

ANNUAL REPORT

2023



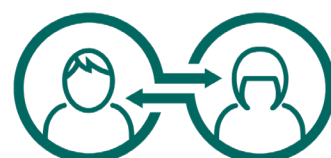
THANKS TO **YOU**

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

2024 GOALS



Expand to Nampa with homeownership opportunities: Homebuyer Education classes, home repair, and down payment assistance



HomeShare Hub™- Match 12 Home Seekers to Home Providers



Invest in rural communities through down payment assistance



Build Resident Councils at NWB affordable apartment communities, empowering residents to invest in their communities



Build and/or rehab over 25 homes

LETTER FROM THE CEO

Dear Friends,

As you read through the NeighborWorks® Boise 2023 Impact Report, I hope you see what I see every day in my team, board members, committee members, and community volunteers: the perseverance to make a positive difference in Idahoans' lives despite the obstacles and adversities we faced. With the housing market continuing to spike, the team focused on finding solutions – often in collaboration with vital community partners – to help over 20 limited-income households purchase a home and start building equity for a brighter future. The tenacity of our dedicated team and volunteers enabled us to experience several successes in 2023, as we provided many with the stability that comes with sustaining an affordable home.

In our mission, NWB promises to create innovative housing solutions for Idahoans. Keeping that promise, a new committee was established to oversee our recently launched Neighborhood Housing Trust of Idaho. This committee's focus is to help address the housing crisis for Idahoans by making more homes permanently affordable for generations to come. Leveraging a one-time public or private investment through down payment assistance, the housing trust is opening the door to homeownership for more households, providing them with a significantly lower mortgage payment. We are excited about this new housing solution, as it makes a home affordable, not only for one household but for its future homeowners as well.

Change can be frightening as the “what ifs” sometimes paralyze us from moving forward with new ideas or trying new things. With a commitment to serve our community, NWB continues to evolve and make changes to create or find new ways to make it easier for Idahoans to fulfill their dreams of homeownership. It is through the compassion and heart of NeighborWorks® Boise's team and volunteers that we persevere in facing challenges head-on and remain focused on the goal of providing our neighbors with a safe, healthy, and affordable place to call home.

Gratefully,

Buddy Compher, Jr.
CEO, NeighborWorks® Boise



OUR TEAM



Bud Compner
CEO



Angelica Garza
Executive Assistant



Mitch Lee
Director of Grant Development



Marc Brown
Director of Accounting



Amy Fischer
Accounting Manager



Amber Williams
Staff Accountant



Sarah Fordham
Human Resources
Coordinator



Michael Shepard
Rehab/Asset Manager



Barry Bridges
Construction Manager



Tommy Keating
Construction
Supervisor



Susan Bosworth
Construction Project
Coordinator



Inga Hadder
Director of
Communication &
Community Engagement



Kodianne Burnett
Marketing & Events
Coordinator



Nicole Sparano
Resident Services
Coordinator



Annie Green
Director of the
Homeownership
Center



Ela Mosgopoulos
Housing Counselor



Caroline Craig
Mortgage Loan
Officer



Rosemarie Frost
Volunteer Office
Assistant

COMMITTEES

Business Finance

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

Paint The Town™

Jason Knorpp- Chair
Brady Watkins- Co-Chair
Angel Petragallo
Jeff Olsen
Natasha Diklic
Gaby Blumenfeld
Russ Weedon

Executive

Morgan Hoffman- President
Chris Stroh
Brad Lish
Rabiou Manzo

Rake Up Boise™

Brady Watkins- Chair
Gaby Blumenfeld
JaNell Hunter
Russ Weedon
Natasha Diklic

Lending

Nicholas Shama- Chair
Alison Gillespie
Dawn Davis
Janet Mollerup
Lenny Frings
Michael Preece
Mitch Rudder

Neighborhood Housing Trust of idaho

Cindy Williams
Chris Stroh
Craig Naylor
Jane Pavak
Erin Sorensen

Real Estate

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

Board of Directors

Morgan Hoffman - President
We Love Boise Real Estate

Rabiou Manzo - Vice President
International Rescue Committee

Brad Lish - Treasurer
D.L. Evans Bank

Angie Gribble - Secretary
St. Luke's Health System

Andrew Pena
Idaho Department of
Transportation

Brian Yeargain
Little Morris LLP

Chris Stroh
CS Property Management LLC

Dawn Davis
Marathon Specialty Finance

Erin Sorensen
Ethos Design + Remodel

Rachel Anderson
Intermountain Gas Company



41ST ANNUAL PAINT THE TOWN™

Aurora used to share her home with her sister. Unfortunately, when her sister's health declined earlier this year, Aurora accompanied her back to the Philippines—their country of origin—to receive care and live with family. On her return trip, she fell in Texas and broke her hip and leg. Stuck in the hospital, Tamie, her neighbor back in Boise, began to look into resources to help her.

Tamie came across Paint The Town™ and began the application process. By the time Aurora returned home, Tamie told her about the program, and she submitted her application. With mobility issues and no family nearby, Aurora was delighted to learn her home had been selected to be painted.

“A big shout out to Rodda Paint for their participation in NeighborWorks® Boise’s Paint The Town™ event. Your crew of volunteers were truly amazing, and the finished product is fantastic!”

As neighbors to recipient, Aurora Jones, we know what this kindness has meant to her. She is so proud of her home once again, and she is so appreciative. The entire neighborhood has benefited from your efforts and our thanks are heartfelt. Please acknowledge each of your volunteers and let them know our neighborhood is clapping and cheering for them and for Rodda Paint.

We noticed... and we thank you!” -Tamie Aurora’s Neighbor

This is what NeighborWorks® Boise loves--neighbors looking out for neighbors.

450+



Volunteers

26



Homes Painted

350+



Gallons of Paint

38TH ANNUAL RAKE UP BOISE™

4,000+



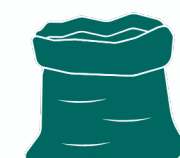
Volunteers

800+



Yards Raked

18,000



Leaf Bags

“ A big thank you to all the volunteers. You keep Boise nice and a positive city. Thank you!!!
- Virginia Hardin, Rake Up Boise™ Recipient

“Rake Up Boise™ has been instrumental in making it possible for my husband and me to be able to stay in our home of 25 years. My spouse has had MS for over 50+ years and was in a wheelchair. It was over the past couple of years he was bedbound and passed in April. I cared for him all these years but will be 80 with a few health concerns as well.”
- The Elkovich Family, Rake Up Boise™ Recipient

“This service of volunteers made me feel like I live in a small town and have folks who care.”
-Jeanne Clemente, Rake Up Boise™ Recipient

“For people like me, you’re a godsend.”
-Rake Up Boise™ Recipient



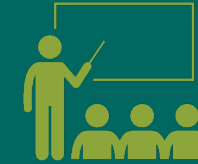
Andrea, Rake Up Boise™ Recipient



Pictured left to right: April Kuper, Christopher Kuper

2023 YEAR IN REVIEW

13



Homebuyer
Education courses

89



Homebuyer Education
course attendees

17



Homes purchased
by HBE students

31



Volunteer
Experts

4



Closed
Loans

\$1,000,000+



Dollars
Loaned

35



Individuals
Counseled

THE HOMEOWNERSHIP CENTER

More than a Home

In June of 2021, the Kuper family found out they were being evicted from their apartment. In July, April found a lump in her breast, which turned out to be breast cancer. As the family navigated housing insecurity and chemo treatments, they rallied together to keep hope. They began living in a hotel and the parents were forced to be separated from their younger children. As a mom who had always had her kids close to her, that was very painful for April—especially as she was facing her health challenges.

April shared with the group, **“even though things were tough, I’m not going to let them give up. I know things are tough, but there eventually is a light at the end of the tunnel. Keep moving**

forward, right?”

This mantra led April and Christopher to NeighborWorks® Boise (NWB) in 2021. They enrolled in our free Pre-Purchase Coaching program with HUD-certified Housing Counselors. Through two years of individual coaching and Homebuyer Education at NWB—and lots of work on their part—they made significant progress on their financial and homeownership goals.

On March 15, 2023 the light at the end of the tunnel became a reality when, by surprise, the Kuper family found out they had been chosen for a 2023 First Story home. Partners gathered at NWB for this exciting reveal

including First Story and Hayden Homes staff and Mayor Jarom Wagoner of Caldwell. The homeowners received a zero-down, zero-interest 30-year home loan for a brand-new house in Caldwell build by Hayden Homes.

“We provide support to people actively working to change the trajectory of their lives,” said Annie Green, Director of the Homeownership Center at NeighborWorks® Boise. **“Families start their homeownership journey with us by completing a Homebuyer Education Course and Pre-Purchase Coaching.”**

Christopher Kuper was asked to share what owning a home means to him. His words really do hit home.

“I believe my wife said it best when she said, ‘homeownership means everything to us.’ We’ve been chasing the dream of homeownership, but it is always just out of reach for us. It was at the tip of our fingertips but then it would be yanked away

from us once again by some issue or another. We’ve been slaves to the whims of landlords and paid whatever exorbitant rents they have asked for. Trust me, for all the hours that I work (I work 60 hours a week), we’ve gotten really good at barely getting by. We’ve been given an amazing opportunity by NWB, First Story, Hayden Homes, and so many people and we’re very grateful. My wife and I will now have a legacy to one day to pass down to our children and eventually our grandchildren.”

We are so excited for this deserving family to begin building memories and their legacy in their new home.



Pictured left to right: David, Diane, Gary (Homesharers)

HOMESHARE HUB™

Sharing Space, Creating Home

NeighborWorks® Boise launched its newest housing solution for the Treasure Valley.

Since 1986, Diane and Gary have shared their home with dozens of people. David is one of their current homesharers. Diane and Gary began sharing their home shortly after purchasing it, with the hopes of providing an affordable housing option for renters and speeding up paying off their mortgage.

“Over years of homesharing, we’ve met dozens of interesting people, many of whom remain our friends today.

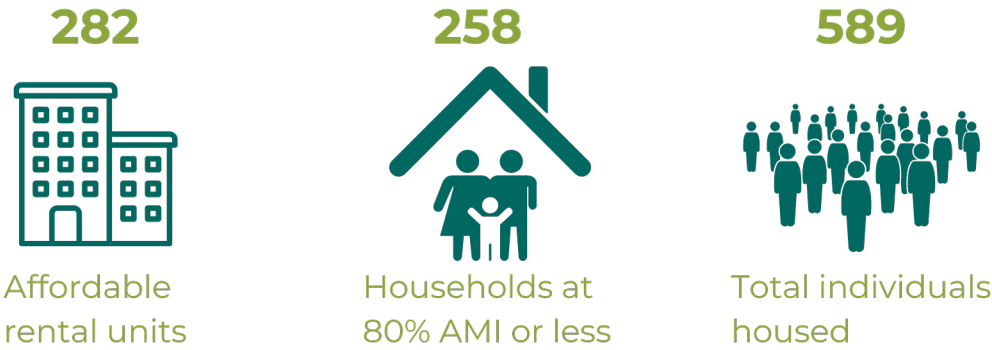
Among them are a Chinese geology research scientist (now back home in Beijing), a paraplegic who showed us what independence means, and a man who planted our fruit orchard while living

here and now tends it as a contractor.

We’ve improved our communication skills, our understanding of human nature and our bank account, all at the same time.” -Diane Ronayne, Home Provider

Diane and Gary currently share their home with David and with two brothers from Iraq. Diane and David enjoy regular games of Scrabble, and sometimes he joins the couple for dinner. The brothers, Sahib and Kahrman, are busy with school and work. Homesharing is gaining popularity nationwide as a smart way to increase affordable housing. NWB is confident the HomeShare Hub™ will be a welcomed housing solution in the Treasure Valley.

MULTI-FAMILY AFFORDABLE HOUSING



RESIDENT SERVICES



Pictured left to right: Nampa Mayor Debbie Kling, Marla Gateway Resident Leader



Building Accessibility

Cole Bluff Cottages, NWB's newest Pocket Neighborhood™, is a visitable subdivision. Visitable construction includes a few features that make homes easier for mobility-impaired people to live in and visit. At Cole Bluff Cottages, there are no steps going into the home. Once inside the home, all the doors are widened for better access. In addition, the plumbing is lifted for wheelchair accessibility and upgrades for ADA appliances are provided.

Making a home and subdivision visitable is important and provides more personal inclusion and housing choices for people with disabilities.

YEAR TO DATE TOTALS



MERIDIAN HOME REPAIR

Repairing Homes, Bringing Hope

Chris is on disability and had to retire prematurely due to health challenges. As someone who used to maintain his home, it has been hard adjusting to limited physical activity. A couple of years ago, his kidneys began to fail, and he was put on dialysis. His medical bills accumulated to \$3,000,000 in 2022. The balance remaining after insurance wiped out his retirement. Chris lives alone and relies on the help of his neighbors and cousin. It was evident his 26-year-old home needed a new roof. Chris was under a great deal of stress worrying about future leaks, knowing there was no way he could afford the repairs.

Out of options, his cousin told him about the Meridian Homeowner Repair Program. Chris applied, qualified for a grant, and NeighborWorks® Boise's Rehab/Asset Manager started the process of checking for any safety related issues within his home.

In addition to a faulty roof, inspections revealed that Chris's heater had a crack in the heating element, which could easily lead to a carbon monoxide leak. **"It was critical to my health they found that leak,"** Chris shared. Chris's home got a new roof, new furnace, carbon monoxide detectors, and some repainting. These repairs will help Chris remain in his home safely.

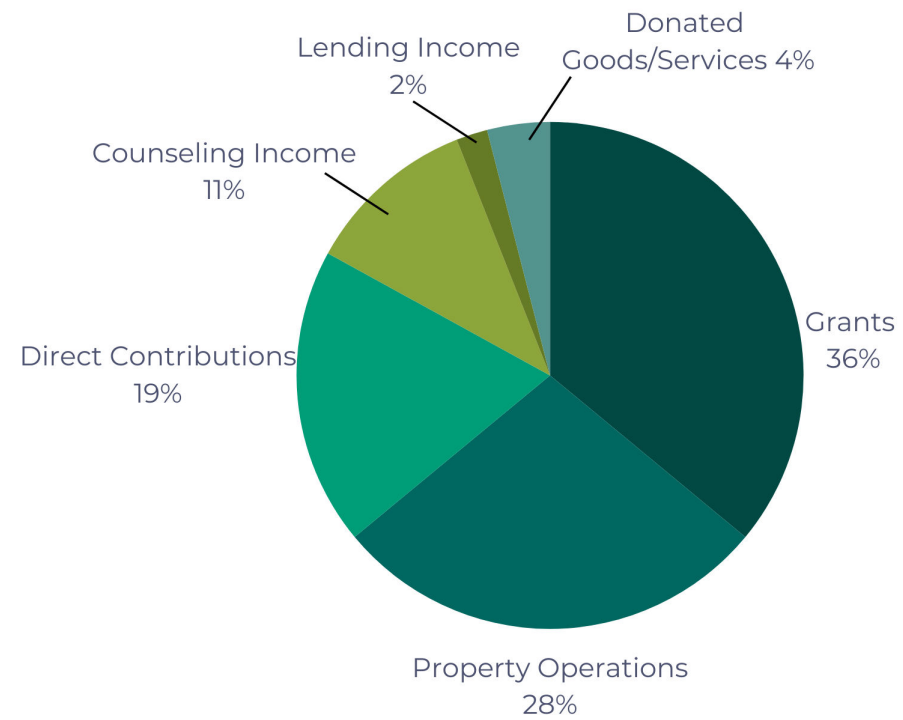
"I don't know what I would have done without this program," Chris stated. **"For me, it's like winning the lottery. This is a really important and helpful program."**



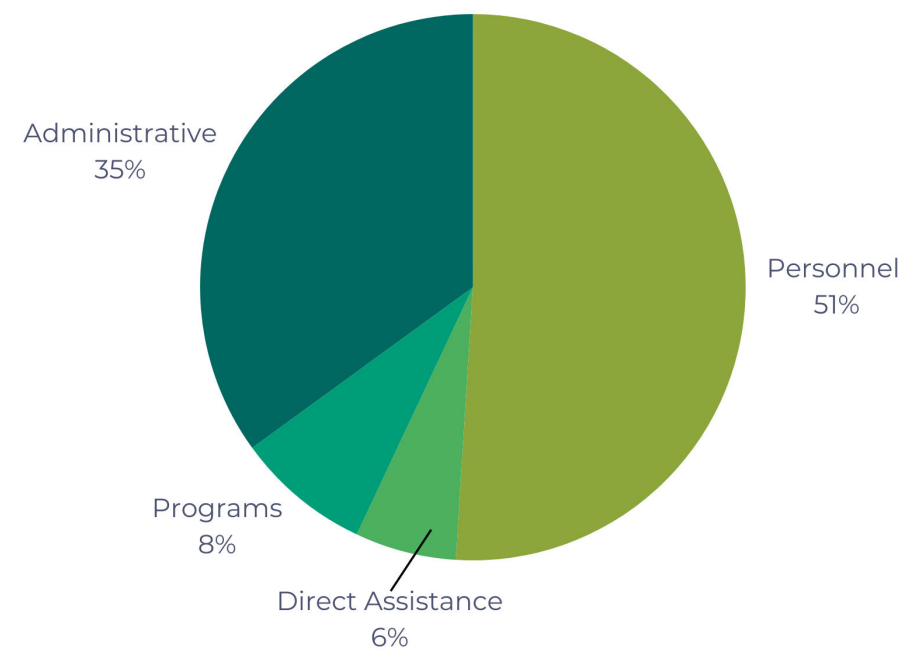
Chris, MHORP Recipient



2023 Revenue, \$1,851,662



2023 Expenses, \$2,383,210



*Deficit largely due to construction delays and lending department revamp



NWBOISE.ORG

3380 W. AMERICANA TERRACE
STE. 120
BOISE, ID 83706
(208) 343-4065

