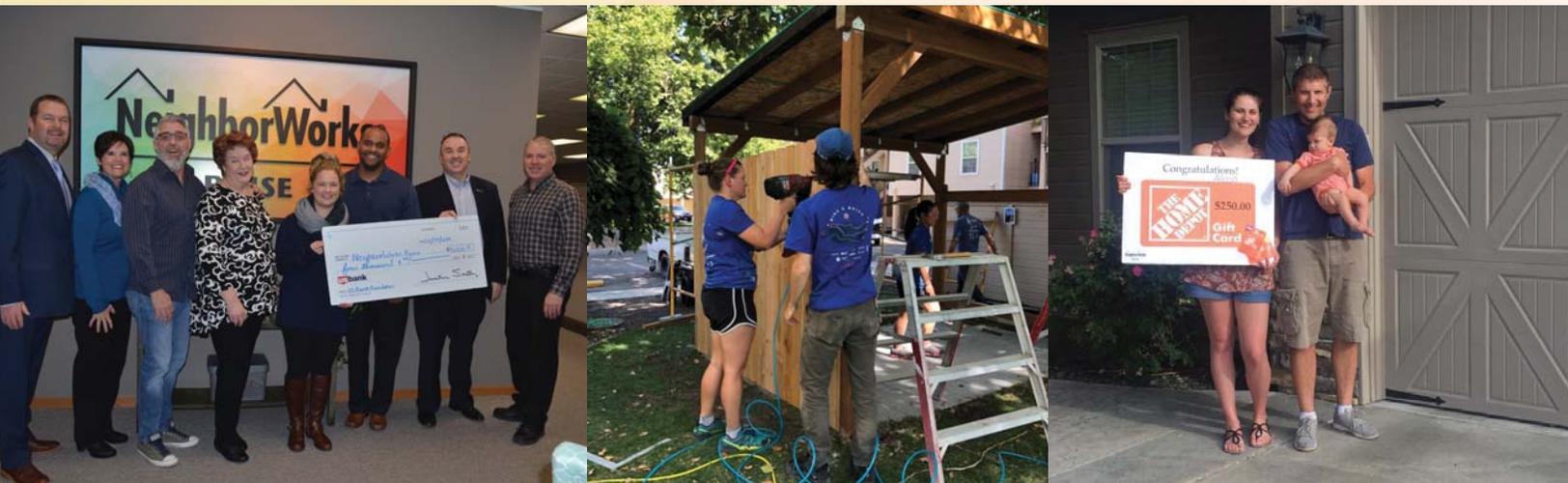


# NeighborWorks®

## BOISE

### 2018

# Annual Impact Report



## ***MISSION STATEMENT:***

To lead in creating innovative housing solutions for underserved populations through strategic partnerships that contribute to building stronger communities.

# CONTENTS

A Letter From Our CEO	05
Paint The Town™	06
Rake Up Boise™	08
Special Projects	10
Lending	12
Coaching and Counseling	14
Resident Services	16
Acquisition-Rehabilitation	18
Neighborhood Homes	20
Thank You Supporters/Financials	22



# 2018 LEADERSHIP TEAM



Chris Stroh, President of the Board of Directors



Morgan Treasure, Vice President of the Board of Directors



Brad Lish, Treasurer of the Board of Directors



Janet Mollerup, Secretary of the Board of Directors



Bud Compher, Jr., Chief Executive Officer

# A LETTER FROM OUR CEO

Thank you for making 2018 yet another remarkable year! For over 37 years, the Board of Directors, volunteers, and employees of NeighborWorks® Boise have been passionate about the delivery of our mission and the long-term impact we have in our community. With over 9,000 volunteers dedicated to improving the lives of families in 2018, I am privileged to share with you the many successes that were made possible through working together.

NeighborWorks® Boise is stronger than ever due to our continually expanding community who comes together to donate time, resources and talent in support of our mission: "To lead in creating innovative housing solutions for underserved populations through strategic partnerships that contribute to building stronger communities."

NWB provides a diverse network of housing-related solutions for our low- to moderate- income (LMI) community members, so they can achieve and sustain a decent, safe and affordable place to call Home. The continuum of services provided by our programs offer multiple on-ramps to assist families with an array of housing, counseling and educational needs. This happens in many different way as we collectively strive to live out our mission. Highlighted in this report are the statistics, stories and facts about lives impacted by volunteers dedicated to serving their fellow neighbors.

As we look forward to 2019, we continue to strive each day knowing the work we do together provides individuals and families with a foundation for a better life.

Thank you all your hard work and dedication.



Bud Compher, Jr.

Chief Executive Officer



For 36 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.

Paint the Town™ gives low-income, senior or disabled residents a newly painted home and allows them to remain living there longer. This project also revitalizes the neighborhood in which they live.

### WHO WE SERVED IN 2018:



Jett Darrah

"It was overwhelming for me you know, it is still like a dream – I've been just amazed, let's put it that way. I am on a fixed income and I wouldn't be able to afford it and I couldn't do it myself anyway."



Nina Ruch

"I just thank them so much for the time that they have given away from their families – it is just so wonderful that they can give up themselves. To me, I never expected that. Before I became disabled, I was able to do that and to have somebody do that for me, it is really very touching."

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



737  
VOLUNTEERS

4  
CITIES

40  
HOUSES



## RAKE UP BOISE

NeighborWorks® Boise celebrated its 33rd year of Rake Up Boise™ in 2018. It was another great year and we lucked out with great weather. The stories of grateful neighbors remind us why the program is valued year after year!

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.

### WHO WE SERVED IN 2018:

"Thank you for Rake up Boise! This group of beautiful people are such happy, loving people – wish the whole world would be like they are." – Al and Eva Bement

"Thank you so much for raking up my yard. One acre with leaves is a big job for me. T-sheets is fabulous – they give of their hearts and souls to make this successful. I truly appreciate all of you." – Suzanne Brooke

"The Rake up Boise crew did a wonderful job on our back and front yards November 10. We are truly grateful for the work that you do. Since I am legally blind, I couldn't have done it myself." – Dennis Cain





**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



**8,320  
VOLUNTEERS**



**13  
ZIP CODES**



**1,064  
YARDS**

# SPECIAL PROJECTS



## IDAHO GIVES DAY

NeighborWorks® Boise is proud to be part of Idaho Gives Day. Idaho Gives Day is a program of the Idaho Nonprofit Center. For 24 hours, the State of Idaho comes together to raise money and awareness for nonprofit organizations in the State of Idaho.

This year, Idaho Gives Day was held on May 3rd, 2018. We had a special project this year that allowed us to team up with Adams Painting Inc. to help restore one of our elderly community member's homes that was in poor living condition. Betty's home did not have any functional windows, as they had all been knocked out when she was vandalized. As a result of hard work and lots of generosity, we were able to give her house a major facelift with some fresh paint as well as new windows and blinds, a new hand rail, and a new front door light. In addition, we raised over \$5,000 to help more people like Betty.

This project is just one of many examples around the Treasure Valley of how the community can come together for a greater cause and help our elderly and disabled neighbors.





## FIRST INTERSTATE BANK SERVICE DAY

On October 8th, 2018, First Interstate Bank had its first annual service day. Thirty plus volunteers came to the Davis Park Apartments where they painted the community room, brought new toys and bean bags, and painted the gathering shelter and picnic table outside. It was a great day and so encouraging to see the excitement on the kids' faces when they saw the updated room with new toys and books!

Thank you First Interstate Bank!



# LENDING

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!

37  
NWB LOANS

19  
HOUSEHOLDS



## WHO WE SERVED IN 2018:

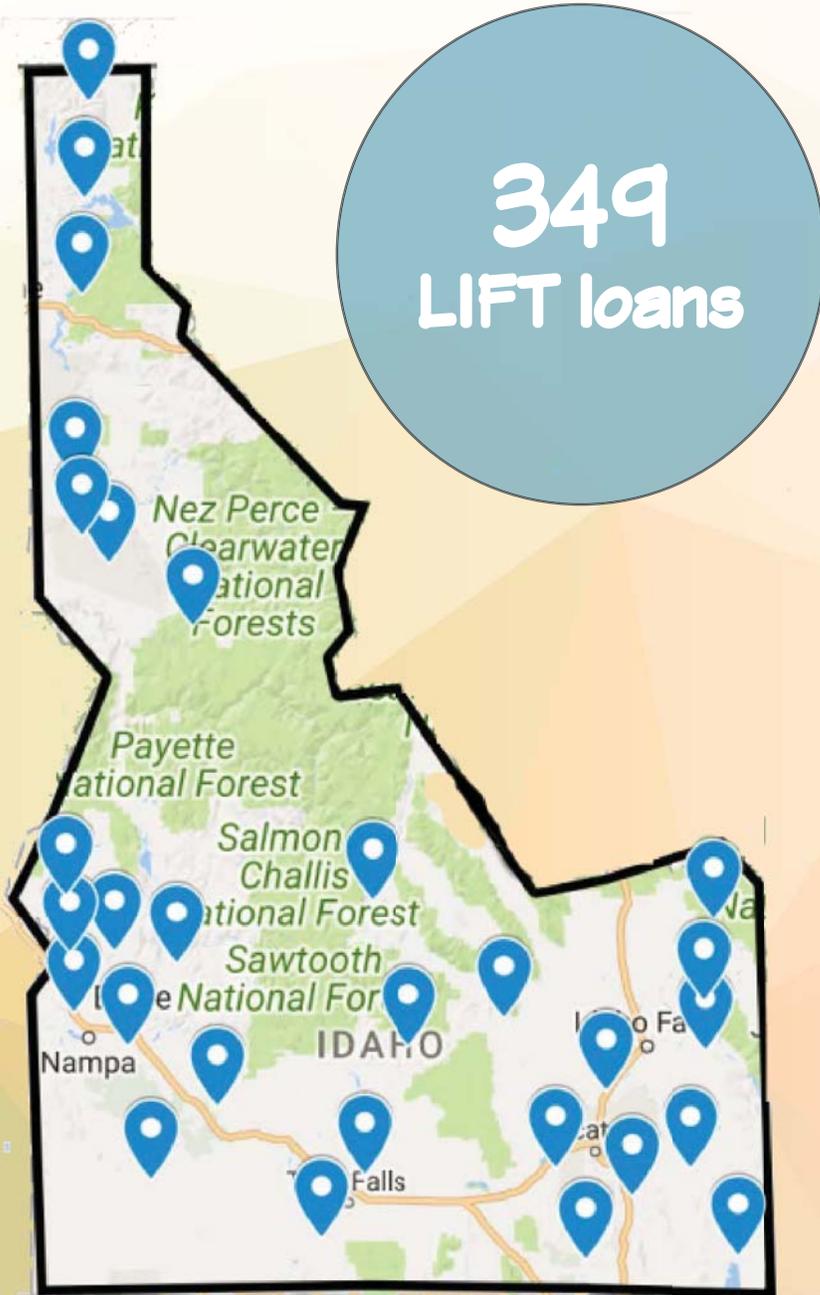
Vincent and Agnes Nakibilizi were introduced to us through our Homebuyer Education course. With a household of 8 and a total income of less than \$50,000, it was their dream to own a home. Neighborworks® Boise Lending made that possible as they were Community Development Block Grant recipients and were able to purchase a new-construction home. Lending Director, Patrick, even helped the Nakibilizi family move into their new home following closing.

# NeighborhoodLIFT®

NeighborWorks® Boise is proud to be part of the NeighborhoodLIFT® program in collaboration with Wells Fargo, NeighborWorks® America, and NeighborWorks® Pocatello. The program provides eligible homebuyers with matching funds up to \$7,500 in down payment assistance on qualified properties.

It also works in conjunction with homebuyer education that prepares buyers to find and finance a home, as well as manage the financial responsibilities of homeownership.

This is a statewide program, and the map below shows the locations of new homeowners.



Thank you to our Lending Partners:

- WELLS FARGO
- 1st TRIBAL LENDING
- ADVANTAGE PLUS FEDERAL CREDIT UNION
- AMERICAN PACIFIC MORTGAGE
- BANK OF COMMERCE
- BANK OF IDAHO
- CITIZENS COMMUNITY BANK
- D.L. EVANS BANK
- EAGLE HOME MORTGAGE
- EVERGREEN HOME LOANS
- FAIRWAY MORTGAGE
- FIRST FEDERAL SAVINGS
- GUILD MORTGAGE
- IDAHO CENTRAL CREDIT UNION
- KEY BANK
- US BANK
- HABITAT FOR HUMANITY

CONTACT NEIGHBORWORKS® BOISE LENDING  
NHS LENDING: NMLS #2881  
PATRICK CLAYTON: NMLS #28643  
PCLAYTON@NWBOISE.ORG 208.258.6218

# COACHING AND COUNSELING

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:

## HOMEBUYER EDUCATION

A home is often the largest purchase a person will make. Finally Home!® classes are HUD-certified and they guide participants through preparing for homeownership step by step. Topics include obtaining a mortgage, finding and working with a Realtor, home inspections, insurance and more. Classes are conducted monthly. For registration, visit [www.nwboise.org/homebuyer-education](http://www.nwboise.org/homebuyer-education).

## PRE-PURCHASE COUNSELING

This is an individual session that provides a one-on-one overview of the homebuying process. Our certified housing counselors conduct assessments to help prospective homebuyers overcome obstacles in order to achieve homeownership. The session includes a complete review of income, expenses, debt, and credit obligations in order to create a personalized plan of action.

## RENTAL COUNSELING

This HUD-certified service helps current and prospective renters navigate through the rental process, including reviewing lease agreements, creating and maintaining a budget to sustain rental payments, and educating on Fair Housing issues. This vital program helps families reach financial and housing stability.

## FINANCIAL FITNESS

Our counselors coach clients on how to develop a workable spending and savings plan, get out of debt, understand and improve credit 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.

85  
NEW  
HOMEOWNERS

203  
HOMEBUYER  
EDUCATION COURSE  
ATTENDEES

12  
HOMEBUYER  
EDUCATION  
COURSES

## 2018 BUYER'S BOARD



Fnu Ramin started working with NeighborWorks® Boise in October of 2016 when he took our Homebuyer Education course and had one-on-one homebuyer counseling. In December, Fnu submitted a loan through Neighborworks® Boise Lending. His loan was received and his income for a family of four fell below the 80% area median income. Because of this, Fnu and his family qualified for the last Community Development Block Grant in the amount of \$10,000 from the City of Meridian. This was used to assist the Ramin family with the downpayment and closing costs of their home. On February 8th, 2019, the Ramin family closed on their new home in Meridian.

# RESIDENT SERVICES

At any given time, 281 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 lunch programs
- English as a Second Language Classes
- Community Dinners
- Afterschool Program
- Summer Camp & National Night Out
- Resident Roundtable
- Crime prevention programs
- Resident-led activities: Art, Games, Movie Nights, and Work Out Classes



## COMMUNITY GARDENS:

Daniel, our AmeriCorps VISTA, helped our tenants prepare their vegetable gardens. Not only do they get to reap the benefits of their gardens, it brings our community together, promoting teamwork and life skills.



# NATIONAL NIGHT OUT 2018:



**8**  
**NEW RESIDENT**  
**SERVICE**  
**PROGRAMS**

**21**  
**RESIDENT-**  
**DRIVEN**  
**ACTIVITIES**

**804**  
**RESIDENTS**  
**SERVED**

# ACQUISITION-REHABILITATION

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

## WHO WE SERVED IN 2018:



The Granger Duplex was purchased in July of 2018 and rehabilitation began shortly after purchase. The duplex was completely gutted and gained all new interior and exterior paint, a new roof, new windows, all new flooring, new appliances, new counter tops, new cabinets, and complete bathroom make overs. Two tenants were selected for either side of the duplex - both single moms earning less than 30% area median income.

Both tenants were able to get moved into their new homes just prior to Christmas and through donations, we were able to provide both of them with housewarming gift baskets.





Before



After



Before



After

**27**  
**HOMES SOLD**  
**SINCE 2013**

**32**  
**HOMES**  
**REHABBED**  
**SINCE 2013**

**3**  
**HOMES**  
**SOLD**  
**IN 2018**

**2**  
**HOMES**  
**REHABBED &**  
**RENTED IN 2018**

# NEW CONSTRUCTION & DEVELOPMENT

With efficient use of space and enviable locations, our New Construction and Development Program supports a simpler, healthier lifestyle. With less time in traffic and lower payments for mortgage and utilities, you can build a less stressful life.



## WHO WE SERVED IN 2018:

"Nearly every day one of us comments to the other how lucky we feel to have this particular home at this particular time. Our interest in "Tiny houses" mixed with a dash of "Minimalism" as in, owning only that which you need, can afford, and has meaning to you, makes this one story, energy efficient, "cottage" nearly ideal for us."— Jim White, Pocket Neighborhood Cottage Owner





**17**  
**HOMES**  
**BUILT & SOLD**



**18**  
**HOMES**  
**BUILT**

**26**  
**INDIVIDUALS HOUSED**  
**IN POCKET**  
**NEIGHBORHOODS**

# THANK YOU 2018 SUPPORTERS!

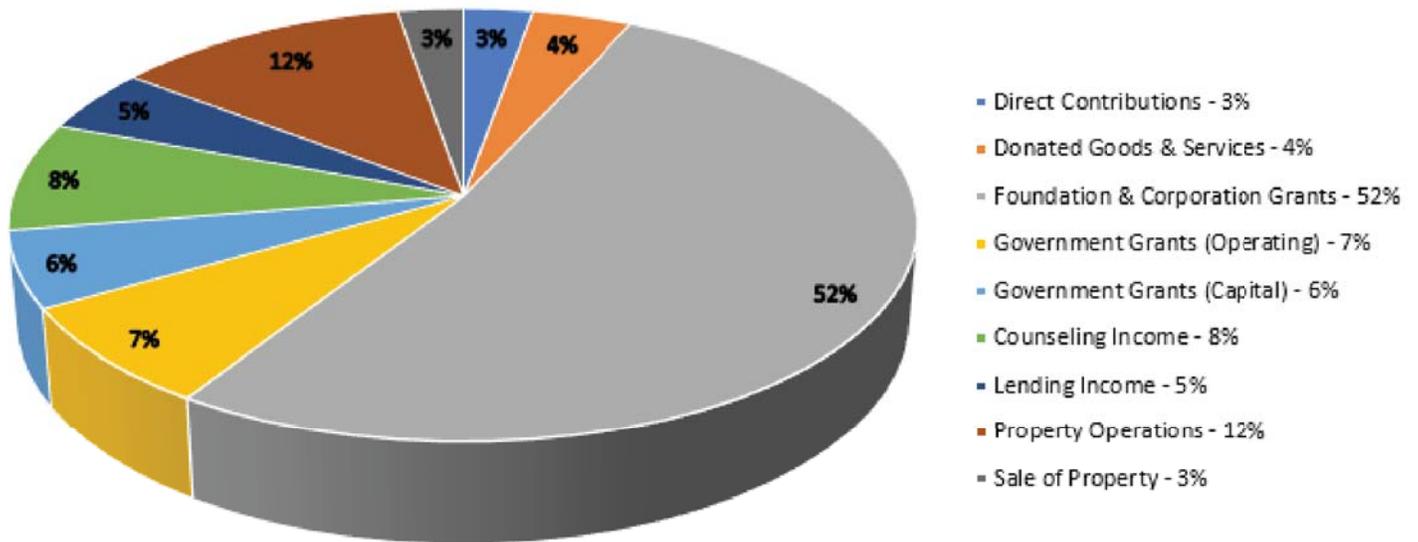
Adams Painting Inc  
Albertsons Boise Open  
Avenues for Hope Campaign  
Banner Bank  
Benevity Community Impact Fund, a Fund of  
American Endowment Foundation  
City of Boise  
City of Garden City  
City of Meridian  
D.L. Evans Bank  
Eagle Smiles Dentistry and Orthodontics  
First Interstate Bank  
Group One  
Hackborn Foundation  
Hawkins Companies  
Home Partnership Foundation  
Idaho Central Credit Union  
Idaho Correctional Center  
Idaho Department of Correction  
Idaho Housing and Finance Association  
Idaho Independent Bank  
Idaho Nonprofit Center - Idaho Gives  
Idaho Power  
Idaho Women's Charitable Foundation  
Idaho Housing and Finance Association  
Intermountain Gas Company  
JPMorgan Chase Bank  
Julius C Jeker Foundation  
MDU Resources Foundation  
Mountain America Credit Union  
Mountain West Bank  
NeighborWorks America  
New York Life  
NexTitle  
Northwest Bank  
P.E.O. Chapter H  
Perpetua Group LLC  
REALTORS Community Foundation (Boise  
Regional Realtors)  
Republic Services  
Seattle Foundation

SeedMoney  
Sockeye Grill and Brewery  
Southern Idaho Soccer League  
St. Luke's Health System  
Summit Development  
(The) Lightfoot Foundation  
Thriftway Home Center Ace  
Title One  
U.S. Bank Foundation  
Wells Fargo Foundation  
Wells Fargo Housing Foundation  
Washington Federal Foundation

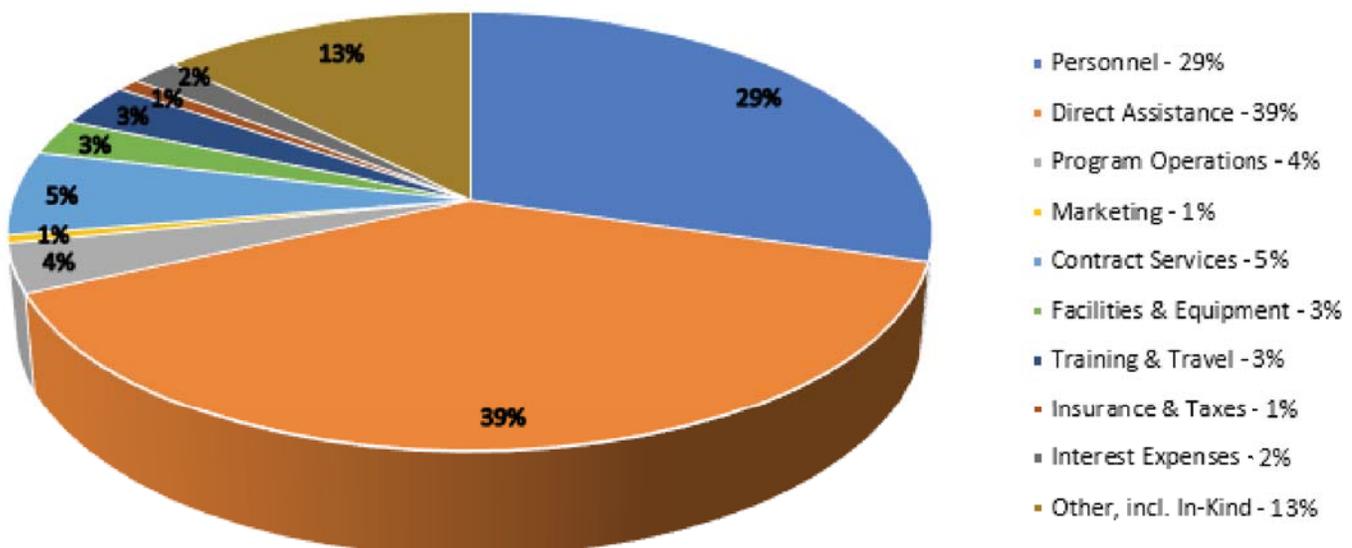


# FINANCIALS

## 2018 Revenue



## 2018 Expenses



# NeighborWorks®

## BOISE

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 housing related services focused on creating a community where all residents have a stable place to call home, without fear of losing it.



## CONTACT US

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