

**2010 NCSHA ANNUAL AWARDS
SPECIAL ACHIEVEMENT ENTRY**

Creation of the Home Partnership Foundation

Brought to you by Idaho Housing and Finance Association

Description and Need

The Home Partnership Foundation is an independent 501(c)(3) organization created by Idaho Housing and Finance Association (IHFA) to help people build a strong foundation for their lives through stable, safe, and affordable housing. The Foundation is the only affordable housing foundation in Idaho, the first in the Northwest, and one of only three in the nation.

In 2010, 2,346 people in Idaho were identified as homeless, with 24% under the age of 18. This is a 21% increase over 2009. (*Source: Annual Point-In-Time Count – conducted every January.*)

Despite years of coalition-building through on-going public/private partnerships, the Idaho Legislature has not funded any affordable housing activities with state-generated revenues. The meager federal resources available in Idaho are not adequate to fully meet match requirements for Supportive Housing Program (SHP) and Emergency Shelter Grant (ESG) commitments from the state's 16 SHP and ESG grantee service providers, nor are there dollars for unanticipated capital expenses associated with maintaining emergency shelter facilities and transitional housing properties. Additionally, the state's Individual Development Account (IDA) program, sponsored by the Assets for Independence grant, was floundering for lack of match fundraising statewide. Homelessness prevention funding was inadequate despite increasing numbers of homeless families with children across the state. Idaho had unattainably expensive housing in its resort communities, and no funding to reduce the housing cost for critical workforce and community support workers such as teachers, nurses, firefighters and law enforcement officers.

IHFA launched the initiative to create and develop the Foundation using IHFA staff and resources to perform the legal research, partner development, community outreach and marketing materials development, and administrative functions. IHFA continues to support the Foundation with its expertise, office space as well as in-kind management and functional support such as marketing and accounting.

Individual members of The Board of Commissioners of IHFA agreed to serve as a new Board of Directors of the Foundation, and established the Mission, Bylaws and Articles of Incorporation. An active 7-member board meets quarterly and is in process of creating regional fundraising advisory councils to enhance individual donor relationships statewide.

Purpose and History

Created in 2005, the Foundation was created to strengthen communities across Idaho by encouraging tax-deductible charitable gifts from private citizens, foundations, and employers to:

- Support shelters and shelter services for the homeless and disadvantaged;
- Prevent foreclosure or eviction actions to stabilize households;
- Encourage asset-building and education to achieve economic independence;
- Build equity-sharing funds to make workforce housing attainable; and
- Facilitate tax-advantaged land donations for affordable housing purposes.

Accomplishments

- The Foundation has distributed nearly \$1,000,000 in financial assistance to low-income households and nonprofit partner service providers throughout the State of Idaho.
- The Foundation helped provide emergency funding during the harsh winter months to 13 organizations throughout Idaho. Nearly \$70,000 was distributed to help operate warming shelters, replace failed heating units, expand homelessness prevention outreach, and help more Idahoan's secure safe and stable housing.
- The Foundation is committed to its mission while being flexible in establishing new funds to help Idaho communities address their most pressing needs. For example, a fund was recently established that will help mobile home park residents access capital to help with the pre-development loan costs associated with purchasing the land they live on, providing long-term stability and a share of the land's equity.
- Last year the Foundation hired its first full-time development director to solicit grants and donations to enhance the assets available to support the growing needs statewide.
- 95% of all funds raised are being distributed through priority programs and partner outreach.

Foundation program activities (as of 12/31/2009):

- Emergency Shelter and Transitional Housing program assists in providing life-sustaining and life improvement services - \$1,282,000 donations received, \$530,000 grants awarded.
- Homelessness Prevention program provides emergency funding to assist individuals and families facing foreclosure or eviction due to temporary economic, employment, or health crisis - \$182,000 donations received, \$93,000 grants awarded.
- Self Sufficiency and Asset Building program provides funding for Individual Development Accounts to help individuals and families save to build assets and enter the financial mainstream through homeownership - \$54,000 donations received, \$22,000 grants awarded.
- Land Banking serves as a steward for charitable land donations, which may be liquidated for identified housing purposes, or used directly in development of affordable housing - \$500,000 in assets.
- Home Equity Partnership Funds create public/private partnerships established at the local level to facilitate investment in workforce housing to provide equity to qualified homeowners in high-cost locations - \$430,000 donations received, \$285,000 equity loans awarded.

Examples of programmatic impacts from 2007 – present:

- 1,903 clients (1,113 households) were served by SHP grantees (through match guarantee for the overall grant) including 1,229 adults and 674 children.
- 2,660 clients (1,413 households) were served by ESG grantees (through match guarantee for the overall grant) including 1,770 adults and 890 children.
- 278 clients received Homelessness Prevention funds to help them get through short-term crises to remain in stable housing.
- 107 participants have been enrolled in the IDA/matched-savings program.
- 20 IDA program graduates have received \$21,630 in matching funds from the Foundation. These funds were used to leverage an additional \$43,260 for a total of \$64,890 towards the participants' down payments.
- 22 of families received down payment and closing cost assistance through Home Equity Partnership Funds.
- In partnership with the Ada County Association of REALTORS, over \$60,000 was reimbursed to 261 homeowners for tax credit loan payoffs, enabling homeowners to get into their homes before their federal refunds were received.

Conclusion

In 2010 the Foundation's total assets exceeded \$2,000,000. Funds are distributed according to program guidelines supporting homelessness prevention, asset-building and self-sufficiency, capital and operating support for homeless shelters and transitional housing programs, and specific directed gifts that are matched by community contributions, allowing annual distributions by the Foundation to exceed \$700,000 this past year.

We've heard firsthand the positive outcomes our programs have had on Idaho families:

"The Home Partnership Foundation...it's given people like us an opportunity that we wouldn't have had any other way," said Jed, a new homeowner and married father of four from Grant, Idaho.

"Transitional housing gave me the stability and building blocks to be the stable person I am and get to where I am in life and I am very thankful," said Holly, a single mother who regained custody of her three daughters from Moscow, Idaho.

"Through the Home Partnership Foundation helping me buy a house, it's given me a lot more self-esteem," said Patti, a recent college graduate, grandmother of seven, and new homeowner from Lewiston, Idaho.

"Having homelessness prevention support was a wonderful thing because it prevented my children from having to go into foster care," said Jeff, a single father of four from Pocatello, Idaho.