

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 housing type (affordable, subsidized, emergency shelter and transitional housing) then alphabetically by city. Most listings include the property name, primary contact number, the number and type of units available and some have the property address. This listing is offered as a courtesy to housing consumers. The accuracy of the information is subject to change without notice. To report corrections please call Laurie at the CdA Branch office at 208-762-5113.

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.

Page 2 provides additional information on the different categories of assisted housing and where/how to apply for them.

Helpful Information

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.

FOR RENTAL RESOURCES, VISIT:

www.housingidaho.com

At this website you'll find tools to help you decide how much you can afford to pay for rent, resources every family can use, a current list of available rental units and a rental checklist that may help you to decide which rental unit is right for you.

Section 8 Tenant-Based Rental Assistance Description and Jurisdiction

IHFA offers the Section 8 Housing Choice Voucher program in 34 of 44 Idaho counties through four branch offices. Waiting lists in 2012 are one to over three years. If you'd like to apply to the wait list, please contact the branch office below that is closest to you:

Panhandle / IHFA's Coeur d'Alene Branch Office—915 W Canfield Avenue, Coeur d'Alene, Idaho 208-762-5113 / toll-free 1-866-621-2994

North Central / IHFA's Lewiston Branch Office—208-743-0251 / toll-free 1-866-566-1727

South Central / IHFA's Twin Falls Branch Office—208-734-8531 / toll-free 1-866-234-3435

Eastern Idaho / IHFA's Idaho Falls Branch Office—208-522-6002 / 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) / Southwestern Idaho Cooperative Housing Authority (SICHA)—208-585-9325

SICHA doesn't maintain an open waiting list.

Ada County (Ada County) / Boise City/Ada County Housing Authority—208-345-4907

Pocatello / Pocatello Housing Authority—208-233-6276

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;</p> <p>Best suited for: Those on fixed incomes (SSI, Disability, etc.). A single person living on \$19,350 (Kootenai) \$19,650 (Bonner) and \$17,950 in the remaining Northern Counties or less; or a 3-person household living on \$24,850 (Kootenai) \$24,600 (Bonner) and \$23,050 in the remaining other Northern Counties or less.</p> <p>Where to apply: In the five Northern Counties, IHFA’s Coeur d’Alene Branch Office— 915 W Canfield Avenue, Coeur d’Alene. 208-762-5113 / toll-free 1-866-621-2994. --- See Section 8 info on page 1 for other regions of Idaho</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 \$19,350 (Kootenai) \$19,650 (Bonner) and \$17,950 in the remaining Northern Counties or less; or a 3-person household living on \$24,850 (Kootenai) \$24,600 (Bonner) and \$23,050 in the remaining other Northern Counties 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.
- For a copy of Idaho Landlord/Tenant Guidelines, visit <http://www.ag.idaho.gov/publications/consumer/LandlordTenant.pdf>
- 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 HUD Fair Housing/1-800-877-0246, or Intermountain Fair Housing Council/1-800-717-0695.
- 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 qualified individual 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

Northern Panhandle Idaho Assisted Housing Directory—Rev. 01/2017

Northern Panhandle (Boundary, Bonner, Kootenai, Benewah and Shoshone Counties)

Sliding-scale project-based assistance

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

City	Facility Name	Address	Phone	Units by Type*				Unit Sizes*			
				Fam	Eld	Acc	Stu.	1 bd	2 bd	3 bd	4 bd
Bonnors Ferry	Bonnors Ferry Apartments	6686 Augusta Street	267-2222	17		7			X	X	
Bonnors Ferry	Jenni Lane Apartments	6762 Wilson Street	267-7527	2	8	16		X	X	X	
Bonnors Ferry	Mountain View North	7441 Caribou Court	267-5554		9	call		X			
Bonnors Ferry	Mountain View South	6881 Eisenhauer	267-5554		29	call		X	X		
Bonnors Ferry	Oak Street Senior Apts	7022 Oak St	267-5554		18	call		X			
Clark Fork	Lightning Creek (St Vincent)	120 W 10th	416-4704		16			X			
Coeur d'Alene	Heritage Place I, II & III	702 W Walnut Avenue	664-2680		154	2		X			
Coeur d'Alene	English Village Apartments	115 W Anton Avenue	664-4290	54		8		X	X	X	
Coeur d'Alene	Coeur d'Alene Manor	3016 N Government Way	664-6800		60		X	X			
Coeur d'Alene	Lincoln Way Terrace Apartments	Corner of Harrison & Lincoln Way	664-5081		18	2		X			
Coeur d'Alene	Howard Place Apartments	2707 N Fruitland Lane	664-5081	40		2		X	X	X	
Coeur d'Alene	Lake Country Apartments	1421 N 9 th Street	667-9682	44		2			X	X	
Coeur d'Alene	Prairie Run Senior Apartments	7760 N Heartland Drive	762-9809		21	21		X			
Hayden	Lakeview Village Apartments	10102 N Government Way	772.7762	24		2		X	X	X	
Hayden	Mathews Apartments	8551 N Government Way	772-7762	24		1		X	X	X	
Hayden	Sarah Street Apartments	9359 N Government Way	772-7762		35	2		X			
Hope	Trestle Creek Friendship Center	545 Highway 200	866-834-3655		8			X			
Kellogg	Shoshone Apts	411 Bunker Avenue	762-5113		47	2		X			
Kellogg	Amy Lynn Apartments	115 E Portland Avenue	784-8541	40					X	X	
Pinehurst	Whispering Pines	303 Arizona Street	682-9471		20	2		X			
Pinehurst	Pinehurst Plaza Apartments	610 Lewiston Avenue	682-4424	24		2		X	X		
Pinehurst	Echo Pines (must be 62)	302 Ohio Street	682-9471		10	1		X			
Plummer	Golden Terrace (St Vincent)	650 'C' Street	416-4704		12	2		X	X		

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

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Sliding-scale project-based assistance (continued)

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

City	Facility Name	Address	Phone	Fam	Units by Type*				Unit Sizes*			
					Eld	Acc	Stu.	1 bd	2 bd	3 bd	4 bd	
Plummer	Coeur d'Alene Tribal Housing Auth.	1005 8 th Street	686-1927	129		6		X	X	X	X	
Post Falls	Meadowood Glen I (St Vincent)	1105 E 3 rd Avenue	416-4704		12	12	X	X				
Post Falls	Meadowood Glenn II (St Vincent)	1105 E 3 rd Avenue	416-4704		20	2		X				
Post Falls	Parkside Apartments	1814 N Spokane Street	773-2459	24		1		X	X	X		
Post Falls	Parkside Senior Apartments	120 E 19 th Avenue	457-0001		18	1		X				
Post Falls	Post Falls Terrace (Senior)	1120 N Idaho Street	773-3493		35			X				
Post Falls	Ross Point I (St Vincent)	3744 E 3 rd Avenue	416-4704	24		2		X	X	X		
Post Falls	Ross Point II (St Vincent)	3744 E 3 rd Avenue	416-4704	24		2		X	X	X		
Post Falls	Ross Point East	3831 E 2 nd Ave	416-4704	24		2		X	X	X		
Post Falls	Treaty Rock House	701 N Compton			15			X				
Post Falls	Vali-Vu (St Vincent)	1358 E 16 th Avenue	416-4704	8					X			
Post Falls	Valley View Apartments	1710 N Cecil Road	777-4110	36					X			
Priest River	Beardmore East	303 Harriet Street	509-671-0433		9			X				
Priest River	Murray Apartments	1302 W Beardmore	509-671-0433	6				X	X			
Priest River	Riverwood	915 Jackson Street	448-1862	24		1		X	X	X		
Rathdrum	Pine Grove Village	682 Heritage			16	Persons w/disabilities		X	X			
Rathdrum	Pine Wood Village	7032 W Heritage Street	208-627-7697		10	2		X	X			
Sandpoint	Bristlecone Apartments	1510 W Pine Street	263-7601	30		2		X	X	X		
Sandpoint	Cambridge Square I	1205 Cedar Street	255-5229	24				X	X	X		
Sandpoint	Cambridge Square II	1218 Oak Street	255-5229	8					X	X		
Sandpoint	Meadowridge Manor	103 Halley Street	263-6221		24			X	X			
Sandpoint	Milltown Apartments	1102 Sixth	208-920-1241	51		4		X	X	X		
Sandpoint	Northwood Terrace	307 Halley Street	263-8556	34		2		X	X	X		
Sandpoint	Pine Meadows Apartments	205 Halley Street	263-6221	24		2		X	X	X		
Sandpoint	Ridley Village I	950 Ridley Village Road	263-6221		24	2		X	X			
Sandpoint	Ridley Village II	1000 Ridley Village Road	263-6221	18				X	X			
Sandpoint	Syringa Estates	1101 N Division Street	263-8556	24		2		X	X	X		

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Sliding-scale project-based assistance (continued)

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

City	Facility Name	Address	Phone	Units by Type*				Unit Sizes*			
				Fam	Eld	Acc	Stu.	1 bd	2 bd	3 bd	4 bd
Spirit Lake	Timberlane Apartments	5923 W Massachusetts Street	208-627-7697	12				X	X		
Spirit Lake	Maple Tree Court Apartments	6155 W Jefferson Street	623-2424		12	12		X			
St. Maries	Ridgeview Apartments	1640 Washington Avenue	245-5233	34		2		X	X	X	
Tensed	Leisure Living (St Vincent)	261 B Street	416-4704		8	1		X			
Wallace	Silver Hills	20 Bank Street	752-7181		24	4		X	X	X	
Wallace	Canyonside	1741 Burke Canyon Road	753-6261	24				X	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*			
				Fam	Eld	Acc	Stu.	1 bd	2 bd	3 bd	4 bd
Coeur d'Alene	Cherry Ridge Apartments	1053 Emma Avenue	667-6880	72		6		X	X		
Coeur d'Alene	Coeur d'Alene Senior Housing	7712 N Heartland Drive	762-9809		37	2		X	X		
Coeur d'Alene	Falls Creek Apartments	2831 N Julia Street	877-611-8170	170				X	X	X	
Coeur d'Alene	Heartland Crossing Sr Housing	7745 North Heartland Dr	772-1501		29	2		X	X		
Coeur d'Alene	Homestead Apts (St Vincent)	106 E Homestead	416-4704	7	6	5		X	X		
Coeur d'Alene	Hudson Park Apartments	1256 W Marie Ave	446-3210	60		3		X	X	X	
Coeur d'Alene	Kathleen Corners	3350 W Kathy Loop	769-7301	60				X	X	X	
Coeur d'Alene	Lakewood Ranch (Senior)	3755 4th Street	765-4111		80	4		X	X		
Coeur d'Alene	Maple Grove Apartments	3157 Fruitland Lane	765-8438	30		1			X	X	
Coeur d'Alene	Mill River Senior Apartments	3505 Sunapee Loop	446-8337		49	3		X	X		
Coeur d'Alene	Riverstone Place, LLC	2433 W John Loop	446-3210	114		5		X	X	X	
Coeur d'Alene	Riverstone West Apts III	2236 W John Loop	446-3210	38		3		X	X	X	
Coeur d'Alene	Riverstone West Properties	2238 W John's Loop	446-3210	51		3		X	X	X	
Coeur d'Alene	Silver Lake Properties I	698 W Wilbur Avenue	772-4129	45		3		X	X	X	
Coeur d'Alene	Silver Lake Properties II	689 W Wilbur Avenue	772-4129	60		3		X	X	X	

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HOME/Tax Credit (Section 42) Apartments (continued)

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

City	Facility Name	Address	Phone	Units by Type*				Unit Sizes*			
				Fam	Eld	Acc	Stu.	1 bd	2 bd	3 bd	4 bd
Coeur d'Alene	The Cottage	1505 N 9 th St	667-9682	1						X	
Coeur d'Alene	Trail Lodge Apartments	3825 N Ramsey Road	765-4100	150		All main level units		X	X	X	
Hayden	Hayden Country Ridge	61 E Country Ridge Court	772-0491	45		3		X	X	X	
Hayden	Hayden Crossing Senior Apts	88 W Sargent Drive	772-2485		29	2		X	X		
Ponderay	Mount Baldy Apartments	835 Kootenai Cut Off Road	265-0788	40				X	X	X	
Ponderay	Woodland Crossing	839 Kootenai Cut Off Road	265-4644		39	2		X	X		
Post Falls	Kamps Apartments (St. Vincent)	206 W Seltice Way	416-4704	14			X	X	X		
Post Falls	Montrose Apartments	2280 Compass Loop	457-1300	60				X	X	X	
Post Falls	Montrose Senior Apartments	2280 Compass Loop	457-1300		60			X	X		
Post Falls	North Creek Apartments	3642 W Chukar Circle	457-0727	54		4			X	X	
Post Falls	Park Ridge Apartments	3321 E Park Ridge Loop	773-0741	54		2			X	X	
Post Falls	Pointe Apartments	5791 E Expo Parkway	292-8932	75				X	X	X	
Post Falls	Seltice Place Apartments	3300 2 nd Ave	773-6293	20					X	X	
Post Falls	Silver Creek Senior Apts	3720 W Tayjan Ln (near Idaho Line & Seltice)	457-7016		42	7		X	X	X	
Post Falls	Tullamore Commons	3797 E Carradale Avenue	773-6900	50		3		X	X	X	
Post Falls	Tullamore Commons II	3677 Donegal Lane	773-1111	51				X	X	X	
Post Falls	Tullamore Senior	3782 Carradale Ave	773-6900		50			X	X		
Rathdrum	Parkwood Place I & II Apts	15760 N Westwood Drive	687-5114	72		4		X	X	X	
Rathdrum	Timber Cove Apartments	8131 W. Montana Street	687-3736		22	2		X	X		
Rathdrum	Treehouse Apartments	14462 N. Treehouse Court	687-3736	36		2		X	X	X	
Sandpoint	Oak Street Apartments	1509 Oak Street	265-8845	40		2			X	X	
Sandpoint	Ponderosa Apartments	4107 Samuelson Ave	265-8844	60		3		X	X	X	
Sandpoint	Schweitzer Ranch Senior Apts	4207 Samuelson Ave	265-8844		51	3		X	X		
St. Maries	Valley Vista Senior Apts	820 Elm Street	245-4576	18		18	X	X			

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Department of Housing and Urban Development (HUD) Section 811 Apartments

City	Facility Name	Phone	Population Served	Beds/Units/ # can serve
Coeur d'Alene	John O'Brien House	416-4704	Low Income resident with chronic mental illness and/or disabilities	14 units
Coeur d'Alene	Kathy Reed House	416-4704	Low income seniors	37 units
Coeur d'Alene	Lynn Peterson House	416-4704	Very-low income persons with disabilities	14 units

Group Homes

City	Facility Name	Phone	Population Served	Bed/Units/ # can serve
Coeur d'Alene	Harmony House	762-9856	Persons with mental illness or traumatic brain injury	45 Beds
Coeur d'Alene	Trinity Group Homes	667-9607	Persons with mental illness	32 rooms in 7 group homes

Region 1 Transitional Housing

City	Facility Name	Phone	Population Served	Beds/units/ # can serve
Coeur d'Alene	St. Vincent's Sandman Transitional Housing	765-4741	Homeless individuals and Veterans	11 studio type units
Coeur d'Alene	St. Vincent's Star Haven Transitional Housing	765-4741	Homeless individuals and couples	11 studio type units
Coeur d'Alene	St. Vincent's Transitional Housing Center	765-4741	Families w/child(ren) under 18 yrs old	16 studio type units
Coeur d'Alene	Union Gospel Mission	665-4673	Center for Women & Children	Contact Mission for information
Hayden	Able House	660-8880	Persons rehabilitating from mental illness and substance abuse challenges	4 bedrooms in a shared living environment
Hope	Trestle Creek	265-2952	Families with children, Women	8 Units / 16 beds
Post Falls	St. Vincent's Kamps Transitional Housing	765-4741	Families w/child(ren) under 18 yrs old	4 – 1 bedroom units
Post Falls	OASIS Post Falls P.D.	773-1080	Persons fleeing Domestic Violence	1 unit / 5beds
Priest River	Esther's House	448-2800	Women & children	Up to two families at a time-up to a year
Sandpoint	The Blue Haven	265-2952	Families with children	10 units

Region1 Emergency Shelter

City	Facility Name	Phone	Population Served	Beds/units/ # can serve
Coeur d'Alene	Family Promise of North Idaho	777-4190	Families	Up to 14 people
Coeur d'Alene	Fresh Start Emergency Warming Shelter	667-9798	Men, Women and Children	Drop in center during summer months Shelter operates in Winter months only Can serve up to 62 people

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Coeur d'Alene	St. Vincent de Paul Men's Shelter	664-3095	Men Only	10 beds
Coeur d'Alene	St. Vincent de Paul Women's Shelter	664-3095	Single women, Women with children	12 beds
Region1 Emergency Shelter (continued)				
City	Facility Name	Phone	Population Served	Beds/units/ # can serve
Coeur d'Alene	The Women's Center	664-9303	Persons Fleeing Domestic Violence	15 beds
Coeur d'Alene	Project Safe Place	676-0772	Teen Shelter	
Coeur d'Alene	Moyer House	667-1189	Homes for children birth to 18	10 beds
Post Falls	OASIS Post Falls Police Dept.	773-1080	Persons Fleeing Domestic Violence	5 beds
Priest River	Ruth's House	448-2800	Women and children	One family at a time-up to two weeks
Sandpoint	Bonner Gospel Mission	263-6698	Single Men	24 beds

Homeless Shelters and Related Services

Due in part to a economic factors, increasing housing cost gaps, high consumer debt and congressional priorities, homeless shelters and service providers are experiencing their highest demands for services in decades. Since 2000, waiting lists for housing assistance have gone from several months to several 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.

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