2015 was a year of growth and change for NeighborWorks Boise. We sincerely thank our supporters and donors who made it a great year!
In May 2015, we became NeighborWorks Boise! This name change was to acknowledge and promote our connection to NeighborWorks America, our national affiliate.

It also relates more appropriately to all the programs we offer - not just traditional affordable housing. We are working to support our neighbors in Boise, the Treasure Valley and beyond!

Introducing our 2016 LEADERSHIP TEAM

Jennifer Yost, President of the Board of Directors
Rachel Anderson, Vice President of the Board of Directors
Mike Jaeger, Treasurer of the Board of Directors
Dawn Davis, Secretary of the Board of Directors
Bud Compher, Chief Executive Officer

On behalf of NeighborWorks Boise, thank you for your overwhelming support in 2015! As I look back to all that was accomplished, it is evident that we were able to excel on so many of our goals because of your help. None of it would have been possible without your support, time and talents donated to our many programs.

2015 was a time of change and growth for us. We were able to create many new partnerships, and strengthen existing ones within the community. Our Board of Directors was reinvigorated, increasing focus on our mission and impact. We held a ground breaking ceremony in May for our first pocket neighborhood, 36 Oak. Additionally, I was honored to become NeighborWorks Boise’s new CEO.

In this report we have highlighted a few of the families and individuals that have benefited from your labor of love this past year. Hundreds of stories like these exist due to your outpouring of kindness and generosity.

Our vision is to help every Treasure Valley family gain healthy homeownership. We offer a full continuum of services leading to this end goal, including:

- affordable rental units and supportive resident services
- homebuyer education
- rental counseling
- financial fitness coaching and pre-purchase counseling
- foreclosure prevention counseling
- mortgage lending
- acquisition-rehabilitation (remodeling foreclosed and abandoned homes)
- homebuilding of affordable ‘urban cottages’ developed in ‘pocket neighborhoods’; and of course our long-standing events,
- Paint The Town™ and Rake Up Boise™.

Each of these efforts leads to safe, happy, and healthy homes that families can afford long-term. We believe home is where stability and success starts.

We invite you to learn more about our organization, and help spread the word about NeighborWorks Boise. Please connect with us at www.nwboise.org or by calling us at 208-343-4065. We always welcome your volunteerism, donations and referrals!

Again, I sincerely thank you for your support in 2015. We look forward to a great and prosperous future!

Bud Compher
Chief Executive Officer
For 34 years, Paint The Town™, a NeighborWorks Boise program, has been lending a helping hand to our deserving neighbors. Many senior and disabled residents have difficulty maintaining their homes due to physical and financial constraints.

Every June, energetic volunteers roll up their sleeves to paint the homes of deserving senior and disabled homeowners. Many teams also choose to complete additional projects for the residents, including mowing yards, laying sod, planting flowers, repairing fences, building wheelchair ramps, and repairing roofs.

This project gives low-income, senior or disabled residents a newly painted home that enables them to remain in their homes longer and revitalizes the neighborhoods in which they live.

WHO WE SERVED IN 2015:

Matty, a woman with terminal cancer whose home and garden needed a little refreshing in celebration of her living longer than doctors expected.

Harold and his wife, who have been active Boise residents for many years, but couldn’t physically or financially paint their home after his 5 heart attacks and open heart surgery.

Phoenix, another active community member whose spirit of service started when he served as a United States Navy soldier during World War II. Today he continues to give back to the community by playing the fiddle for the residents of a local retirement home.

PAINT THE TOWN™ RECipients MUST:

- Be at least 65 years old and/or disabled
- Live in Ada County
- Be unable to afford a commercial paint job
- Own and reside at the stated residence at the time of the event
- Home must be in need of paint but does not need significant repairs beyond our volunteers’ capacity

1,195 volunteers
50 houses
6 cities

“Not only did they do a fabulous job, they even brought a bouquet of flowers for my wife. They were awesome people. The program is fabulous! It took a weight off of me.”

~ Sam R.
NeighborWorks Boise is proud to have celebrated its 30th Anniversary of Rake Up Boise™, the largest volunteer event in Idaho! We are extremely grateful for the thousands of volunteers that come out each year to give a helping hand to our elderly and disabled neighbors. This year was no exception with nearly 6,000 participants, who were able to rake a record number of yards this year - almost 800!

This service not only helps those in need, but revitalizes neighborhoods and removes safety hazards for everyone. All bags of leaves are recycled and used by the City of Boise for compost and mulch.

RAKE UP BOISE™ RECIPIENTS MUST:
- Be at least 65 years old and/or disabled
- Have a Boise or Garden City address
- Reside at the stated residence

WHO WE SERVED IN 2015:

Kathy is a widow who struggles to keep up her home on her own. Each fall getting the leaves raked up is such a chore for her, since her family lives in Salt Lake City. This year, she had to go to Salt Lake for a funeral during Rake Up Boise. When she came home and turned the corner on her street, it took her breath away to see her yard all cleaned up! “I was so grateful and happy,” said Kathy. “Thank you. Thank you. Thank you!”

“This is a great experience for ANYONE. It’s fun and you can help those in need as well as utilize skills such as team work and communication.”

~Team Western Aircraft
WHO WE SERVED IN 2015:

Erin and her fiancé made the decision to move in with her future mother-in-law who was facing cancer. They needed to be close by and help care for her. Unfortunately, after she passed away, they also lost the house. Erin and her fiancé were forced to move in with Erin’s father until they got back on their feet.

In December 2014, Erin graduated from Idaho State University with a degree in Medical Assisting. She is now a full time employee and sole provider, while her fiancé cares for their child and prepares to go back to college. Although they have limited income, NeighborWorks Boise Lending was able to partner with Idaho Central Credit Union to qualify Erin for a mortgage loan. Now they can finally have a home of their own to start and grow their family. When other lenders told her “no”, NeighborWorks Boise was able to step in and help her reach her dream of homeownership.

Fun Fact: Erin has Hawaiian heritage, and her family grew pineapples in Maui. Ironically, her loan closing took place at Pioneer Title in the “Hawaii Room!”

NEIGHBORWORKS BOISE LENDING PARTNERS:

Idaho Central Credit Union
Idaho Housing and Finance Association
NeighborWorks Boise strives to give all potential homebuyers the tools and knowledge they need to achieve and sustain the American Dream of homeownership. Our coaching and counseling programs include:

**Financial Fitness**
Financial Fitness Coaching helps clients enjoy financial freedom. Our counselors coach clients on how to develop a workable spending and savings plan, get out of debt, understand and improve credit, buy a home and plan for a financially stable future. This free service helps individuals and families learn budgeting tools, money-saving tips, credit management and identity protection.

**Pre-Purchase Counseling**
Pre-Purchase Counseling is an individual session that provides an overview of the home buying process. Our professional housing counselors review buying a home, overcoming potential obstacles and achieving the goal of homeownership.

The session includes a complete review of income, expenses, debt, credit obligations and a personalized plan to save for a down payment.

**Homebuyer Education**
A home is often the largest purchase a person will make. Homebuyer Education classes guide participants through how to buy a home, step by step. Topics include preparing for homeownership, obtaining a mortgage, shopping for a home, hiring a home inspector and more.

Attendees are nearly one-third less likely to default on their loans!

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**WHO WE SERVED IN 2015:**

Refugees, Marcel and Olga and their family of 7, former residents of NeighborWorks Boise’s affordable rental units, received our Rental Counseling which led to an opportunity to help build their own home through Habitat for Humanity. After being accepted into the Habitat family and they began building their new home, the couple attended NeighborWorks Boise’s Homebuyer Education Seminar that was translated into their native language of French with the assistance of Jannus – another NeighborWorks Boise partner. With the course’s helpful information about additional resources for homebuyers, the family was also able to get a down payment assistance grant on their new home. Marcel, Olga and their 5 children moved into their new home on January 20, 2016.

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**17 homes saved from foreclosure**

**13 homebuyer education classes**

**91 new homeowners**

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**COACHING AND COUNSELING**

**Refugees,** **Marcel and Olga**

**17 homes saved**

**13 homebuyer education classes**

**91 new homeowners**

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**HUD-certified counselors**

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**CLIENTS SERVED IN 2015:**

- Homebuyer Education - 186
- Pre-purchase Counseling - 78
- Rental Counseling - 21
- Foreclosure Prevention - 24

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“Homebuyer Ed was an eye opening experience. There were some things we knew and some we didn’t. Some things we didn’t know were the importance of inspections, and the many options of homeowners insurance. We are glad we took the class.”

~ Miles & Ashley
RESIDENT SERVICES

At any given time, 278 low-income families have a safe, quality place to live, in a supportive environment, and at a price they can afford. The residents of our affordable apartment communities benefit from resident services including free after-school programs, free meal programs for children, English as a Second Language classes, crime prevention programs, and other educational opportunities.

WHO WE SERVED IN 2015:
Christina and Serge participated in a shopping spree at Target in December. NeighborWorks Boise partners with the City of Boise Parks and Recreation Department to provide after school programs onsite at our apartments, and each December the kids get to go shopping with volunteers for the holidays. Each kid received $25 to purchase something for themselves or their family members. Christina knew right away that she wanted a scooter, something she had always wanted! Serge wanted to get presents for his family. He picked out snow globes for his mom and sister, and a bone for his dog. It is so fun to see the kids thoughtfully pick out items and partake in the giving season.

Each August, we celebrate National Night Out, an annual community building campaign that promotes police and community partnerships to make our neighborhoods a safer, better place to live.

The 2015 celebration at Davis Park Apartments, owned by NeighborWorks Boise, had over 200 attendees! The event featured burgers donated by Agri Beef, a bounce house donated by Northend Collective Church and an ice cream social with the Veteran’s Park Neighborhood Association. 4-H provided activities for kids and we were happy to have the City of Boise Police and Fire Departments attend.

Shabnam and April enjoyed meeting their Community Officer, Jim Schiffler, and learning about all he does to protect and serve in their neighborhood!

PROGRAMS OFFERED AT NEIGHBORWORKS BOISE APARTMENTS:
- English Classes
- 4-H: Robotics, crafts, gardening, STEM
- Community Gardens
- Community Dinners
- Picnic in the Park
- After School Program
- Mobile Rec
- Warm Clothing Drive
- Holiday Events

70% of residents are refugees

21 new community partners

752 National Night Out attendees

800 residents served

752 National Night Out attendees

Jefferson Street Garden
ACQUISITION-REHABILITATION

NeighborWorks Boise revitalizes and stabilizes Treasure Valley neighborhoods by acquiring and rehabilitating single family homes. Through this program, NeighborWorks Boise transforms abandoned and neglected properties into safe, affordable homes with energy-saving improvements for Idaho residents – revitalizing our community’s neighborhoods.

EXAMPLES OF REHAB ACTIVITIES:
- Re-side the home to add a layer of insulation
- Replace all single pane windows with energy-efficient double pane windows
- Increase the size of the master bathroom
- Update all flooring
- Remove wall/window unit AC’s and add central air
- Improve efficiency of current furnace system
- Modernize all interior walls and ceilings
- Replace all kitchen appliances with energy-efficient systems
- Landscaping
- Paint the exterior and interior

WHO WE SERVED IN 2015:

**Rita**

Rita heard about the NeighborWorks Boise Acquisition-Rehabilitation program from a friend and came to learn more about the program. She told us she would soon be moving into a senior living complex, but wanted to see her home revitalized and sold to a new family.

While working with Rita, we learned that she had owned the home for 35 years and wanted to make it a place that a family would be proud to live in. We assured her that unlike the average house “flipper,” we invest $25,000-$70,000 into each home and sell them to low-to-moderate income families.

NeighborWorks Boise invested nearly $57,000 into Rita’s home, and since she gave us the home at a discounted price, we were able to pass those savings onto the next owner of the home. Because of Rita’s generosity, a young woman who was putting herself through law school was able to afford the home and be close to her family.

Rita was overjoyed that her old home had been given new life and could create a new homeowner to enjoy it as she had.
Through our Single Family Development and Homebuilding Programs, NeighborWorks Boise provides new, sensibly-priced, energy-efficient homes in convenient locations. These homes offer a healthier lifestyle, a sense of community and close-in commuting. Look for our urban cottages in cozy pocket neighborhoods!

HOME FEATURES:
- Energy Efficient
- Right-sized
- Unique design
- Community-focused
- External garages
- 600-2,000 square feet
- Convenient commuting access

WHO WE SERVED IN 2015:
Wells Fargo Volunteers pitched in on a chilly day in November to help build a fence at the NeighborWorks Boise pocket neighborhood in Garden City, 36 Oak. Twelve fearless volunteers gave their time and energy to help reduce the costs of the fence and create a safe space for the families and individuals moving into the neighborhood.

This neighborhood features small homes and live-work units for down-sizing baby boomers, millennials starting new families, and creative entrepreneurs.

NeighborWorks Boise was the recipient of the Wells Fargo Priority Markets Grant for $100,000. This will help reduce our new and rehabbed housing costs for Idaho families!

11 homes sold

36 OAK in Garden City

4 neighborhoods in development
THANK YOU 2015 DONORS

NeighborhoodWorks America
Wells Fargo Bank
Lightfoot Foundation
U.S. Bank
Mountain America Credit Union
City of Boise - Public Works
JP Morgan Chase
Intermountain Gas
CITI Cards
Albertsons
Bank of America Foundation
DaVita
Heathcote-Packard Company
KeyBank Foundation
Mountain West Bank
Idaho Power
Ada County Association of REALTORS
Bank of the Cascades
D. L. Evans Bank
Hackore Foundation
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Banner Bank
Idaho Central Credit Union
Upquka Bank
Maximus Foundation
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Joyce Little
Allstate Foundation
American Family Insurance
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Lunaria Gardens
Abby Black
Academy Mortgage
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Brian Stone
Electronic Controls Company
Erin Sorensen
Fahlgren Mortine
Pertinacy National Title
Fredric Shoemaker
Hawkins Companies
Hubble Homes
Idaho Pizza Company
International Brotherhood of Electrical Work- ers Local #2
Katrina Wehr
Leslie Perkins
Marjorie Birch
Michael Petty
Mike Clegg
NexTitle
Old Chicago
Pioneer Title Company of Ada County
Republic Services of Idaho
Rodger Erstad
ScentS
TitleOne Corporation
Washington Trust Bank
Zions Bank Boise
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Lori R. Wright
Shadows
Kelly Ryan
Asia Home Loans
Chad Hansen
Donald Anderson
Janice E. Fullkerson
Olive Garden
OrePac Holding Company
Thrifty Way Home Center
Chick Fil-A
Genie Sue Weppner
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Diane Peters
Flagship Motors
James & Joanne Franklin
Lindsey Wilson
Taco Time
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Joye Jones
Tiffiny Wilcox
Cynthia Baldwin
Grind Modern Burger, Inc.
Sarah E. Minnis
Cynthia Kung
Adam Roe Painting, Inc.
Alicia Baay
Andys Hurt
Hot of Southern Idaho
Carol Allen
Chase Craig
Clear Voice Telecom, Inc.
Dave Ferguson
David Woodland
Dennis Ray
Diane Parks
Dianne Hough
Erik Thompson
First Baptist Church of Boise
Gretchen Bates
Jacquie A Rieb
Janet Galvin
Jenni Foster
Jerry Royster
Jim Schott
John Brown
John Curtis
John L. Scott Real Estate Boise
John Phillips
Joshua Johnson
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Kevin Mose
Kimmy Rigg
Kris Deacon
Kristy Snyder
Lawrence Bigelow
Lois Matthews
Lori O'Toole
Macy's
Marilyn Watts
Martin Jacobs
Mary Rockrohr
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Northwest Technologies, Inc.
Pamela Dorney
Piers Lam
Randa Gabbard
Robert Cowger
Robert Gray
Robert Stacy
Rotary Club of Boise East
Sandy Wiegens
ServiceMaster Cleaning and Restoration Services
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Shirley Randolph
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Brenna Christson
Bruce Marso
Cathy Chant
Cathy Dubash
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Conde Management Services LLC
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Kathy Yudin
Kathleen del Campo
Kathleen O'Brien
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Ken Marchetti
Kent Hamann
Kim Lillman
Laurie Barrera
Les Lambert
Linda Bennett
Lindan Heinrich

Linda Ipaye
Lois Santillanes
Loren Messerly
Lori Marie Fascilla
Lucy Niehaus
Marjorie Fischer
Marlene Martinson
Mary Ellen Dean
NCTI Carong
Pamela Hawk
Pamela Sedman
Patricia Barclay
Patrick Gove
Phoenix Fullington
Polly Powell
Rhonda Miracle
Richard Klein
Robert Nettleton
Robin Erfurt
Sandra Erickson
Scott Neumann
Sharon Gregory
Sherrill Clark
Shigeko Gilmore
Stan Tonkin
Susan Rucker
Susan Williamson
Tanya Pierce
Teresa Aramburu
Terry Ivins
Tiffiny Bekkink
Tina Helm
Tina Schware
Tom Allen
Tonya Howell
Vafa Azadi
Virginia Hart
Donal Donaldus
Gerhard Wetzel Jr.
Helen Young
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Jerome Hadler
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NeighborWorks Boise is a local nonprofit that envisions safe, sustainable homes as the bedrock for a stronger Idaho. Founded in 1982, NeighborWorks Boise is a chartered member of NeighborWorks® America, a nationwide network of 240 trained and certified community development organizations at work in more than 4,000 communities across America.

At NeighborWorks Boise, we believe that homes are the key to stabilizing and empowering families and communities. Until people can be safely and affordably placed in housing, other needs cannot be fully met, including employment, refugee acculturation, job training, food security, and family services.

NeighborWorks Boise provides a continuum of services focused on the needs related to housing in order to create a community where all residents have a stable place to call home, without fear of losing it.