

NeighborWorks®

BOISE

2024 ANNUAL IMPACT REPORT



Courtney Lynch

*2024 Story of the Year
(Page 15)*



2024



BOISE

ANNUAL
IMPACT
REPORT

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A message from *our* **CEO**

At NeighborWorks® Boise, every board meeting begins with a heartfelt “Mission Moment.” These moments are not just stories; they are a celebration of the remarkable work our team accomplishes and a reminder of the lives we touch within our community. Serving others is a calling that demands dedication and strength, especially in the nonprofit sector, where we often navigate through challenging paths.

Our team embodies not only the passion and resilience needed to fulfill the mission of NeighborWorks®, but also a deep understanding of the urgent need for more affordable and safe housing. With our Pocket Neighborhoods™, we aspire to create nurturing communities where families can find safety and thrive. Our Rehabilitation program is a vital effort to preserve our community’s older housing stock, ensuring it remains not only affordable but also safe, healthy, and welcoming. Through our Homebuyer Education program, we are honored to guide many prospective homebuyers along their journey toward homeownership.

Our Resident Services, including our food pantries, play a critical role in our efforts to alleviate some burdens so more of our residents can focus on progressing toward homeownership. Our team works tirelessly to support food drives and provide essential resources at our multifamily rental properties that feed hundreds of residents every week. Despite inevitable challenges and setbacks, our team has remained unwavering in our commitment to our mission. We have adapted and embraced creativity to meet our goals.



With the support and leadership of NeighborWorks® Boise’s new Chief Operating Officer, Inga Hadder, along with our dedicated board and team, I feel a renewed sense of hope and motivation. As we work together to enhance our programs and build new partnerships, NeighborWorks® Boise continues to fortify its commitment to serve our community with compassion and strength.

I genuinely hope you find the “moments” from 2024 as uplifting as I do. This impact report provides a glimpse into the everyday dedication of individuals who truly care for Idaho’s communities and are committed to extending a helping hand to our neighbors.

A handwritten signature in blue ink that reads "Bud Compher Jr".

Bud Compher Jr,
CEO, NeighborWorks® Boise

Our TEAM

EXECUTIVE TEAM



Bud Compher

Chief Executive Officer



Inga Hadder

Chief Operating Officer



Marc Brown

Chief Financial Officer



Amy Fischer

Accounting Manager



Amber Williams

Staff Accountant

ACCOUNTING TEAM

ADMINISTRATIVE & HR TEAM



Angelica Garza

Executive Assistant



Sarah Fordham

Human Resources
Coordinator



RoseMarie Frost

Volunteer Office
Assistant



Mitch Lee

Director of
Development



Jillian Hanes

Grants Specialist

GRANTS TEAM

COMMUNITY BUILDING AND ENGAGEMENT TEAM



Kodianne Burnett

Community Engagement
Coordinator



Holly Cook

Director of Marketing &
Community Engagement



Ela Mosgopoulos

Lead Housing Counselor



Nicole Sparano

Homeownership
Coordinator

HOMEOWNERSHIP CENTER TEAM

CONSTRUCTION & PROPERTY TEAM



Michael Shepard

Rehab/Asset Manager



Barry Bridges

Construction Manager



Tommy Keating

Construction
Supervisor



Susan Bosworth

Construction Project
Coordinator

We are thrilled to announce the promotion of Inga Hadder to Chief Operating Officer. Inga has made significant contributions to NeighborWorks® Boise during her tenure.

Our BOARD

BOARD LEADERSHIP

Rabiou Manzo, President
Brian Yeargain, Vice President
Brad Lish, Treasurer
Angie Gribble, Secretary

MEMBERS OF THE BOARD

Rachel Anderson
Leah Larson
Yvette Primero
Erin Sorensen
Chris Stroh

Our COMMITTEES

EXECUTIVE COMMITTEE

Rabiou Manzo, President
Brad Lish, Treasurer
Angie Gribble, Secretary

BUSINESS FINANCE

Brad Lish, Chair
Rachel Anderson
Michael Bergey
Brian Hathhorn
Brian Yeargain

REAL ESTATE

Erin Sorensen, Chair
Steven Benner
Gary Hanes
Leah Larson
Chris Stroh

LENDING

Nicholas Shama, Chair
Dawn Davis
Lenny Frings
Ryan Froehlich
Alison Gillespie
Linda Higby
Brad Lish
Janet Mollerup
Michael J. Preece
Mitch Rudder

NEIGHBORHOOD HOUSING TRUST

Chris Stroh, Chair
Craig Naylor
Jane Pavek
Erin Sorensen
Cindy Williams

2024

HIGHLIGHTS

31 HOMEOWNERS
created & preserved

175 HOMES
repaired

103 EDUCATION
& FINANCIAL
COUNSELING
clients
supported

25 HOMES
painted
by volunteers during
Paint The Town™

763 YARDS
raked
by volunteers during
Rake Up Boise™

279 AFFORDABLE
HOMES
rented to
individuals
and families



Left: Mayor Lauren McLean speaks at the Cole Bluff Celebration in August.
Top right: Paint The Town™ Kickoff Event | Bottom right: James Sumii closes on his Housing Trust home.



NeighborWorks®
BOISE

2024

RAKE UP BOISE

Also serving Eagle, Garden City, Kuna, and Meridian

Thanks to you, together we served:

- **763** households
- **747** senior citizen neighbors
- **411** disabled neighbors
- **157** veteran neighbors
- Neighbors from **5** nationalities

17,500
bags of leaves!

Our PROGRAMS and SERVICES

HOUSING TRUST

Creating Permanent Affordability Through Shared Equity Homeownership



The Neighborhood Housing Trust of Idaho, created by NeighborWorks® Boise, uses a shared equity model to make homeownership permanently affordable for families earning at or below 80% of the Area Median Income. As a nonprofit developer, NeighborWorks® Boise builds single-family homes for purchase. Homeowners buy the structure, not the land, lowering costs and preserving affordability. The first Housing Trust homes, located in Cole Bluff Cottages—NeighborWorks® Boise's eighth Pocket Neighborhood™—offer a rare chance for households living at low to moderate income levels to build wealth and housing stability in a connected, walkable community.

Don't miss Courtney Lynch's story on page 15. Courtney was one of the first homeowners to benefit from the Neighborhood Housing Trust of Idaho.



COLE BLUFF
- COTTAGES -
EST. 2021

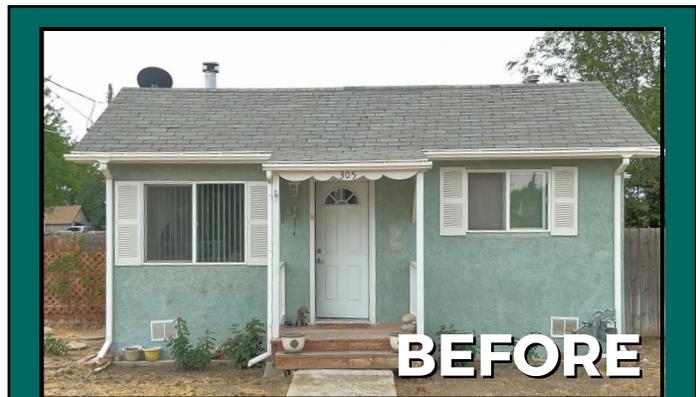
HOMEOWNER REPAIR PROGRAM

Preserving Homes, Dignity, and Community Stability

NeighborWorks® Boise's Homeowner Repair Program, in partnership with the City of Meridian, helps homeowners living at low- to moderate-income levels make emergency repairs that improve safety, energy efficiency, and accessibility. Many participants are elderly or living with disabilities and cannot afford the repairs needed to remain in their homes safely and with dignity, allowing them to age in place.

The program provides forgivable repair grants to eligible homeowners and supports applicants through the process—from financial counseling to contractor coordination and project oversight.

Beyond supporting individual homeowners, this program strengthens the broader community by preserving affordable housing, reducing blight and neighborhood decline.



Ria, Homeowner Repair Program Recipient

Our PROGRAMS

HOMEOWNERSHIP CENTER

Making Homeownership Achievable Through Education and Support

NeighborWorks® Boise offers **comprehensive Homebuyer Education and Coaching** to guide individuals through the homebuying process. Our in-person, monthly **Finally Home!® course** covers essential topics like budgeting, credit, loans, inspections, and closing procedures.

We also provide free Financial Fitness and Pre-Purchase Coaching to help clients develop spending plans, improve credit, and prepare for mortgage applications. Foreclosure Prevention Counseling is also available for homeowners facing financial difficulties. All services are led by HUD-certified counselors dedicated to supporting clients toward successful and sustainable homeownership.



RESIDENT SERVICES

Fostering Connection, Community and Resources for Residents



NeighborWorks® Boise's Resident Services Program supports the individuals and families who live in our rental communities. Our team works with community partners to provide residents of **207 units of our rental homes** with resources that promote stable housing, financial well-being, and community connection. Programming is tailored to the needs of each residential community. Some Resident Services programs in 2024 included **food pantries, bike repair workshops, 4-H youth programs, housing counseling, community gardens, English classes,** and neighborhood events like National Night Out.



Volunteers and community partners like 4-H Youth Development play a vital role in this work, helping residents grow, thrive, and build stronger, more inclusive communities.



In 2024, a Resident Services program highlight was a **youth-led cultural cooking celebration** with 4-H, where children shared traditional dishes from their countries of origin—an idea they initiated themselves. The event fostered pride, connection, and belonging while celebrating diversity.

and SERVICES

PAINT THE TOWN™

**Brightening Homes and Lives for 42 Years,
One Brush Stroke at a Time**

Paint The Town™ is NeighborWorks® Boise's signature community event, held annually in June during National NeighborWorks® Week. Since 1982, it has mobilized thousands of volunteers to assist seniors, veterans, and individuals with disabilities in Ada County who are living at low-income levels and are unable to maintain or paint their homes due to financial or physical limitations. Over the years, **more than 3,300 homes have been lovingly painted by volunteers** who believe everyone deserves to live in a safe, well-cared-for home and a vibrant neighborhood.



Each year, volunteers from across the Treasure Valley tackle a variety of tasks, from minor repairs to prepping homes for the big event:

NeighborWorks® Boise's Paint The Town™.

This collaboration revitalizes homes, enhances neighborhood aesthetics, and reduces health and safety hazards. Paint The Town™ also strengthens community bonds, with local businesses, organizations, and families coming together to give back.



RAKE UP BOISE™

Clearing Yards, Building Community: Fall Service that Makes a Lasting Impact

NeighborWorks® Boise's Rake Up Boise™ is one of the largest volunteer events in the Northwest and a beloved fall tradition for families, businesses, and civic groups. Each fall, volunteers come together to support seniors, veterans, and individuals with disabilities by raking their yards during this community-driven day of service. Volunteers work in teams to clear leaves and debris, helping homeowners who are physically or financially unable to maintain their yards.

Though called **Rake Up Boise™**, **volunteers also serve neighbors in Eagle, Garden City, Kuna, and Meridian.** The program enhances safety, cleanliness, and curb appeal, reducing fall risks and helping our neighbors **age in place** in the homes they love.



Beyond yardwork, Rake Up Boise™ strengthens social connections and promotes volunteerism. Companies often use the event for team-building, and many families have made it an annual tradition, passing along the value of community service. As part of NeighborWorks® Boise's mission of community revitalization, Rake Up Boise™ not only improves individual properties but also fosters a stronger community.

Our favorite STO

EXPANDING OUR IMPACT

Transforming Homes, Changing Lives Through NeighborWorks® Boise's Programs

In 2024, NeighborWorks® Boise's Paint The Town™ and Homeowner Repair programs took a significant step forward in expanding their reach and deepening their community impact. With the launch of new partnerships and increased resources, the programs were able to address more critical home repairs—particularly for seniors, veterans, and individuals with disabilities—ensuring that even more homeowners could live safely, comfortably, and with dignity.

A key highlight of the year was a new partnership with Treasure Valley Habitat for Humanity®, which enabled more comprehensive home repairs that had previously been out of reach. This collaboration, alongside the continued support from the City of Meridian, allowed NeighborWorks® Boise to serve more households and remove key barriers to aging in place.

The experiences of Eva Hunsaker, Dan Lloyd, and Cheryl Gearhart illustrate just how meaningful this expanded impact has been.

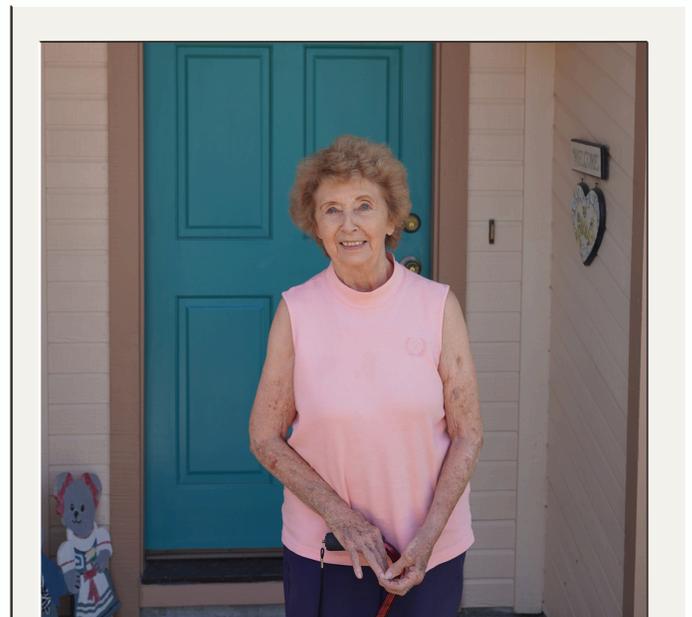
EVA HUNSAKER

A Fresh Start with NeighborWorks® Boise's Paint the Town™ and Homeowner Repair Programs

Eva Hunsaker, a senior living in Meridian, had long dreamed of painting her home. But like many homeowners on a fixed income, the financial burden of upkeep made it feel impossible. A friend suggested she apply to NeighborWorks® Boise's Paint The Town™. "I never thought in a million years that I'd get picked," she said. But when she did, Eva felt a wave of joy and disbelief.

Eva also applied for NeighborWorks® Boise's Homeowner Repair Program, supported by the City of Meridian. This program helped address serious underlying issues—like a failing roof and broken fencing—that were beyond cosmetic and essential for her home's safety and longevity. "I didn't realize my roof was that bad," she shared. "But the repairs have made such a difference."

(Continued on next page.)



Eva Hunsaker

RIES FROM 2024

EVA HUNSAKER *(continued)*

Before her home could be painted as part of NeighborWorks® Boise's Paint The Town™, Eva's home had a lot of weather-damaged siding that needed to be replaced. Thankfully, the repairs were eligible to be completed through the Homeowner Repair Program, making it possible to prepare her home for its fresh new look. Throughout the process, Eva was struck by how thoughtful and respectful the volunteers were. They communicated every step clearly and made her feel valued. "They were so considerate. And they did a really good job—even the little details."

What began as a hope for a fresh coat of paint became something much more: a home she could take pride in again. "I love it," Eva beams. "It just makes me so happy. All my neighbors are happy too."

Eva's story is a clear example of how combining resources through collaborative programs can transform more than just houses—it restores a sense of pride, dignity, and community connection.

DAN LLOYD

A Safe and Welcoming Home, Thanks to New Partnerships



Dan Lloyd

Dan Lloyd's mobile home needed more than paint. It required repairs he simply couldn't afford. In previous years, this would have made him ineligible for NeighborWorks® Boise's Paint The Town™. But in 2024, thanks to a new collaboration with Treasure Valley Habitat for Humanity® and thanks to the financial support of The Lightfoot Foundation, Dan was able to successfully apply to be a Paint The Town™ program recipient, and he received much needed home repairs, too.

Essential repairs were completed, including replacing damaged skirting, front door trim, and new steps. Just two days later, volunteers from Paint The Town™ gave Dan's home a much-needed facelift.

The improvements went beyond aesthetics. The repaired skirting provided essential insulation and protection, and the paint refreshed the home's appearance. *(Continued on next page.)*

Our favorite **STORIES** FROM 2024

DAN LLOYD *(continued)*

“They came out and had it done in two days. And it was two days later that Idaho Power came out again and removed this tree that was growing up against the trailer around back,” said Dan, gratefully. “So I really give a big shout out to the Idaho Power crew and for NeighborWorks® Boise’s Paint The Town™. We really appreciate what they did for us. We could never have afforded all this by ourselves.”

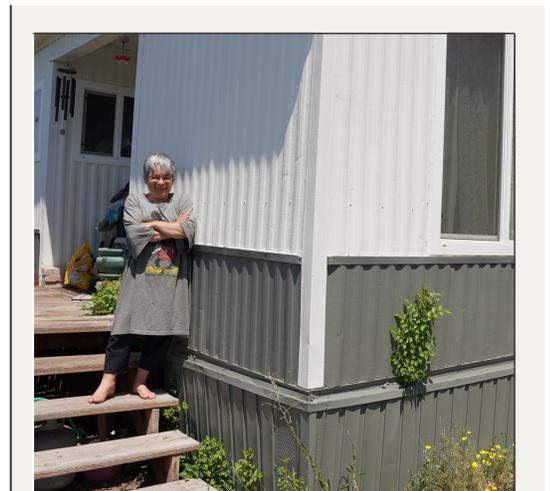
Dan’s story shows how expanding the scope of the program through strategic partnerships can remove obstacles for families and deliver lasting improvements.

CHERYL GEARHART

Not Eligible—Until Now: How New Partnership Opened the Door for a Long-Awaited Home Makeover

In 2023, Cheryl Gearhart had received several notices from the management of her mobile home park about needing to repaint her home. Unable to afford a professional paint job, Cheryl applied to NeighborWorks® Boise’s Paint The Town™ program that year, but was turned down. Her mobile home needed too many repairs, and she was unable to complete them herself. “I just couldn’t afford it, and I physically couldn’t do it,” Cheryl explained.

Fast forward to 2024—thanks to NeighborWorks® Boise’s new partnership with Treasure Valley Habitat for Humanity, Cheryl was finally eligible. Habitat repaired the siding and skirting, trimmed trees touching the home, and made it paint-ready. From there, the Paint The Town™ team gave her home the transformation for which she’d waited years.



Cheryl Gearhart

The fact that you let me pick the colors is even more surprising,” Cheryl said with a smile. After the team of volunteers from Horizon Credit Union finished painting her home, Cheryl lauded, “It looks brand new for the first time in 20-some years. I hardly even knew they were here because they did it so quick. I’m well pleased.”

Cheryl’s story is one of perseverance and impact made possible by collaboration. Her experience reinforces how expanding partnerships can unlock second chances for homeowners who may have previously fallen through the cracks.

Building a Stronger Community *Together*

By combining efforts across programs and organizations, NeighborWorks® Boise has been able to serve more of our neighbors, provide more comprehensive support, and address both the visible and hidden challenges homeowners face. None of this increased impact would be possible without the support of our partners.

In 2024, strategic partnerships—especially with **Treasure Valley Habitat for Humanity** and the **City of Meridian**—helped NeighborWorks® Boise’s Paint The Town™ and the Homeowner Repair Program scale their impact significantly. Donor and community support made it possible to reach new neighborhoods, provide more services, and respond more quickly to urgent needs.

As NeighborWorks® Boise looks to the future, these expanded efforts represent a model for continued growth—working together to create safe, healthy, and vibrant communities where every resident can thrive.

Partnership Spotlight: First Story



First Story is a key partner in expanding affordable homeownership for under-resourced families, helping more neighbors build financial stability and break the cycle of poverty.

Founded by builder Hayden Homes, First Story provides move-in ready homes in communities across the Northwest.

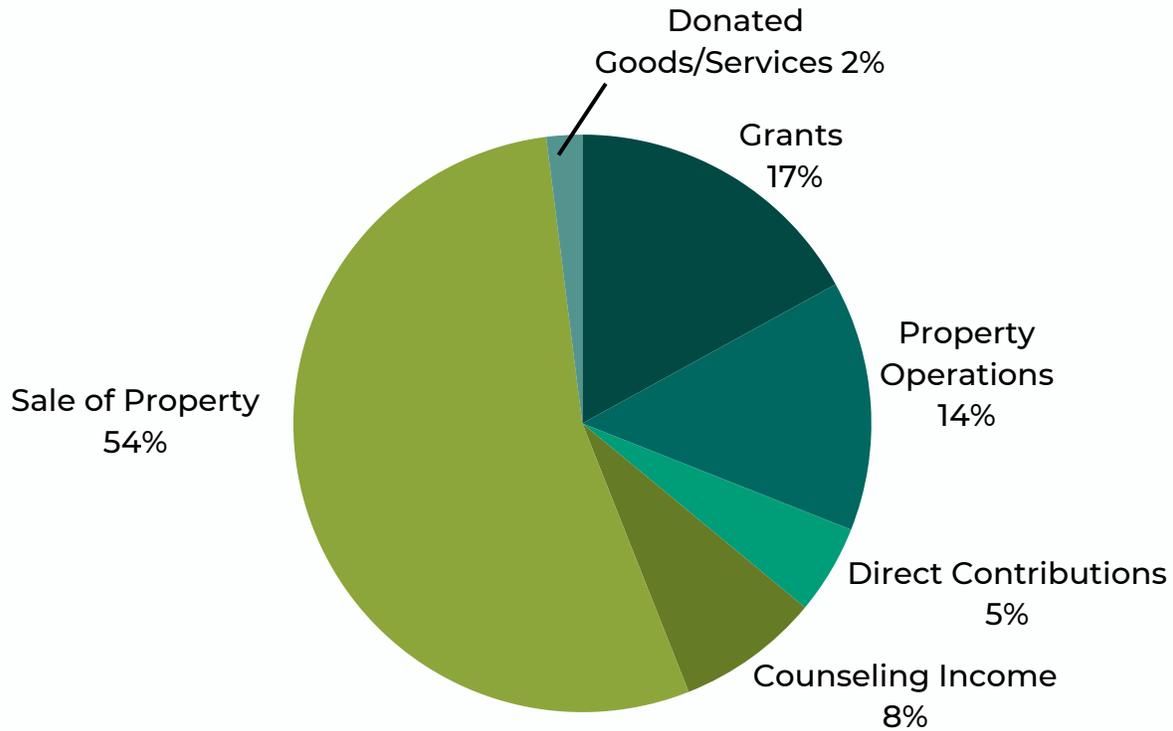
NeighborWorks® Boise is a housing partner for First Story in Idaho, preparing families for homeownership through Homebuyer Education and Pre-Purchase Counseling.

Selected applicants may receive a zero-interest, 30-year loan on a First Story home!

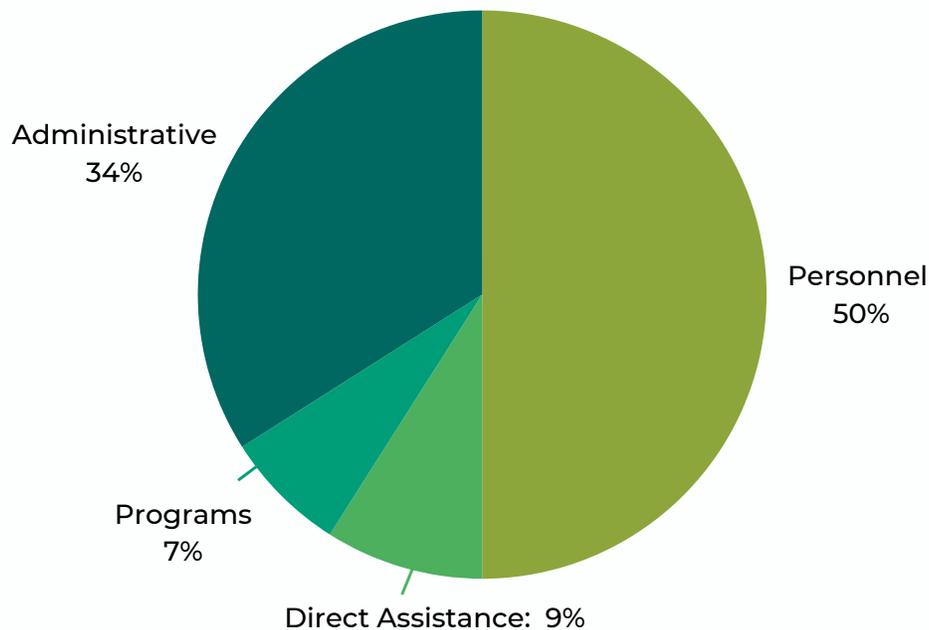
After experiencing homelessness, a young family was recently able to reunite and achieve stability by purchasing a brand-new, affordable home—made possible through the partnership between First Story and NeighborWorks® Boise.

Our FINANCIALS

2024 Revenue: \$2,900,191



2024 Expenses: \$2,609,627



2024 STORY

of the year

COURTNEY LYNCH

Special Olympian Adds "Homeowner" to List of Accomplishments

Courtney Lynch was one of the first homeowners to benefit from our **NeighborWorks® Boise Neighborhood Housing Trust of Idaho**. Her story reflects one of the most important reasons why the Trust exists—to make homeownership attainable for individuals and families who have been priced out of the market.

Born prematurely at 23 weeks and weighing just 1.5 pounds, Courtney faced immense medical challenges from the start. Doctors told her parents she might never walk or talk, but she's spent her life proving otherwise. A lifelong advocate and athlete, she's earned titles like 2016 Miss Amazing Idaho, 2018 National Special Olympics silver medalist, and a Jefferson Award for public service.

On April 16, 2024, Courtney received the keys to her new home in a **NeighborWorks® Boise Pocket Neighborhood™**. Built with accessibility in mind, the neighborhood features step-free pathways and mobility-friendly design for all residents and visitors.

"Having a home of my own has been a long-time dream, and it is coming true today," Courtney said, standing in front of her house, surrounded by loved ones, the Boise Mayor, and NeighborWorks® Boise staff. "It was not easy getting to this point, but here I am. I will be forever grateful."

Courtney's story is more than inspirational—it's proof the Housing Trust model works. It creates lasting affordability, community stability, and a future where more people like Courtney can turn their dream of homeownership into reality.

See photos of Courtney on the front cover.

Find more information about NeighborWorks®
Boise on our website: nwboise.org



Pocket Neighborhoods™ by NeighborWorks® Boise

About NeighborWorks® Boise

NeighborWorks® Boise is a 501(c)(3) nonprofit community development organization that has, for 43 years, helped to revitalize neighborhoods and improve lives throughout the Treasure Valley by addressing housing issues across the region. We help Idahoans living at low-to-moderate income levels obtain, retain, and maintain their home through our continuum of programs and services. We also organize and execute two of the largest volunteer-led community service events in the Treasure Valley each year: NeighborWorks® Boise's Paint The Town™ (held in June) and NeighborWorks® Boise's Rake Up Boise™ (held in November). For more information, visit our website at nwboise.org.



EQUAL HOUSING
OPPORTUNITY

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Boise, ID 83706
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CHARTERED MEMBER

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