This past fall, we were lucky enough to be able to reach out to past board members and influential people to NeighborWorks® Boise’s history. We chose to honor our legacy members with a brunch commemorating the hard work and ideas they were able to share with us during their time. We took this opportunity to re-engage our previously members and update them on the incredible opportunities and projects NeighborWorks® Boise is working on today.

The Legacy Brunch will take place every other year.
A LETTER FROM OUR CEO

It is my privilege on behalf of NeighborWorks® Boise to report on the impact that the community and volunteers had in 2016. It’s been an incredible year and it is evident to me that we could not have accomplished all that we were able to do without those of you who volunteered, time and time again, to help create opportunities for those in need.

2016 was a year of great growth for us. Working together, we impacted about 2000 families and individuals in need. It’s been a record-breaking year in homebuilding and establishing stability in our current programs. Many of our programs received awards in 2016, including our Community Building and Engagement team for promoting resident leaders and volunteer involvement. In addition, Idaho Smart Growth recognized our innovative “pocket neighborhood” as a Grow Smart design that provides new homes in a setting that encourages a sense of community and diversity.

I am grateful for all who have donated resources, time and talent to reach our goals. I am incredibly proud of the NeighborWorks® Boise team, for their dedication to all the tasks and details required in facilitating these opportunities for community involvement. I am also grateful for the support from our board and committees – active volunteers that put countless hours and heart into supporting our staff and our mission.

The stories we are sharing in these pages are just a glimpse of all those who have been affected and helped in their times of need. For each one represented here, there are so many more.

Our mission continues to be our guiding light to providing the opportunity for every family or individual in the valley who seeks home ownership. Our programs cover a wide array of areas to lead them through every step of the process, providing the education as well as the means to accomplish their goals to a safe, healthy, and affordable home. Our business and community partnerships continue to grow and strengthen our ability to expand our outreach and impact in the Treasure Valley.

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

Once again, none of this would have been possible without your support! We look forward to the coming year and what we can achieve together to reach those in need, revitalize our neighborhoods, and encourage community involvement.

Bud Compher
Chief Executive Officer

Introducing our 2017 LEADERSHIP TEAM

Rachel Anderson, President of the Board of Directors
Chris Stroh, 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
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 2016:

Donna, who was recovering from a double knee replacement. Donna was able to not only have her home painted but her roof replaced free of charge.

Karan was in danger of losing her mortgage insurance due to her home being covered in hazardous lead paint. Our DREAM TEAM was able to safely scrape and prime her home and ensure that Karan is able to stay in her house.

James, a retired Navy veteran who plays the organ in his spare time at the senior center. James was fortunate to have materials and labor donated to fix his carport, which was on the verge of collapsing.
NeighborWorks® Boise celebrated its 31st year of Rake Up Boise™ in 2016. We saw lots of growth this year with nearly 1,000 additional volunteers and approximately 30 more yards! 2016 also marked an expansion into raking in Garden City.

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 2016:

Arthur and Dee were nominated to have their yard raked by their daughter, who does not live locally but wanted to make sure her parents received this assistance. Their yard was raked by a family team that wanted to demonstrate to their children how to give and help their neighbors. Arthur even made his team this homemade card pictured below!

"Our team at Boise State had a great time and raked the yards of some wonderful community members that were excited to have us."

~ BSU Service Saturday Participants
WHO WE SERVED IN 2016:
Meridian residents, Vic and Cassie, who were interested in finding an affordable home in their city that would comfortably house them and their three children, took NWB’s Homebuyer Education course this past year. Even though Vic was a full time state employee at the local prison and Cassie worked part time, money was tight; so the couple also attended NWB’s Financial Fitness Coaching – hoping we could help them identify leakages in their budget. While the couple already budgeted very well, had excellent credit, and even had a little money saved for a down payment, it was still hard for them to find a place they could afford, considering the increasing prices and low housing supply in the rapidly growing area. NWB Homeownership Lending was able to offer them a $25,000 down payment assistance grant, that we received from the City of Meridian’s Community Development Block Grant funds, and the family of five are now proud homeowners in the city they love!

NEIGHBORWORKS® BOISE LENDING PARTNERS:

CONTACT NEIGHBORWORKS® BOISE LENDING:
PATRICK CLAYTON, DIRECTOR OF LENDING
PCLAYTON@NWBOISE.ORG
208-258-6218

LENDING

Experience the difference with a non-profit lender. NeighborWorks® Boise Lending is a full-service mortgage lender, offering a variety of loan products to finance a first home, refinance a current home, or buy a home sooner after foreclosure or hardship.

We help individuals buy homes with a down payment of $1,000 or less. We provide 100% financing and down payment assistance through partner programs and varied mortgage products not available to other mortgage lenders. That makes all the difference for Idaho families!

“Thank you so much for helping us get into a home. I can’t express in words how much we really appreciate all you’ve done.”
~ Sam B.

WHEN WE HELPED 34 households...

A better path to home ownership

$80,000 CDBG Meridian funds deployed
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.

Prepurchase Counseling

Prepurchase 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. In 2016, we taught our first Homebuyer Education class in Farsi! Keep an eye out in 2017 for classes in; English, Swahili, Karen and French. Attendees are nearly one-third less likely to default on their loans!

WHO WE SERVED IN 2016:

Meridian couple, Josh and Jasmine were looking for a home to accommodate their expanding family, having a toddler and another baby on the way, when their Realtor® showed them one of NWB’s newly rehabbed homes for sale. After filling out the loan application with NWB Lending, they took our Pre-purchase Counseling and Homebuyer Education course, where they learned about the home buying process and how to be responsible homeowners. Our loan officer discovered that the family qualified for a $15,000 down payment assistance grant that NWB received from the City of Meridian’s Community Development Block Grant funds this past year. This grant assistance combined with first and second layered loans through NWB Lending – helping them bypass the additional cost of mortgage insurance – enabled Josh and Jasmine to purchase NWB’s newest rehabbed home located near the elementary school. The couple looks forward to the future, when their house can be the ‘hangout home’ where their kids’ friends can have a welcoming, safe, and stable place to spend time.

Foreclosure Prevention

Foreclosure Prevention Counseling is for homeowners behind or in danger of becoming behind on their mortgage payments. Our professional housing counselors review the client’s financial situation to determine modification options and other ways to move forward to stability.

Rental Counseling

Our Rental Counselors help current and prospective renters navigate through the rental process, including educating them about lease agreements, and creating and maintaining a budget to avoid becoming delinquent in their payments. This vital program helps families reach financial and housing stability.

WHO WE SERVED IN 2016:

101 new homeowners

114% increase in counseling hours from 2015

Homebuyer Education - 222
Prepurchase Counseling - 73
Rental Counseling - 10
Financial Fitness Counseling - 5
Foreclosure Prevention - 11

11 homes saved from foreclosure

12 homebuyer education classes

COACHING AND COUNSELING

“We thank God for NWB! We would have been stuck with a higher mortgage payment without you, so thank you very much. We learned a lot from the Homebuyer Education class, and recommend NWB to everyone we know who is thinking about homeownership or is looking for a home.”

~Vic & Cassie
MAJOR MILESTONES 2016:
NeighborWorks® Boise was able to participate in their first CLI (Community Leadership Institute) in 2016. 4 resident leaders traveled with NWBoise staff to Columbus, Ohio. CLI offered classes in neighborhood safety, service models within affordable housing, fundraising and basic community leadership skills.

As a result of attendance in this institute, resident leaders are planning large-scale events in 2017 with the goal to bridge understanding between people of diverse backgrounds, neighbors, community members and businesses.

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.

Summer 2016 was an out-of-this world experience for middle school students from Gateway Crossing apartments in Nampa, Idaho. Gateway was selected as a site to offer the Zero Robotics ISS Programming Challenge. This 5-week program introduced students to computer programming, robotics, space engineering, hands-on science experiments and teamwork. This program gave the students the opportunity to compete on a state-wide level, in which they won 2nd place!

During the program, students also had the rare opportunity to meet a NASA astronaut, Steve Swanson. Steve shared experiences in space with the team and assisted the coders in developing strategies to write their award-winning code.

PROGRAMS OFFERED AT NEIGHBORWORKS BOISE APARTMENTS:
- English Classes
- Recycling Education
- 4-H: Healthy Living, crafts, gardening, STEM
- Cooking Matters
- Community Dinners
- Picnic in the Park
- After School Program
- Mobile Rec
- MSTI: Health Education Workshops
- Seasonal Events

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.

>50% of residents are refugees
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.

WHO WE SERVED IN 2016:
Chita, a local single mother, wanted to purchase an affordable and energy-efficient home where she and her 3 boys could live but she was constantly being outbid. This happened THREE separate times!

Then Chita heard about NeighborWorks® Boise’s Acquisition/Rehab Program, which completely rehabs homes and are only sold to owner occupants who qualify based on income. She thought, finally this was her shot to have an advantage over the investors and her chance at a dream come true - an affordable home with all the updates included.

Once Chita saw the character and warmth of the remodeled 1940's home, she fell in love and instantly felt at home. She was so anxious to purchase this home that she sent an appeal to our staff. She expressed how this home felt like an answer to her prayers and that it would give her family a chance to get ahead in life. It really was a dream come true for Chita and her boys! Finally, a place to call home, their home!

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

7 homes rehabbed and 3 sold

19 families served since 2013

22 homes purchased since 2013
With efficient use of space and enviable locations, Neighborhood Homes supports a simpler, healthier lifestyle. With less time in traffic, lower payments for mortgage and utilities, and an easier pace, you can build a less stressful life.

CREATING COMMUNITY IN 2016:
All kinds of people are attracted to live in a pocket neighborhood. Single, empty-nester couples, families, Baby Boomers, Gen-X and Y, Millennials—anyone who wants to live in a close, tight-knit neighborhood. For a growing segment of people who want a stronger sense of community, pocket neighborhoods offer a welcome option.

Home sales to date have shown this to be true, and that these populations desire affordable, compact efficient housing with easy bicycle/pedestrian access to shopping, schools, services, employment, recreation, transit, churches and healthcare.

A BETTER NEIGHBORHOOD:
Artfully Designed
Close to what matters to you
Private roads, open space & storage
Sensibly priced
Energy efficient
Low Maintenance costs
Convenient commuting access

“This is a really great neighborhood. The neighbors are awesome and are willing to chip in with effort for whatever you need.”

-36 Oak Homeowner

45 individuals housed in pocket neighborhoods
15 homes built & sold

36 Oak in Garden City
2016 RECOGNITION & AWARDS

NEIGHBORWORKS® AMERICA NATIONAL AWARD FOR EXCELLENCE IN COMMUNITY BUILDING AND ENGAGEMENT

This award is presented to NeighborWorks® affiliates for outstanding commitment and sustained efforts to:

- Share Best Practices
- Strengthen Resident Voice
- Cultivate Local Leaders
- Engage Community Members
- Expand Community Leadership in under-represented groups

NeighborWorks® Boise’s award was the result of a collaboration between the Community Building & Engagement department and the Homeownership Programs to get a resident, refugee family through various on-site resident service programs, homebuyer education, counseling and into a Habitat for Humanity home.

DOROTHY RICHARDSON AWARD

For more than 20 years, the Dorothy Richardson Resident Leadership award has been bestowed annually in recognition of outstanding contributions by dedicated community leaders. Awardees have invested their energies and talents to bring about specific change that positively impacts their neighborhoods and communities.

In 2016, Erin Sorensen, a NeighborWorks® Boise board member and volunteer was awarded this prestigious award in honor of her service and efforts to improve the Veteran’s Park Neighborhood in Boise. Erin not only worked with local and state agencies to create the master plan for the 30th Street Expansion, she played a major role in revitalizing a vacant lot in her neighborhood into a community garden. Erin built upon that momentum and her relationships with her neighbors to implement an open STEM lab session on Saturdays during the summer for a NeighborWorks® Boise affordable apartment community that houses refugees.

AMERICAN PLANNING AWARD

NeighborWorks® Boise, along with Garden City, Briggs Engineering and Mckibben & Cooper Architects was the recipient of the 2016 Gem Award presented by the Idaho American Planning Association.

This award is given in the planning, achievement and leadership in development focusing on the theme for the year: Bridging Traditions and Innovation through planning.

The Adam’s Street Cottages emphasize small square-footage homes with an emphasis on shared, green space in “pocket neighborhoods”. This model satisfies the genuine need of residents to live more efficiently and close in to the resources that make the Treasure Valley a great place to live.

IDAHO SMART GROWTH AWARD

NeighborWorks® Boise was award the Infill Award at the 2016 Idaho Smart Growth Awards. This “infill” project at 36 Oak is a new development that fills in places where other development and roads, services and people already exist. 36 Oak in Garden City is a cottage development pattern that is somewhat new in the Boise area and provides a nice example of single family infill that increases density without overwhelming the surrounding neighborhood. 36 Oak is the initial project of NeighborWorks® Boise’s “Pocket Neighborhood” development approach that features small cottages clustered within existing, established neighborhoods. This approach is so successful that two more “Pocket Neighborhoods” will be coming to the Treasure Valley in 2017!
THANK YOU 2016 SUPPORTERS!

Robert K. & Evelyn D. Pedersen Family Foundation
Julius C Jeker Foundation
City of Boise - Public Works
U.S. Bank Foundation
Idaho New Year’s Commission
Southwest Airlines
Chipotle Mexican Grill
Boise Regional REALTORS
Fred Meyer Stores
TitleOne Corporation - Boise
Teleperformance Boise
Idaho Power
Capital Cleaning
20th Century Lanes
Happy Family Brands
Hawkins Companies
Intermountain Gas Company
Hayden Homes
KTVB News Group
Flying M Coffee (Nampa)
Cloud 9 Salon & Spa
Sportman’s Warehouse-Nampa
Sonic-Marketplace
Sonic 12th Ave
Dutch Bros. Coffee
Port of Subs
Sizzler
Outback Steakhouse (Nampa)
Buffalo Wild Wings
Johnny Carino’s
Marie Callendar’s*
Einstein’s Ollery
Dickey’s Barbeque and Catering (Garden City)
Dickey’s Barbeque (Nampa-Marketplace)
Blimpie
Shari’s Restaurant and Pies
Chill’s (Franklin Location)
The Village at Meridian
Dart Warz
Olive Garden
Texas Roadhouse Nampa
IDACORP Employee Community Service Fund
Chick-Fil-A at Franklin Road FSU
Sherwin Williams
Idaho Nonprofit Center
PWSI Pressure Washing
JPMorgan Chase Bank - Columbus
MDU Resources Foundation
Hackborn Foundation

FINANCIALS

2016 REVENUE

Direct Contributions
22%
Donated Goods & Services
17%
Foundation & Corporation Grants
5%
Government Grants (Operating)
9%
Government Grants (Capital)
3%
Counseling Income
2%
Lending Income
1%
Property Operations
10%

2016 EXPENSES

Personnel
3%
Program Operations
4%
Marketing
10%
Contract Services
5%
Facilities & Equipment
1%
Training & Travel
1%
Insurance & Taxes
1%
Donated Goods & Services
10%
Other
57%
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.