

2012 NCSHA ANNUAL AWARDS
SPECIAL ACHIEVEMENT ENTRY

Creation of the Home Partnership Foundation

By Idaho Housing and Finance Association

Unique Organization, Innovative Solution

Idaho Housing and Finance Association (IHFA) has been investing in nonprofit housing programs and services for more than 20 years, which puts us in a unique position to see the operational challenges and financial stresses that many nonprofits face. When it became apparent that housing-service organizations in Idaho needed a broader base of funding to remain healthy and operationally viable, IHFA stepped up.

We created an independent 501(c)(3) nonprofit foundation dedicated to housing that takes advantage of IHFA's management, investment expertise, and extensive network of partners to help provide stability to Idaho nonprofits. The Foundation aims to increase charitable donations from Idahoans, local governments, foundations, and businesses. Members of the IHFA Board of Commissioners also serve on the Foundation's board.

The Home Partnership Foundation is the state's only charitable housing foundation dedicated to helping families and individuals build strong foundations for their lives through stable, safe, and affordable housing.

Helping our partners help others respond to housing needs

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 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.

Proven results and measurable benefits

- The Foundation has distributed nearly \$2,700,000 in financial assistance to low-income households and nonprofit service providers throughout Idaho since 2008.
- The Foundation launched an online fundraising campaign in 2011 to help enhance funding during the harsh winter months for 32 organizations throughout Idaho. The inaugural Avenues for Hope Housing Challenge generated nearly \$47,000 to expand homeless-prevention services and helped almost 350 Idahoans remain in stable housing.

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- An annual IHFA employee giving campaign has raised \$16,000 in donations, including gifts from all of the IHFA management team and board of directors in 2011.
- The Foundation received its first donation of a single-family home. It plans to rehabilitate and resell the home then invest the proceeds in programs that support its mission.
- 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 established that will help mobile home park residents access capital to help with the pre-development loan costs associated with purchasing the land on which they live.
- Ninety-five percent of all funds raised are distributed through priority programs and strategic partnerships.
- In 2012, 1,968 people in Idaho were identified as homeless, with 25 percent younger than 18. The Annual Point-In-Time Count conducted every January showed a 16 percent decrease in homeless individuals from 2010 to 2012. Given persistent economic uncertainty, foreclosures, and a growing unemployment rate in the state, this was seen as an indicator that investments to stabilize housing are helping.

Foundation Programs (IHFA fiscal year 2011)

- **Emergency Shelter and Transitional Housing** program assists in providing life-sustaining and life-improvement services — \$760,000 donations received, \$690,000 grants awarded.
- **Homelessness Prevention** program provides emergency funding to assist individuals and families facing eviction because of temporary economic, employment, or health crises — \$96,000 donations received, \$99,000 grants awarded.
- **Self-sufficiency and Asset-building** program provides funding for Home Ownership Promotes Economic Stability (HOPES) clients to help them build assets and become homeowners — \$8,000 awarded, with an additional \$32,000 committed.
- **Land Banking** serves as a steward for charitable property donations, which may be liquidated for charitable housing purposes — \$520,000 in assets.
- **Home Equity Partnership Funds** create public/private partnerships to facilitate investment in workforce housing and to provide equity to qualified homeowners in high-cost locations — \$600,000 in equity loans have been put in place. The fund is now inactive because of the economic downturn.
- **Three professional videos** were developed to highlight client success stories and the impact of the Foundation's work. Watch them at:
<http://www.homepartnershipfoundation.org/view-videos.aspx>

Conclusion

The Foundation maintains assets of more than \$1,500,000 and continues to work to help address the community's greatest housing needs. The partnership with IHFA provides unique credibility for the Foundation. Flexibility and responsiveness remain important as the economic and foreclosure crises continue to change the landscape for those at risk in our state.

We continue to seek ways to enhance funding while receiving broad support from hundreds of individuals, local governments, corporations, and foundations that appreciate the Foundation's fundraising model. We provide donors a way to make investments to support specific housing needs or a specific community within the state if they choose.

Likewise, the Idahoans we've helped through our programs appreciate the positive affects we've had on their lives. "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. Jeff, a single father of four from Pocatello said the homeless prevention support we provided was instrumental in his life. "It was a wonderful thing because it prevented my children from having to go into foster care," he said.

VISUAL AIDS

Foundation logo:

HomePartnershipFoundation

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Dedicated website within IHFA's web platform:

The screenshot displays the Home Partnership Foundation website interface. At the top, there is a navigation bar with four colored tabs: 'Idaho Housing and Finance Association' (blue), 'IdaMortgage (Home Loans)' (red), 'Home Partnership Foundation' (orange), and 'The Housing Company' (green). Below the navigation bar is a sidebar menu on the left with links for 'About Us', 'View Videos', 'Foundation Programs', 'Partners', 'Ways to Give' (highlighted in orange), 'Donate Now', 'RFPs', 'Community Spotlight', 'Publications', 'News Releases', and 'Contact Us'. The main content area is titled 'Ways To Give' and contains three numbered sections: 1. 'To donate online', 2. 'Donate by Mail', and 3. 'Donate by Phone'. A prominent orange 'Donate Now' button is located in the first section. The right sidebar features a 'SEARCH SITE' box and several service tiles: 'Make Mortgage Payment or View Account', 'FOR RENT Rental Listing and Locator Service', 'Homebuyer Education/ Housing Counseling', 'Homelessness in Idaho Services/Reports', 'Housing Stimulus', and 'Emergency Homeowners' Loan Program'. At the bottom of the page, there are icons for 'Privacy Policy', accessibility, and a footer with 'EMPLOYMENT', 'NEWSROOM', and 'CONTACT US' links.

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Foundation brochure:



Stabilizing Households

Working together to provide housing for all Idahoans

Home Partnership Foundation
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www.homepartnershipfoundation.org

Our Mission

The Home Partnership Foundation is an independent 501(c)(3) organization brought to you by IHFA to help people build a strong foundation for their lives through stable, safe, and affordable housing.

We strengthen communities across Idaho by encouraging tax-deductible charitable gifts from private citizens, local governments, foundations, and employers to:

- Support shelters and shelter services for the homeless and disadvantaged;
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“It’s because of our partnership with the Foundation that we are flourishing and able to help those in need.”

— Scott McDonald, Executive Director, Nampa Family Shelter Coalition in Nampa, Idaho

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Social media presence:



Uniquely branded website created for the Avenues for Hope Housing Challenge (Nov.-Dec. 2011):

