

NeighborWorks®

BOISE

2019

Annual Impact Report



MISSION STATEMENT:

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

MISSION MOMENT:

Long time Board Member, advocate, and dear friend of NeighborWorks® Boise, Shirley Randolph, passed away on December 26, having given over 30 years of service. Shirley began working with NeighborWorks® Boise in 1988 with an unfailing passion for helping families in our community. In May of 1995, Shirley was presented with the Dorothy Richardson Award, a national award established by NeighborWorks® America for extraordinary resident leaders. She will be missed greatly, but her life and legacy lives on in the tremendous impact she left with NeighborWorks® Boise!



“Working with NeighborWorks® Boise through the good times and the challenging times has been one of the greatest joys. I am so grateful to be part of this amazing organization.”

- Shirley Randolph

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2019

BOARD OF DIRECTORS



Chris Stroh
President



Janet Mollerup
Vice President



Brad Lish
Treasurer



Dawn Davis
Secretary



Rachel Anderson
Past President



Rabiou Manzo
Board Member



Morgan Hoffman
Board Member



Erin Sorensen
Board Member



Shirley Randolph
Board Member

2019

COMMITTEE MEMBERS

Business Finance Committee

Rachel Anderson	Brian Hathhorn
Brad Lish	Fred Schoemaker
Michael Bergey	Mike Jaeger
Brian Yeargain	

Real Estate Committee

Erin Sorensen	Don Gray
Chris Stroh	Gary Hanes
Jon Adamson	

Resource Development Committee

Morgan Hoffman
Rabiou Manzo

Lending Committee

Alison Gillespie	Jeffrey Jones
Janet Mollerup	Dawn Davis
Nicholas Shama	Michael J. Preece
Lance Hendricks	

Rake Up Boise Committee Sub-Committee

Shannon Stith
Rico Sims
Lisa Patel

Paint The Town Committee Sub-Committee

Morgan Hoffman	Jeff Olsen
Jason Knorpp	Natasha Diklic
Angel Petragallo	Russ Weedon
Tanya Pierce	Lisa Patel
Katrina Wehr	Brady Watkins

A LETTER FROM OUR CEO

2019 was a record year helping our community. This is a testament to the commitment and compassion of our community volunteers, stakeholders, committee members, board members, and talented NeighborWorks® Boise Team. This year we lost a beloved board member. Shirley Randolph dedicated her time and expertise to our organization for over 31 years. We were saddened by Shirley's passing and grateful for all that we learned from her. She truly was a NeighborWorks® Boise champion and her dedication to our board and to Rake Up Boise™ never wavered.

As we continue to advocate for families and individuals to have a place to call home, we look back at the year and all that we have accomplished as a benchmark for 2020. NeighborWorks® Boise and the stories shared in this Annual Impact Report, demonstrate how we are helping create stable, thriving communities.

As the need for affordable housing grows, we recognize we cannot do this alone. Compassionate people and organizations are critical to the effective delivery of our mission. Through your dedication and support we can continue to provide safe, healthy, sustainable housing for our communities. We are proud and humbled to have served so many families and individuals in the Treasure Valley through our continuum of service programs in 2019. These programs provide access to housing affordability through education, lending, home building, and rental opportunities as we strive to meet the housing needs of our community.

Thank you to our partners, community, board, NWB team, and volunteers for your continued support these thirty-seven years!



Buddy L. Compher, Jr,

CEO



Bud Compher, Jr.
CEO



Julia Bertman
Front Office/
Volunteer



Gaby Blumenfeld
Community Engagement
Coordinator



Marc Brown
Director of
Accounting



Patrick Clayton
Director of
Mortgage Lending



Amy Ellenber
Marketing
Communications
Coordinator



Amy Fischer
Accounting
Manager



RoseMarie Frost
Front Office/
Volunteer



Angelica Garza
Executive Assistant/
HR Manager



Inga Hadder
Director of
Communications &
Community Engagement



Tommy Keating
Construction
Assistant



Mitch Lee
Director of
Grant Development



Maile Lombard
Loan Officer
Assistant



Angela Mosgopoulos
Homeownership
Intake Specialist



Shelly Murphy
Construction
Assistant



Erika Switzer
Manager of
Homeownership
Education



Michael Shepard
Rehab/ Asset
Manager



Amber Williams
Staff Accountant



Lynda Young
Office Specialist/
Volunteer





For 37 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 and provides a sense of pride to homeowners.

WHO WE SERVED IN 2019:



Jenny Schwabee

“Paint The Town™ is a very beneficial event for me. I bought this house by myself and I’ve sunk a lot of money into it now I am no longer the one with the ugly house. I couldn’t have done it without Paint The Town™. The funds I couldn’t find - living alone in a house is a big expense and it will undoubtedly let me stay in this home longer because I like it, it’s a place that you want to come home to and its going to increase it’s value. I am really fortunate to have this opportunity, thank you!”





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

**659
VOLUNTEERS**

**13
ZIP CODES**

**39
HOMES
PAINTED**



RAKE UP BOISE

NeighborWorks® Boise celebrated its 34th year of Rake Up Boise™ in 2019. It was another successful year and we lucked out with great weather. The stories of grateful neighbors across Ada County remind us why the program is valued so much year after year!

This service not only helps those in need, but revitalizes neighborhoods and removes safety hazards for everyone. All bags of leaves collected during Rake Up Boise™ are either recycled as mulch on-site or recycled and used by the City of Boise for compost and mulch.

WHO WE SERVED IN 2019:



Armond Garner

"For the past three years or so in the fall, I get a letter saying that Rake Up Boise™ is coming to rake up my leaves. I want to thank the people who come and do this work for the neighborhood and I think they do a wonderful job doing this for people who cannot do it for themselves."





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

**6,721
VOLUNTEERS**

**12
ZIP CODES**

**954
YARDS RAKED**

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.

The Lending Department, part of NeighborWorks® Boise's HomeOwnership Center, helps individuals buy homes with a down payment of \$1,000 or less. Providing 100% financing and down payment assistance through partner programs and varied mortgage products, these exclusive connections are what matter most to Idaho families.

37
NWB LOANS

20
HOUSEHOLDS

WHO WE SERVED IN 2019:



2019 proved to be another busy year for NeighborWorks® Boise's lending team! One highlight of the year comes from the Tesch family, who started out in the Home Ownership Center at NeighborWorks®. Lauren and Korey Tesch took our Home Buyer Education course to begin their journey as first time home buyers. In partnership with the City of Boise and with HUD, the Tesch family was the first recipient of the Home Investment Partnerships loan and utilized our Lending Team during their purchase process. In addition to the NeighborWorks® Boise Lending Team originating this home loan, we were able to welcome the Tesch family into a home in our Hawthorne Cottage Pocket Neighborhood! This is another great example of the NeighborWorks® Boise Home Ownership Center coming full circle.

EDUCATION 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 available through the NeighborWorks® Boise HomeOwnership Center 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.

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 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.



**93
NEW
HOMEOWNERS**

**184
HOMEBUYER
EDUCATION
COURSE
ATTENDEES**

**14
HOMEBUYER
EDUCATION
COURSES**

RESIDENT SERVICES

At any given time, 281 low-income families at 6 different locations across the Treasure Valley, have a safe, affordable, quality place to live, in a supportive environment. Providing these low-income residences has never been more important, as the gap between what Idahoans earn for a living and housing costs continues to grow. The residents of our affordable apartment communities benefit from resident services including:

- Free lunch programs
- English as a Second Language classes
- Weekend music classes
- Afterschool programs
- 4-H Summer Camp & National Night Out
- Resident roundtables
- Crime prevention programs
- Resident-led activities: art, games, and movie nights



Extension Educator, Allen Taggart, from the University of Idaho 4-H Program leads resident children from our Davis Park Apartments in summer camp activities and fun! Summer camp activities with 4-H include: science projects, arts and crafts, ice cream making, and many more fun activities.

NATIONAL NIGHT OUT 2019:

National Night Out is a national campaign in August to create and promote partnerships between neighbors, law enforcement, and other first responders. This event filled evening is a hit at our low-income apartment complexes across the valley.



**10
NEW RESIDENT
SERVICE
PROGRAMS**

**15
RESIDENT-
DRIVEN
ACTIVITIES**

**700
RESIDENTS
SERVED**

ACQUISITION-REHABILITATION

NeighborWorks® Boise revitalizes and stabilizes Treasure Valley neighborhoods by acquiring and rehabilitating single-family homes. Through this program, homes are transformed from abandoned and neglected properties into safe, affordable homes with energy-saving improvements for Idaho residents – revitalizing our community's neighborhoods. This program was established in 2013.

WHO WE SERVED IN 2019:

Before



The Camellia property in Meridian, ID was discovered as a for sale by owner property. Four sisters had inherited the home, which was in need of some TLC. After further investigation, the Camellia property was a HUD home to begin with and had actually received a fresh coat of paint from Paint The Town™ in the 90s. NeighborWorks® Boise was able to purchase the home for repurposing, which delighted the four sisters that inherited it.

The family who bought the renovated home had been searching and searching for a home, but could not find anything that was truly affordable. The newly married couple and their 7 year old son were 85% AMI buyers, which allowed NeighborWorks® Boise to keep the sales price affordable and attainable within the buyer's budget. Another successful rehab project creating a forever home for a wonderful family!

After



Before



After



**32
HOMES SOLD
SINCE 2013**

**37
HOMES
REHABBED
SINCE 2013**

**5
HOMES
SOLD
IN 2019**

NEW CONSTRUCTION & DEVELOPMENT

With efficient use of space and desirable locations, the New Construction and Development Program supports a simpler, healthier lifestyle. With the cost of living constantly rising, NeighborWorks® Boise's New Construction and Development program provides options for affordable living in modern, community-based settings.

WHO WE SERVED IN 2019:



Kim Johnson

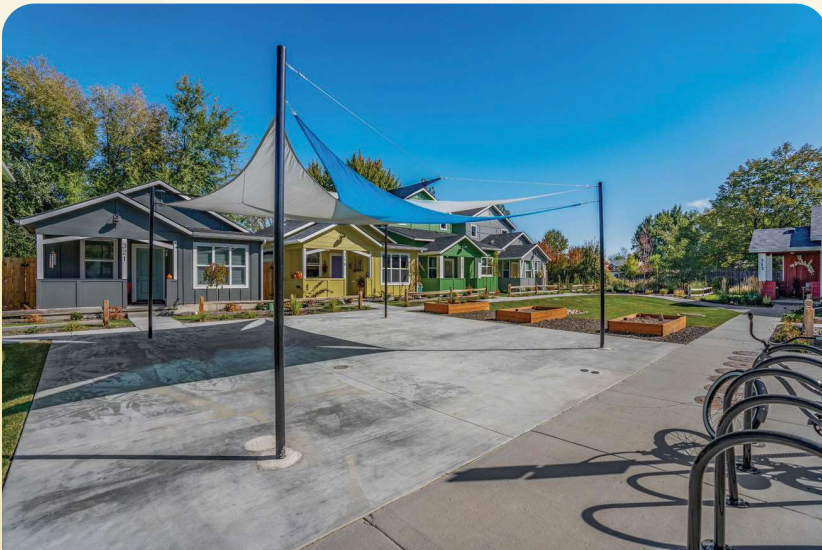
"My daughter and I were living in an apartment for 7-8 years and it was bought out and our rent became too expensive, so we had to move in with my mom. We got in touch with NeighborWorks® Boise and they started the process for me. They handled everything for me - requested documents, told me that there is a city grant available, which I was able to obtain and use that towards the purchase of my brand new home with my daughter. Thank you NeighborWorks® Boise!"



Wells Fargo Vice President, Jane Pavek, and Regional President, Don Melendez, present NeighborWorks® Boise CEO, Bud Compher, with funding at the Flourish project groundbreaking in November.



**19
HOMES
BUILT & SOLD
IN 2019**



**25
INDIVIDUALS
HOUSED
IN 2019**



**75
HOMES BUILT
AND
SOLD TO DATE**

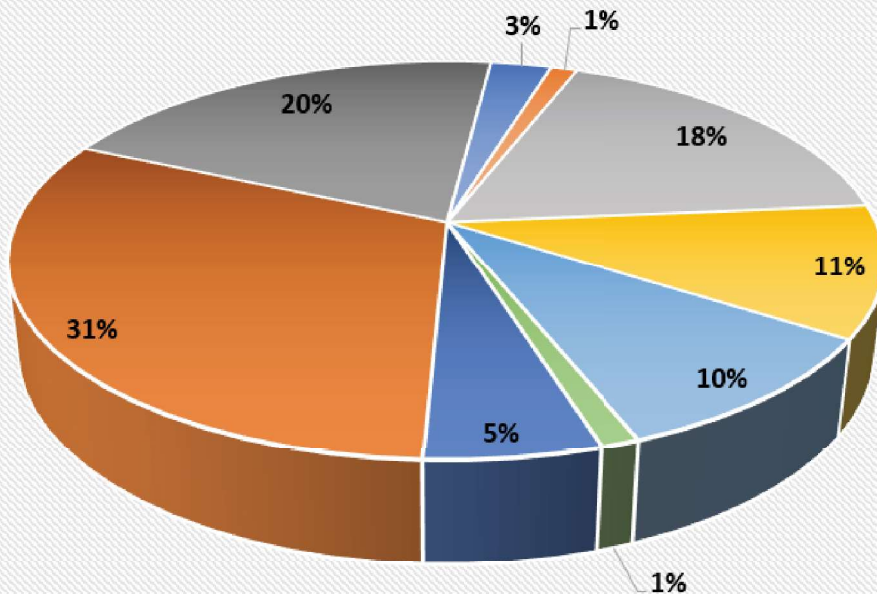
THANK YOU 2019 SUPPORTERS!

Idaho Housing and Finance Association
NeighborWorks® America
Wells Fargo Housing Foundation
Wells Fargo Foundation
JPMorgan Chase & Co.
Julius C. Jeker Foundation
Mountain West Bank
Idaho Power
U.S. Bank Foundation
Umpqua Bank Charitable Foundation
Banner Bank
Hackborn Foundation
MDU Resources Foundation
Home Depot Foundation
Washington Federal Foundation
First Interstate Bank
First Interstate Foundation
REALTORS® Community Foundation
Idaho Women's Charitable Foundation
Intermountain Gas Company
NY Life
Gap Foundation
Avenues for Hope (Home Partnership Foundation)
D.L. Evans Bank
Ripley Doorn & Company P.L.L.C
Andersen Construction
Idacorp Employees' Community Service Fund
KTVB
Home Depot
Sherwin Williams
Group One-Sotheby's International
Idaho Pizza Company
Northwest Bank
Perpetua Group
Summit Development
Beacon Guides LLC
Citi Cards
DaVita, Inc.



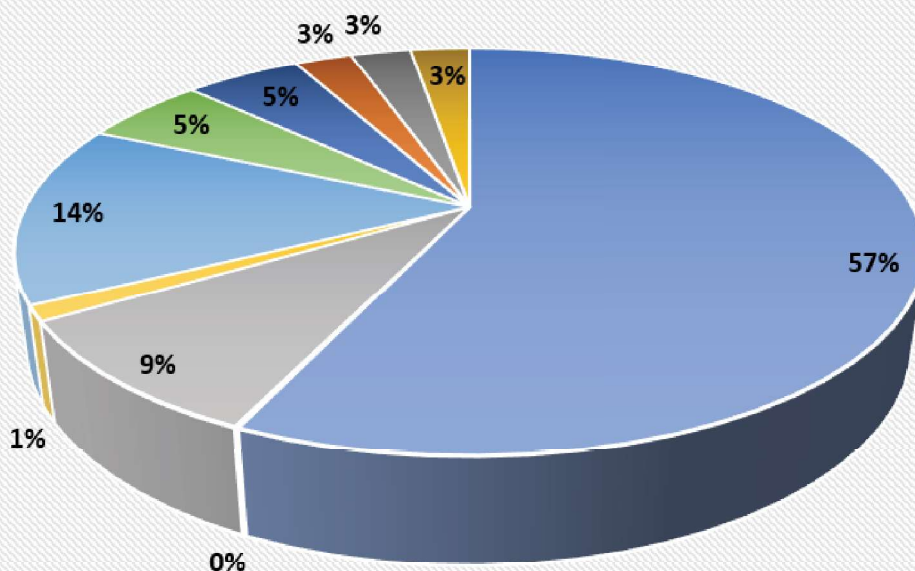
FINANCIALS

2019 Revenue



- Direct Contributions - 3%
- Donated Goods & Services - 1%
- Foundation & Corporation Grants - 18%
- Government Grants (Operating) - 11%
- Government Grants (Capital) - 10%
- Counseling Income - 1%
- Lending Income - 5%
- Property Operations - 31%
- Sale of Property - 20%

2019 Expenses



- Personnel - 57%
- Direct Assistance - 0%
- Program Operations - 9%
- Marketing - 1%
- Contract Services - 14%
- Facilities & Equipment - 5%
- Training & Travel - 5%
- Insurance & Taxes - 3%
- Interest Expenses - 3%
- Other, incl. In-Kind - 3%



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.



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