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**ALASKA**

*2016 Annual Report - Celebrating 35 Years!*



## 2016 was a year of change!

We celebrated 35 years, wished farewell to Debe Mahoney, our executive director for over a decade, moved into a new office, and saw our Sustainable HomeOwnership Program grow to over 300 customers in less than a year!

One thing that has not changed however, is the need for safe and affordable places to live. It's why we've been, since 1981, dedicated to improving the quality of life for families and individuals by preserving homes, creating new housing opportunities, and strengthening neighborhoods. Having a stable place to live is the critical foundation for a stable workforce, a healthy population, strong neighborhoods, and a vibrant community!

Former board member, current Legacy donor, and now Ombudsman for the Municipality of Anchorage, Darrel Hess has called NeighborWorks® the "complete package" because we not only provide housing that's affordable, we also offer homeownership assistance, financial capacity education, and community engagement training. A community is much more than its buildings and structures, it's about the people that live there, and the opportunities they have access to. We're committed to keeping that package available for all Alaskans.

We believe in supporting hopes and aspirations, and we'll do whatever we can to help Alaskans achieve their own dreams! We invite you to read through this annual report, and see what we've been up to this year. We thank you for your support and look forward to your continued partnership in 2017!

Tony Piper  
President, Board of Directors  
NeighborWorks® Alaska

## Board of Directors

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GCI

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### Dorcas Santiago

Anchorage School District

### Dimitri Yimga

TruVim Accounting

\*Served 1st Quarter of 2016



## Our Mission

NeighborWorks® Alaska is dedicated to improving the quality of life for families and individuals by preserving homes, creating new housing opportunities and strengthening neighborhoods.

*Stable Housing ■ Thriving Families ■ Strong Communities*





### Celebrating 35 Years!

We celebrated our 35th Anniversary in 2016! This last October, we hosted an event to bring together friends and partners from our past and present! In

the early 80's Spenard was a growing neighborhood with lots of families and children. At the time, NeighborWorks®, known then as Anchorage Neighborhood Housing Services (ANHS), was a small group of people working out of a small office in Spenard to refurbish homes for seniors and folks in the area who didn't have the means to take care of their home repairs. It was a spirit of "can do" and "won't take 'no' for an answer." While ANHS wasn't very big in size, the hearts of the people involved were huge. Our Founder, Faye Connolly, used to say that "the best way to get something done was to begin." - our philosophy since 1981.



### The One Stop Shop for Home Buyers

NeighborWorks® Alaska is your one stop shop for homeownership. We offer education and counseling, affordable loans, and home repair and improvement programs, all designed to make homeownership a reality for you and your family! This past year, we were able to launch 45 new homeowners! Congratulations to one of our newest homeowners, Leah, who works and goes to school full time! Through our HomeOwnership Center's down payment assistance and pre-purchase counseling programs, she was able to qualify and purchase her own home at the age of 20! Leah shared that "NeighborWorks is a blessing. I would not have this beautiful place without them. It's really cool what they can do for people... I got the place I wanted!"

NMLS #232595

### Finance in the Far North

Our financial capacity building program, *Keep the Change*, teaches students practical strategies for budgeting, saving, banking, and managing credit. This year, our partnership with Arctic Slope Regional Corporation subsidiary, Alaska Growth Capital (AGC), brought Keep the Change to the North Slope! Since 2015, we have visited 10 villages, attracted 42 participants, engaged 18 in counseling and received reports that most have seen improvement in their savings and credit management. In the course of our travels, we've learned a lot about logistics planning and creating culturally relevant course materials. As we spend more time in rural Alaska, we will continue to apply true-to-life examples that better align with subsistence lifestyles and improve our ability to connect with and increase the financial capability of our rural neighbors.



### Striving for Excellence



In October, NeighborWorks® Alaska received

a \$10,000 grant from NeighborWorks® America to recognize its work building a stronger and more effective Board of Directors. Led by Executive Director, Debe Mahoney, the NeighborWorks® Alaska Leadership Team members included Board Members Jason Bergerson, Anna Brawley, Leslie Need, Tony Piper, and Bill Simpson. NeighborWorks® Alaska was one of 16 nonprofits from around the nation to participate in the NeighborWorks® Excellence in Governance program which was launched in 2011. "Excellence in Governance trains boards and executive leadership to excel in their roles so that they can help an organization fully reach its mission and serve its clients," said NeighborWorks® America President and CEO Paul Weech.

### A Spark of Hope



"My name is Billy Gibby. I am a father, a husband, and I'm in recovery from Bipolar disorder. Before NeighborWorks® Alaska, my family and I had stayed in run down apartments with leaking pipes, dirty hotels with bed bugs, and usually surrounded by people involved with drugs. We were on the edge of living on the streets. I felt like a failure. When I came across NeighborWorks®, I could tell right away they were about helping people. They were very kind, worked with my family on our credit history, and thoughtfully walked us through the application process. I will always remember the feeling of hearing the word "approved." Something changed that day. A spark of hope had been ignited in my whole family. NeighborWorks® gave my family a chance for a better life. They gave us hope, and in life, hope is everything."

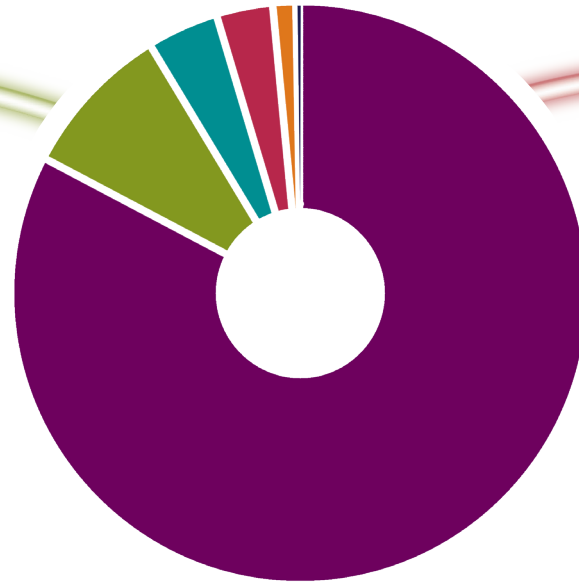
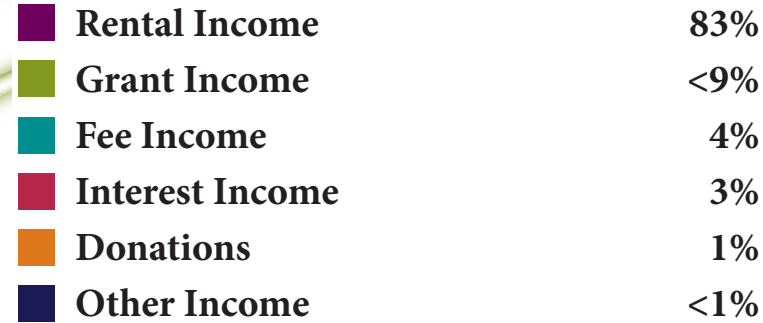
### Collectively Combating Homelessness

In 2016, we expanded our efforts to help end homelessness in Alaska. We took significant leadership roles in assisting the Anchorage Continuum of Care with the new Coordinated Entry System – a process to help communities prioritize resources by assessing vulnerability and severity of needs. We have started administering a HUD-funded, Sponsor-Based Rental Assistance Program that provides rental vouchers for chronically homeless individuals and families, and a HUD-Funded, Tenant-Based Rental Assistance Program that provides interim rental vouchers for individuals and families to find housing. Through these programs we have housed 119 homeless individuals and families and have placed almost 200 individuals onto the Coordinated Entry Prioritization List.

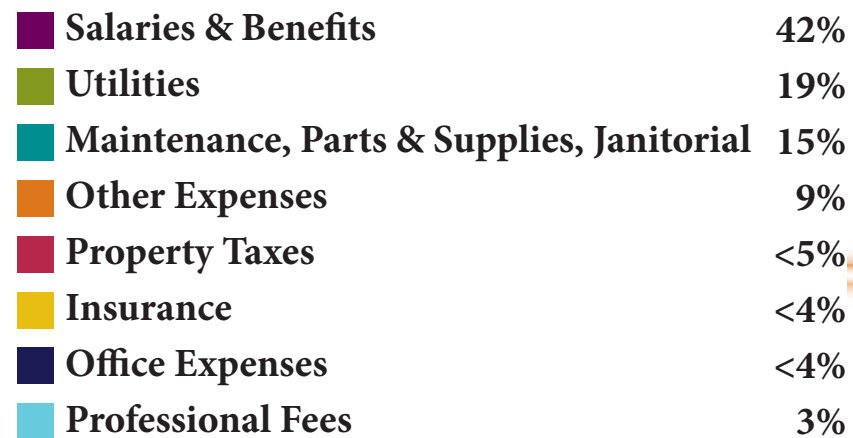




## Revenue



## Expenses



### NeighborWorks® Week 2016

Many heartfelt thanks to our volunteers, sponsors, and partners who painted 5 homes in Anchorage, the Palmer Museum & Visitor's Center, and renovated Williwaw Elementary School's Ice Rink - An amazing demonstration of the true spirit of community!



### Summer Youth Program

Our 1<sup>st</sup> ever Summer Youth Program launched in June, providing 40 children with weeks of fun activities. We had visits from the APD's K-9 unit, Insanity Fit Club, UAF's Cooperative Extension with master gardening tips, and more!

### Panoramic View & Stephen's Park Rehab

We completed major rehab projects at our Panoramic View and Stephen's Park properties – finished in two years, the work included weatherization, exterior painting and siding at 26 buildings (almost 400,000 sq. feet!)



### CLI Team

Through NeighborWorks® America's Community Leadership Institute Program, partners from Anchorage, Fairbanks, Juneau, Kodiak, and the Mat-Su came together to provide resources and solutions for homeless youth across our state!

### Partnerships

Thanks to the generous support of Alaska Growth Capital, our intrepid HomeOwnership Coordinator, Dave Lamothe, visited all of the Arctic Slope Regional Corporation's 8 villages, providing access to financial education to rural Alaska.



### 35th Anniversary Celebration

From a kitchen table in Spenard to now over 1,000 units, offices in Anchorage and Palmer, homeownership and community engagement work happening statewide, we've come a long way in 35 years! Our motto: "The best way to get something done was to begin!"



*Thank you to all of our supporters, partners,  
funders, and volunteers!*

*Your giving means more Alaskans will  
experience...*

*Stable Housing ■ Thriving Families ■ Strong Communities*



[www.nwalaska.org](http://www.nwalaska.org)



**NeighborWorks®**  
EQUAL HOUSING  
OPPORTUNITY  
CHARTERED MEMBER