 1.</p>	<p><i>For tenants on very low or fixed incomes.</i></p> <p>Tenants qualify for the program based on income.</p> <p>Pros: Waiting period is generally shorter and is based on unit availability.</p> <p>Cons: Apartments only</p> <p>Best suited for: Those on current Section 8 waiting lists; anyone who would meet Section 8 income guidelines. A single person living on \$13,000 or less; or a three-person household living on \$21,000 or less.</p> <p>How to apply: Contact apartment manager, complete and submit application.</p>	<p><i>Rents are fixed and affordable to households at 30%, 50%, or 60% of Area Median Income.</i></p> <p>These complexes received federal support and reserve a percentage of units for low- and moderate-income households.</p> <p>Pros: Waiting period is generally shorter. Several new complexes are available.</p> <p>Cons: Apartments only; fixed rents not affordable to everyone.</p> <p>Best suited for: Very-low, low- to moderate-income households.</p> <p>How to apply: Contact apartment manager, complete and submit application.</p>

Basic Tips for Renters

- Landlords or property managers want to know that you will respect the property and other tenants, and pay the agreed-upon rent on time. Credit checks and references are tools often used to indicate past performance in these areas.
- Be prepared to demonstrate that you will be able to meet the lease requirements and be a responsible tenant. Always be honest and up front with your landlord to avoid potential problems later on.
- Don't be afraid to negotiate if you require a change to the standard lease, but keep the first two items in mind as you go. Specify any changes or agreements in writing, then follow through with commitments to the property owner or manager.
- Know your rights and responsibilities and read all leases carefully before signing. You may obtain a copy of "Tenant's Rights" from your local Idaho Legal Aid Services branch office: Boise/208-345-0106; Caldwell/454-2591; Coeur d'Alene/667-9559; Idaho Falls/524-3660; Lewiston/743-1556; Pocatello/233-0079; and Twin Falls/734-7024.
- Fair Housing Law applies to housing sales, rental and financing. If you feel you have been a victim of discrimination based on a protected class (race, color, ethnic origin, religion, gender, familial status or disability), contact the Idaho Housing Hotline/1-877-438-4472, HUD Fair Housing/1-800-877-0246, or Intermountain Fair Housing Council/383-0695.
- If you have a qualifying disability that substantially limits one or more major life activities, you may request a "reasonable accommodation" from your landlord. This may involve a structural modification (i.e. wheelchair ramp) or an exception to standard policy (such as a designated parking space or permission to keep an assistance animal). Landlords may require written verification from a health care provider as to the need for the specific accommodation(s) requested, but may not ask for details or the nature of the disability. An accommodation request may be denied if it poses an undue financial or administrative burden to the property owner. For more information, visit http://www.ihfa.org/research_fairhousing.asp

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Sliding-scale project-based assistance

Rent generally based on income; no voucher required. Apply directly through site manager.

Units by Type*

Unit Sizes*

City	Facility Name	Address	Phone	Units by Type*				Unit Sizes*			
				Fam	Eld	Acc	Stu.	1 bd	2 bd	3 bd	4 bd
Boise	Franklin Grove	4929 W. Franklin Road	336-0086		40	4		X			
Boise	Oak Lawn Apts.	3450 Stone Creek Rd. 83703	426-0779	30		2		X	X	X	
Boise	Wildwood	2403 S. Orchard	342-1829	40		2		X	X	X	
Boise	Greenbriar	693 E. Old Saybrook Lane	342-2930	47				X	X	X	
Boise	Samaritan Village Apts	3360 N. and 3350 N. Collister Drive	342-3163		100	5	X	X			
Boise	Pioneer Square	1220 Grand Avenue	342-4028	43		1		X	X	X	
Boise	Harrison Hills	2260 Harrison Blvd.	342-4716		36	4		X			
Boise	Owyhee Place	2580 S. Owyhee Street	342-8664	32				X	X	X	
Boise	Riverview Homes	1070 S. Leadville Avenue	343-1944	40					X		
Boise	Shoreline Plaza	675 S. 13th Street	344-3226		40	10		X			
Boise	Bannock Arms	330 E. Bannock	344-3770		64	8		X			
Boise	Wylie Street Station	4683 Wylie Lane	344-5824	40				X	X	X	
Boise	Grove Street Apts	3rd and Grove	344-8773	11		7		X	X		
Boise	Capitol Plaza	700 Cunningham Place	345-4907		93	7		X			
Boise	Franklin Plaza	1555 W. Franklin Road	345-4907		67	5	X		X		
Boise	Centennial Manor	661 South Curtis St	344-2164		39	4	X	X			
Boise	Cottage @ Boise	3390 Collister Dr	342-3163		300	15		X			
Boise	Treehouse Apts.	280 W. Boise Avenue	383-9385	25					X	X	
Boise	ARC Living Resident Home	217 Ruby St	343-5583		16	16		X			
Eagle	Eagle Crest Apts (RD)	64 S. 2nd	459-6348	6	2			X	X		
Eagle	Eagle Manor	276 Cedar Ridge	939-0409		40	4		X			
Eagle	Eagle Senior Village II	500 North Eagle Rd	939-6838		20	2		X			
Kuna	Leisure Village VI	450 Linder Avenue	459-6348		18			X	X		
Kuna	Carol Manor	277 E. 3rd	888-3884	24				X	X		
Meridian	Casa Blanca	3500 S. & 3538 So. Five Mile Road	362-9586	20					X	X	

***Family** = Fam; **Elderly** = Eld; **Accessible** = Acc (modified counter/outlet heights, bath)

***Stu.** = Studio; **1 bd** = 1 Bedroom; **2 bd** = 2 Bedrooms; **3 bd** = 3 Bedrooms; **4 bd** = 4 Bedrooms

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				Fam	Eld	Acc	Stu.	1 bd	2 bd	3 bd	4 bd
Meridian	Leisure Village VII (RD)	1721 N.W. 8th			18			X	X		
Meridian	La Casa	1224 E. 4th	887-0022	23					X		
Meridian	La Villa	1223 E. 4th	887-0022	20					X		
Meridian	Foothills Apartments	2308 West Franklin	459-9752	54		4			X	X	X
Meridian	James Court	2190 N. Meridian Road	888-3112	50		1		X	X	X	
Meridian	Hope Arms Apts	266 Hope Arms Lane	888-3884	80		3		X	X	X	
Meridian	Washington Square I & II	510 E. Washington	888-6319	42		21		X	X		
Meridian	Northgate Villa I & II	1533 Maple Avenue B	888-7994	32				X	X	X	
Star	Leisure Village XI (RD)	Knox & Main	459-6348	16				X	X		

HOME/Tax Credit (Section 42) Apartments

Rents are fixed and deemed “affordable” to households below Area Median Income (AMI)

City	Facility Name	Address	Phone	Units by Type*				Unit Sizes*				Rent Range	
				Fam	Eld	Acc	Stu.	1 bd	2 bd	3 bd	4 bd	Low	High
Boise	Conservatory	1076 Denver Avenue	336-3020	40				X	X	X		VARIES	
Boise	Greenfield Village Apts	4923 Albion	336-9111	75		3		X	X	X		450	690
Boise	Brentwood Apts	3165 S Apple	338-1000	80				x	x	x		475	640
Boise	River Plaza	1249 Grand Avenue	338-1667	114		6	X	X	X			VARIES	
Boise	Idaho Building	280 N. 8th Street	344-3856	50			X	X	X			VARIES	
Boise	Cassia Court	5503-5597 Cassia	577-7398	18		1		X	X			VARIES	
Boise	Magnolia Apts	3549 Magnolia	344-8773	43		X				X	X	VARIES	
Boise	Patterson Apts	12th & Washington Street	344-8773	17				X	X			495	525
Boise	State Street Apts	1312-1326 State Street	344-8773	16					X			500	575
Boise	Washington Apts.	516 N. 12th	344-8773	3				X				450	555
Boise	Oak Park Village	2800 W. Cherry Lane	345-2625	200				X	X	X		VARIES	

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				Fam	Eld	Acc	Stu.	1 bd	2 bd	3 bd	4 bd	Low	High
Boise	Village Apts	3882 Custer Drive	345-4334	32		1			X	X		VARIES	
Boise	Ustick Village Apts	10887 W. Ustick Road	378-8968	64		3			X	X		565 600	
Boise	Hillcreek	2463 N. 15th Street	384-0835	44				X		X		VARIES	
Boise	Hillcreek-Parkhill Apts	15th and Hill Road	384-0835	30				X	X	X		VARIES	
Boise	Davis Park Apts	970 N. 29th Street	386-9818	39		2			X	X	X	VARIES	
Boise	Stewart Avenue Apts	c/o 970 N. 29th Street	386-9818	16						X		VARIES	
Boise	Idanha Apartments	928 W. Main	433-9701	39				X	X			VARIES	
Boise	Blue Meadows	5122 W. Stoker Lane	853-8109	96				X	X	X		VARIES	
Boise	Hays Apts	602 W. Hays	863-8519	8		1		X				375 400	
Boise	Hilton St Apartments	1078 S Hilton	367-0440	12		1		X	X	X		VARIES	
Boise	Civic Plaza	190 E Front St	344-7400	299		299	X	X	X			425 697	
Eagle	Sister Village	500 Eagle Rd	939-6838	49		3		X	X			VARIES	
Garden City	Mallard Pointe	508 East 50th Street	327-1723	158	X	15		X	X			VARIES	
Garden City	Rosewind House	5815 Coffey St	377-9980		48	X		X				VARIES	
Garden City	Shannon Glenn at Riverside	6355 Ulmer Street	853-3113	72					X	X	X	VARIES	
Kuna	Valley Run	620 North Linder	922-3553	31		2			X	X	X	303 686	

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Region 7 Transitional Housing

City	Facility Name	Phone	Population Served	Beds/units
Boise	NHS/Homeward Bound	343-4065	Families with Children (2 year program)	38 u
Boise	River of Life	389-9840	Single men, male head of household with children (full custody)	10 u
Boise	River of Life/SRO	389-9840	Single rentals for men, male head of household with children (full custody)	39 u
Boise	Corpus Christie House	426-0045	Families with Children, Men, Women, Teens (Day Service Center)	
Boise	Next Step	368-9901	Women and Children	14 b

Region 7 Emergency Shelter

City	Facility Name	Phone	Population Served	Beds/units
Boise	Hayes Shelter Home	322-6687	Runaway and homeless Youth	12 b
Boise	Boise Rescue Mission	343-2389	Men only	6
Boise	River of Life	389-9840	Single men, male head of household with children (full custody)	90 b / 16u
Boise	Salvation Army Booth Center	343-3571	Families with Children	L1: 7rms/21 b) L2: 3u
Boise	City Light Home	368-9901	Women and Children	31 b
Boise	Franklin House	343-3736	Mental Health Crisis Center (2-3 day stay)	8 b
Boise	Women's and Children's Alliance	343-3688	Victims of domestic violence	

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