



Annual Report 2022

Celebrating
40 Years of
Service

Serving Idaho since 1982, NeighborWorks® Boise creates affordable housing opportunities and empowers thousands of volunteers to help their neighbors every year.

ANNUAL & BUSINESS REPORT 2022

Mission Statement: To create innovative housing solutions for underserved populations through strategic partnerships that contribute to building stronger communities.

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OUR TEAM



Bud Compher
CEO



Angelica Garza
Executive Assistant



Mitch Lee
Director of Grant Development



Marc Brown
Director of Accounting



Amy Fischer
Accounting Manager



Amber Williams
Staff Accountant



Inga Hadder
Director of Communication & Community Engagement



Kodianne Burnett
Marketing & Events Coordinator



Michael Shepard
Rehab/Asset Manager



Tommy Keating
Construction Supervisor



Susan Bosworth
Construction Project Coordinator



Amber Morphis
Director of Mortgage Lending



Maile Lombard
Mortgage Loan Officer



Maureen Specht
Loan Operations Specialist



Annie Green
Director of Homeownership Education Programs



Angela Mosgopoulos
Housing Counselor




Sarah Fordham
HR/Office Coordinator



RoseMarie Frost
Volunteer Office Assistant


BOARD OF DIRECTORS

President




Morgan Hoffman
Designated Broker/Owner

Vice President




Rabiou Manzo
Jannus, Inc

Treasurer




Brad Lish
DL Evans Bank


Secretary




Heidi Rahn
Ustick Elementary




Andrew Pena
Disability Rights of Idaho




Angie Gribble
St. Luke's Health System




Brian Yeargain
Little Morris LLP




Chris Stroh
CS Property Management LLC




Dawn Davis
Marathon Specialty Finance



Erin Sorensen
Ethos Design + Remodel



Janet Mollerup
Retired



Rachel Anderson
Intermountain Gas

COMMITTEES

Business Finance Committee

- Brad Lish- Chair
- Brian Hathhorn
- Brian Yeargain
- Fred Shoemaker
- Michael Bergey
- Mike Jaeger
- Rachel Anderson

Executive Committee

- Morgan Hoffman- President
- Chris Stroh
- Brad Lish

Lending Committee

- Nicholas Shama- Chair
- Alison Gillespie
- Dawn Davis
- Janet Mollerup
- Jeffrey Jones
- Michael Preece
- Mitch Rudder

Real Estate Committee

- Erin Sorensen-Chair
- Anita Smith
- Chad Hansen
- Chris Stroh
- Gary Hanes
- Leah Larson
- Lindsey Hansen
- Steven Benner

Resource Development Committee

- Shannon Stith- Chair
- Angie Gribble
- Heidi Rahn
- Rabiou Manzo
- Paint The Town™ Sub-Committee
- Jason Knorpp- Chair
- Brady Watkins- Co-Chair
- Angel Petragallo
- Jeff Olsen

- Natasha Diklic
- Nicole Pierce
- Russ Weedon
- Tanya Pierce
- Taylor Mayberry
- Rake Up Boise™ Sub-Committee
- Brady Watkins- Chair
- Gaby Blumenfeld
- JaNell Hunter
- Russ Weedon

OUR FOUNDER

Connie Hogland



Connie Hogland, founder and friend of NeighborWorks® Boise, says she was raised in a home that always helped others and every year they would adopt another family for Christmas. Her family’s legacy continued through her work as she looked for ways to give back in any way she could.

In 1982, seeing so many neighbors in need, she asked, “What can I do?” The result was a plan to paint a few neighbors’ house through, “Paint Your Heart Out.” The first year, she hoped to paint eight houses for those in need. She found a sponsor who would donate paint; however she admitted, “He stopped taking my calls after we reached 20 homes.” We now call that little project Paint the Town™, and over 40 years, we’ve painted 3,382 homes - all because one person created a solution to a community need and gathered a team of partners around her.

For 16 years, Connie served as Executive Director of NeighborWorks® Boise. Without Connie, and her commitment to her neighbors, we wouldn’t be here today. Thank you, Connie, for all you’ve done and your rich legacy for our community.

NWB HISTORY

NeighborWorks® Boise is one of the nearly 250 chartered community development organizations working in urban, suburban, and rural communities across the country.

NeighborWorks® America is a Congressionally chartered nonprofit organization committed to creating places of opportunity in communities across the country. For over 40 years, NeighborWorks has been building the technical skills and organizational capacity, supplementing resources, and amplifying the reach of local nonprofit organizations working to improve their communities.

1982 - NWB formed in response to an assessment of Boise’s deteriorating neighborhoods. We identified needs and created solutions – including Paint The Town™ and

Rake Up Boise™ to help low-income senior and disabled homeowners in the Vista Neighborhood maintain their homes.

1990’s – NWB developed over 200 affordable rental units and offered resident services, increasing their stability and opportunity for self-sufficiency. Implemented a Homebuyer Education Program and Prepurchase Counseling. Received lending CDFI certification.

2000 – We worked with the National Foreclosure Mitigation Counseling Program to develop a comprehensive foreclosure prevention program.

2015 – NWB added Single Family Development and Homebuilding Programs to provide new, energy-efficient, close-in homes

for Low-to-Moderate Income LMI homebuyers.

2020 – NWB began administering Mortgage Assistance from the cities of Boise and Meridian, to qualifying LMI residents whose income has decreased due to the COVID-19 crisis.

2021 – We implemented Homeowner Repair Program to improve the weatherization, accessibility and visitability of existing homes of (LMI) Meridian residents.

2022 – Launched Neighborhood Housing Trust of Idaho to provide affordable homes for LMI households to purchase, and ensure long-term affordability. Onboarded rehab lending.

NeighborWorks® America How We Built Strong Communities in FY22

NeighborWorks America creates opportunities for people to live in affordable homes, improve their lives and strengthen their communities. Together with our network of nearly 250 local organizations, we build stronger communities in every state, the District of Columbia and Puerto Rico.

Creating Affordable Homes

415,800 Total housing and counseling services provided

204,900 Rental homes owned and/or managed

18,800 New homeowners

72,600 Homes repaired

A NOTE FROM THE CEO

Dear Friends,

Home is where your day begins, where you raise your family, and where jobs go to sleep at night. The belief that a home should be safe and affordable is what drives our passion and purpose here at NeighborWorks® Boise. We have had the honor of spending the last 40 years providing a continuum of supportive services from homebuyer education to construction, to lending, so families have the tools to obtain a safe place to live and to achieve the dream of homeownership. As we celebrated our 40 years of service in 2022, we feel proud to be the place in the Treasure Valley that families turn to for their housing needs. Looking at the relationships and partnerships built in the housing community throughout this time give me much joy and fulfillment.

Housing is a universal and primary need and NeighborWorks® Boise’s team continues to educate ourselves so we can grow and take on new programs and services—offering effective solutions that will benefit those impacted by the changing times. Drawing on network resources, our staff has the proper training and expertise to be able to provide the support our community needs.

If 40 years of impact has taught us anything, it is that finding new and innovative ways to provide quality, affordable housing to the community is necessary. We will continue to look for ways to amplify what we do within our communities as well as look for resources and partnerships to make it happen. We know we cannot do this on our own, and together with our volunteer board, committee members, and staff we will push forward to deliver the housing resources Idaho families need.

I believe these upcoming years hold an exciting time for NeighborWorks® Boise. Together we serve each other, and each success is a driving force for progress in our community. This all starts with you, our neighbors.

Gratefully,



Buddy Compher, Jr.
CEO, NeighborWorks® Boise





NeighborWorks®
BOISE

CELEBRATING 40 YEARS!

PAINT THE TOWN™

One of this year's Paint The Town™ recipients was Marvin Weidenfeld. Marvin's wife passed away last year and he was adjusting to life on his own. "Life gets to the point sometimes, when you're just not able to do things on your own anymore." As you get to know Marvin, you can tell he is a man who takes great pride in his home and it was hard for him not to be able to do all that he used to be able to. His daughter encouraged him to apply for Paint The Town™ and he was selected. Marvin shared, "you guys are sacrificing a lot. You're taking time away from your families and spending time helping your neighbor and I really appreciate it."

Longtime volunteers from Intermountain Gas: **"Our slogan is, 'in the community to serve' and NeighborWorks® Boise does just that. They're the key that brings us all together and gives us the opportunity to BE in the community to serve."**

VOLUNTEERS: 450+

VOLUNTEER HOURS: 3,000+

HOMES PAINTED: 30



RAKE UP BOISE™

Ardys Hurt lives by herself on a 1-acre lot in Boise now that her husband of many years has passed. Having recently undergone surgery at 88 years old, raking her own yard was impossible.

Luckily her neighbors at Boise Cascade rose to the occasion and filled over 100 leaf bags for her. Ardys said, **"If it weren't for Rake Up Boise's help, I couldn't stay in my home."**

VOLUNTEERS: 4,000+

LEAF BAGS FILLED:18,000

YARDS RAKED: 800+



COVID-19 MORTGAGE ASSISTANCE

Mortgage Assistance Provided by HUD Community Development Block Grant (CDBG) Cares Act Funding.

11 Households received mortgage assistance in 2022

Total mortgage assistance deployed:

City of Boise: \$45,501

City of Meridian: \$36,123



Salam's Story

Salam, owner of Tarbush Kitchen in Boise, has been cooking Middle Eastern food for over 25 years. Originally from Iraq, he has called Boise home since 2008. Like many other small business owners, Salam and his family were affected by the pandemic. Unable to work, he was in jeopardy of losing his home. Salam reflected, "You have bills, you have a life, you have responsibilities, all this pressure."

Looking for some kind of relief from all of the pressure and compounding bills, Salam was told about NeighborWorks® Boise's Mortgage Assistance Program. He applied for assistance and was

denied because he couldn't calculate income. One of our housing counselors advised him to set up a separate business account and reapply.

He reapplied and received seven months of mortgage assistance. When asked how it felt Salam stated, **"I'm alive again. I start like I'm feeling when I'm have approval for coming to United States. But after 7 months I tell them I'm good. My business is working and I'm sure another people more need it than me now at this time. Let's save another people like you saved my family."**

*Mortgage Assistance Program was in partnership with the City of Boise and the City of Meridian.



EDUCATION AND COUNSELING

- 69 Homebuyer Education course attendees
- 9 Homebuyer Education courses
- 30 Individuals counseled
- 27 Homes purchased by HBE participants



Carly's Story

NeighborWorks® Boise partners with First Story, a nonprofit by Hayden Homes to get people in new homes. First Story's program provides zero-down, zero-interest, 30-year loans to qualified households purchasing their first home. This year's recipient was Carly and her family. Before being selected for this year's First Story home, they lived in a 100-year-old home in which toxic mold had just been identified. With her growing family, this was a major health concern. Carly said, "It would be the biggest blessing to have a home that is new and safe for our growing family." When her family was chosen, there were tears of joy and relief on this family's faces. They now have an affordable and safe home where their family can grow.

MORTGAGE LENDING

5 Closed Loans

(Including our first rehab loan)

\$1 Million Loaned

NeighborWorks® Boise is the Treasure Valley's only direct, not-for-profit mortgage broker, helping individuals and families find a better path to homeownership anywhere in the state of Idaho.

Jeremy's Story

For many, the journey to homeownership is filled with barriers. Jeremy went through a rough divorce that left his credit in need of major repair. He wanted to have a place to call his own for him and his son. Trying to navigate the world of credit repair is a daunting task as bills start coming in and your savings begin to diminish.

Jeremy reached out to NeighborWorks® Boise (NWB), hoping for someone to guide him through the world of credit repair and debt reduction. With the help of our HUD-certified counselors, Jeremy was able to set goals and put in the hard work to accomplish them. Jeremy said, **"There were several times it didn't seem like it was going to work out. But I did have a team of somebodies working on connecting me to resources and programs."**

Over three years Jeremy worked hard budgeting, paying off bills, and building up his savings penny by penny. He was finally presented with the opportunity to buy a home. However, this home needed a lot of repairs. Homeownership still seemed out of reach for Jeremy, but NWB employees and Jeremy put their heads together.

The first NWB Lending Rehab Loan was born out of this need. This new loan not only allowed Jeremy to obtain a house, but to help insure it would be a healthy home for his family for years to come. **"When my loan was finalized, there was celebration, there were hugs. It was an exciting thing to share with somebody that I'd worked with so long and so hard with."**

Jeremy said, **"The amount of joy & relief I've felt in this home has been so shocking to me."**



MULTI-FAMILY AFFORDABLE HOUSING

759

Total individuals housed

267

Refugees & Immigrants

282

Affordable rental units

249

Households at 80% AMI or less

NeighborWorks® Boise provides low-income housing for those making at or below 80%, 60%, 50% or 30% Area Median Income (AMI), filling the growing demand caused by a booming housing market.

Our apartment communities are supported by Resident Services Programs.

RESIDENT SERVICES

A highlight from 2022 was our Around the World Event, held at Davis Park Apartments. Made possible by a Neighborly grant through the Idaho Community Foundation, this community building event celebrated the various cultures represented at this affordable apartment community. Residents and neighbors were invited to come together, enjoy food from a refugee-run food truck, get COVID-19 vaccines, and receive free produce from Global Gardens. Children did a collaborative art project and got their faces painted. Nearly half of the residents at our Boise apartment communities are New Americans and we're grateful to provide home for them.

NeighborWorks® Boise's Resident Services Program meets a variety of our residents' needs, and helps them maintain stable housing, gain access to resources, and engage in community activities. Some programs from 2022 include: Parent series, youth development, movie nights, food pantries, community events and English Classes.



Programs: 11 programs in 2022

Volunteer hours serving residents: 724

MERIDIAN HOME REPAIR



8

Homes repaired

\$158,496

In repair dollars spent

“NWB gave us- not pipes nor lights- healing and hope. Michael and Ken ended my anxiety. I sleep better at night not worried about a flood. The new bathroom is a highlight of my home. Each room is bright and welcoming. My house is finally a home, life is in full bloom here.”
-Kay, a Home Repair Recipient

ACQUISITION REHAB OF SINGLE FAMILY HOMES

40

Homes rehabbed since 2013

\$7,150,000

In sales since 2013

POCKET NEIGHBORHOODS™

39
Homes Under Construction

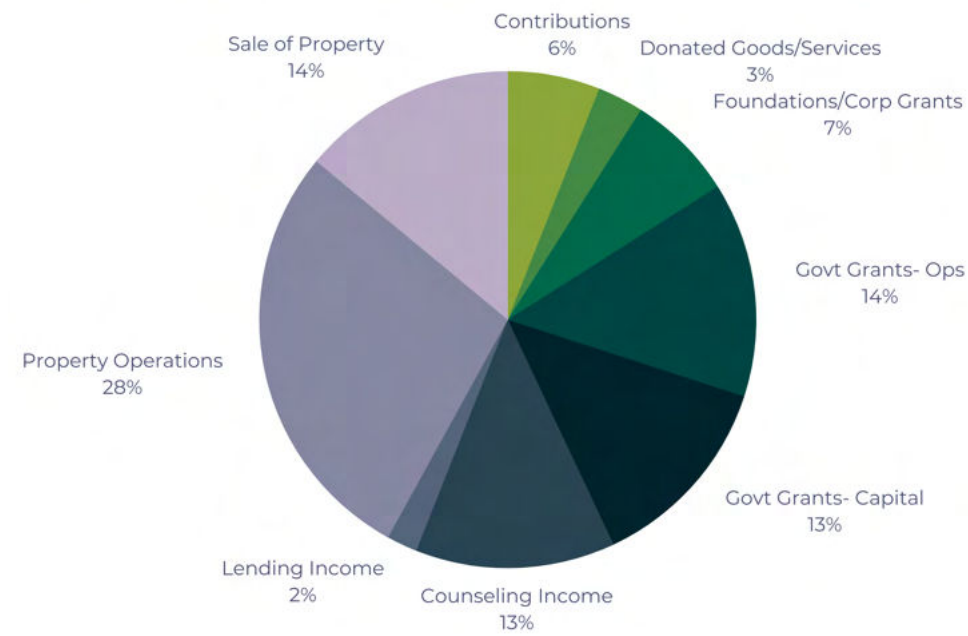
8
Pocket Neighborhoods™ to Date

91
Homes Completed to Date

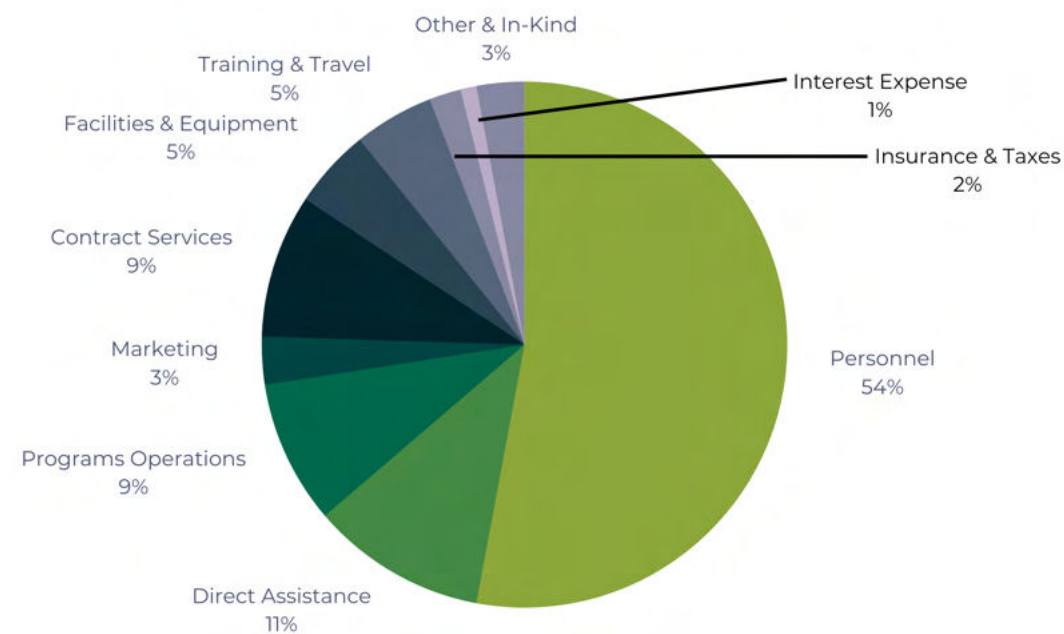
“What I love about living in the Pocket Neighborhood™ is the community feel. It’s very intentional to build the homes facing inward.”
-Michael, a Flourish homeowner



2022 Revenue, \$1,917,797



2022 Expenses, \$2,117,834



*Deficit largely due to construction delays for our single family development

FINANCIAL SUPPORTERS

Including in-kind donations

\$1,000-\$2,500

Andrew Boespflug
Brian Yeargain
Coldwell Banker Tomlinson Group
Community Housing Capital
D & B Supply
Empire Title
Idaho Central Credit Union
Leadership Boise
Leah Larson
Marvin Buster
Nicholas Shama
Ripley Doorn & Company
Robert Myklebust
Shaun Navarro
SIF, Idaho Worker's Comp.
TOK
Verizon Foundation

\$2,500-25,000

Andersen Construction Company
Banner Bank Washington
Boise Cascade Company
City of Boise - Public Works
D.L. Evans Bank
First Interstate Foundation
Hackborn Foundation
Home Partnership Foundation
Horizon Credit Union
Idaho First Bank
Idaho Power Foundation
Intermountain Gas Company
JPMorgan Chase & Co.
Kathleen and Daniel Boespflug
Lowe's
MDU Resources Foundation
Mountain West Bank
Roe Painting
St. Luke's Health System
Sunwest Bank
Washington Federal Foundation

Above \$25,000

City of Meridian
Harry W. Morrison Foundation
Idaho Housing and Finance Association
Julius C Jeker Foundation
KTVB
NeighborWorks America
Rodda Paint Company
The Lightfoot Foundation
U.S. Bank Foundation
Wells Fargo Foundation

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