



Our dedicated
Community
Leadership Institute
team brainstorming
together in Columbus,
Ohio



Celebrating 35 Years

NeighborWorks®

ALASKA



The
Kitchen
Table

October 2016



Stephen's Park
3200 LaTouche St., Anchorage

Built: 1971
Purpose: House Families and
Individuals
Units: 160 one, two, and three
bedroom units

Representing the finest in apartment
home living in Anchorage, Stephen's
Park is nestled in the heart of midtown,
minutes from the university, hospitals,
shopping, and schools.

Living with Dignity Donor Spotlight

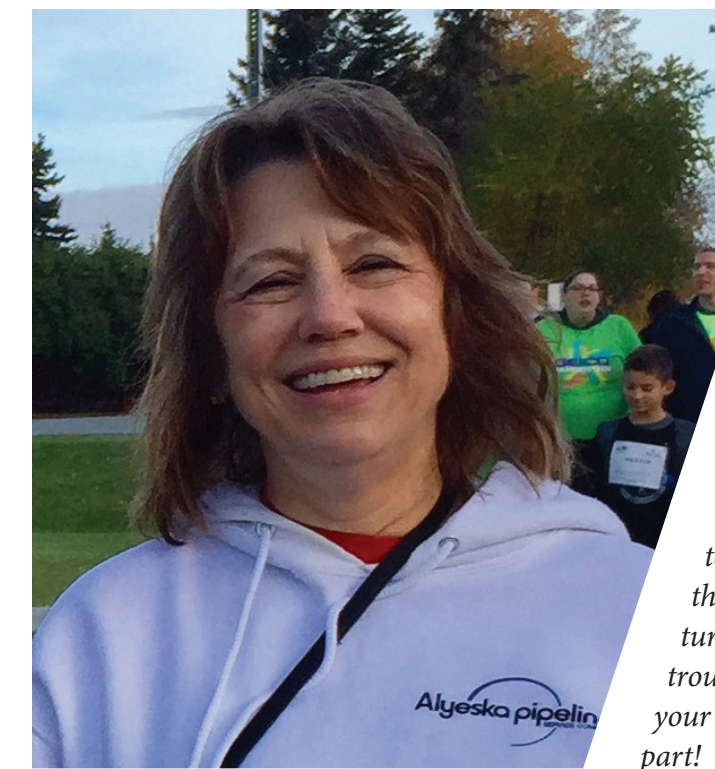
Interview with Cathy Taylor, Controller for
Alyeska Pipeline, and Legacy Donor

Tell us about yourself: I came to Alaska in 1997 and have worked for Alyeska Pipeline as their Controller since 2002. I've been involved in our community's social services world ever since I moved to Anchorage. The first place I volunteered was with New Hope on the Last Frontier. I loved how they operated their food pantry – people could come and shop with dignity, and were treated with respect. It was a pivotal experience for me as it opened my eyes to the challenges people have with food and housing in our town. Right now, I'm on the board of Anchorage Community Mental Health Services.

How did you learn about us? I came to one of your fundraisers some years ago and had the chance to

hear your residents' stories. It really touched me and reminded me how blessed I was that I had a home and that I had resources to take care of my family. When I heard them share their experiences, that's when I knew NeighborWorks® was an organization I had to support. I know what it's like to have financial challenges and to worry about where I was going to live with my young children. I've lived through it and want to do what I can to ensure that others do not have to face these situations.

How would you describe us? NeighborWorks® sets the stage for providing affordable housing options in our community – you serve individuals, families, and take already available housing units, remodel them, and make them great places for people to live! You fill the gap for people who cannot afford market rate housing. You make it possible for people with challenges, whether economic or otherwise, to get housing. There is such a stigma of shame when it comes to not being able to find your own place to live. NeighborWorks® Alaska allows people to have dignity in getting the housing they need. You really provide such a thoughtful, respectful process – you don't just pass people along, you care about them.



If you were CEO for a day what would you do? I would get out in the community and start talking with people to make them aware of the needs and issues that people are facing. Whole areas of our state are struggling and that's why I would, as CEO, work hard to gain support and buy-in from those people who may not have any idea of the challenges others have in trying to find safe and affordable housing. It's important to give back what you have received, and I would also advocate that message. When we help others who have struggled, they are in turn able to give back because they understand what it's like to be in trouble and need help. I would want everyone to know whether it be your time, treasure, or talent, there are many different ways to do your part!

www.nwalaska.org



Community Engagement Seeking Solutions

This fall, our Community Engagement team led a collaborative initiative of partners in a one day workshop focused on local challenges for youth facing homelessness. Key partners included Covenant House Alaska, Fairbanks Youth Services,

solutions that address the challenges and barriers for youth facing homelessness.

At the workshop, attendees narrowed the day's focus down to treatment, trauma and harm reduction; access to housing, education, and training; and program evaluation. Issues, barriers, and solutions for each focus area were discussed, and the CLI team used the data gathered to form an action plan at a national meeting in late October. In addition, we are working with local, state, and national legislators to address policy changes that will strengthen the lives of homeless and at-risk youth in Alaska.

The team is currently digging into their plan, and excited to move on with actions that will lead to positive solutions. We are honored to work with this dedicated group of people, and proud to support their efforts to better the lives of youth all across Alaska.

MyHouse Mat-Su, Facing Foster Care in Alaska, Kodiak Island Housing Authority, and Juneau Youth Services. The workshop came about as a result of NeighborWorks® America's Community Leadership Institute (CLI) program, which provides incredible opportunities for community leaders across the country to come together to learn best practices and build relationships.

With support from the Alaska Community Foundation's Strengthening Organizations Grant, we were able to fly in our 2016-17 CLI team from multiple regions across the state, bringing them together with SouthCentral Alaska organizations that work with homeless and at-risk youth. The result was a one-day workshop that allowed policy makers, local advocates, and formerly homeless young adults the opportunity to sit down and discuss real issues and real

Your Giving Supports:

- Leadership Training
- Neighborhood Beautification Projects
- Community Building Events like our Winter Pop-up Market!



BOARD OF DIRECTORS

- Tony Piper, President
- Bill Simpson, Vice President
- Stephanie Kesler, Treasurer
- Tasha Hotch, Secretary
- Lizz Barr
- Jason Bergerson
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- Russell Pressley
- Jess Rude
- Dorcas Santiago
- Dimitri Yimga

It's not too late!

Support NeighborWorks® Alaska with an End-of-Year Gift!

To make a financial contribution:

- Visit our website: nwalaska.org
- Give us a call at 907.677.8434
- Email us: donations@nwalaska.org

Thank you for investing in NeighborWorks® Alaska!



NeighborWorks®

ALASKA

2515 A Street
Anchorage, AK 99503
907.677.8490

Pick.
Click.
Give.

Stable Housing
Thriving Families
Strong Communities



Did you know that we have over 500 children and about 370 seniors living on our properties?

“There is such a stigma of shame when it comes to not being able to find your own place to live. NeighborWorks® Alaska allows people to have dignity in getting the housing they need.”



A Heartfelt Thanks

After more than 11 years, I have announced my retirement as Executive Director of NeighborWorks® Alaska effective in November. It has been an honor and a privilege to serve you, this organization, and our communities across the state.

I first joined Anchorage Neighborhood Housing Services in 2000 as Director of Community & Housing Development. I firmly believe in the power of community and the capacity of people to achieve success. When I started as Executive Director in 2005, I knew I had been entrusted to carry forward a very special mission and philosophy. **The NeighborWorks® Way**, which started 35 years ago around Faye Connolly's *kitchen table* in Spenard, is about actively listening, identifying needs and strategies for solutions, providing excellent customer service, and going beyond the bricks to ensure sustainability and self-sufficiency. We won't compromise on those values.

3 Highlights from Debe Mahoney's Career as Executive Director



I have thoroughly enjoyed the journey working with our supportive board & staff through the years to take Anchorage Neighborhood Housing Services, a neighborhood redevelopment organization, to NeighborWorks® Alaska, a statewide housing and lending provider. There's no greater satisfaction than being part of a team and witnessing the transformation that happens when the vision of an organization can help meet the needs of a community.

Although I will very much miss the NeighborWorks® family, I'm excited for our future, and look forward to both of our mutual next chapters! Heartfelt thanks to all of you for your incredible support these past 11 years, and for so steadfastly believing as we do that HOME matters!

Debe Mahoney

"I knew I had been entrusted to carry forward a very special mission and philosophy. The NeighborWorks® Way..."
- Debe Mahoney (Pictured with Brian Shelton-Kelley)



The Summer of Youth! Resident Services Corner

Our first ever nine week summer youth program ended with good weather and many smiles! We celebrated with a special graduation where we handed out awards to the children for all of their great work!

Over the summer we had 37 youth participants! We had lots of fun activities and community speakers. The kids had visits from the Municipality's Emergency Preparedness Team, APD's K-9 unit, Insanity Fit Club, UAF's Cooperative Extension Services, and Master Gardeners. They enjoyed a regular bike riding/safety program throughout the summer, as well as reading and drama activities (they presented an outdoor play) to strengthen the mind as well as the body! One of this summer's highlights included some culinary wizardry as the children created their own tasty spinach "pizzadillas."



Each child was able to bring home radishes and spinach from the community garden to share with their families! We were humbled by the response of so many different nonprofit, private, and public partners for their donations of time and treasure! The kids had a wonderful experience and we're excited about the connections they've made with each other and the things they've learned! We're looking forward to bringing more children to our resident service programs throughout the year!

Our goal was to engage as many kids as possible in different activities to stimulate their interest in doing more of our programs, to build peer to peer connections, and to cultivate peer mentors who will help us lead activities throughout the year. Watch our Facebook page to follow what's happening in our neighborhood or contact our Resident Development Manager, Arnold Hague, at ahague@nwalaska.org.

Through our HomeOwnership Center's down payment assistance and pre-purchase counseling programs, Leah was able to qualify and purchase her own home at the age of 20!



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 our Executive Director, Debe Mahoney, the NeighborWorks® Alaska Leadership Team members included Board Members Jason Bergerson, Anna Brawley, Leslie Need, Tony Piper, and Bill Simpson. The team was coached for 18 months by Betsy Wallace, a NeighborWorks® America staff member with extensive experience in community development and board governance.

"We have an active board and a busy organization, so making time for self-reflection and strengthening our board can be a challenge. This program helped NeighborWorks® Alaska assess our current needs, provided structure for us to dive into abstract concepts like governance, and gave us tools to bring back to the full board. Participating in this program with 16 other organizations across the U.S., hearing their successes and struggles, gave me great perspective on how organizations develop and how others have approached similar challenges," said Anna Brawley.

NeighborWorks® Alaska is one of 16 nonprofits from around the nation to participate in the NeighborWorks® Excellence in Governance program which was launched in 2011.

"Board governance is crucial for nonprofit success," said NeighborWorks® America President and CEO Paul Weech. "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."

Your Giving Supports:

- Holiday Celebrations
- Spring Break & Summer Youth Programs
- Community Gardens
- Children's After School Activities

Your Giving Supports:

- HomeOwnership Classes
- Financial Counseling & Education

"If you asked me what NeighborWorks® means to me, I would say that they gave me a 2nd chance... NeighborWorks® helped me make my dream come true, and I know they are working hard to do the same for many many other Alaskans."

- Billy Gibby



Home Ownership isn't just a dream!

The American dream of home ownership is alive and well in Alaska, and we have a long history of helping families navigate the path to home ownership!

Did you know... We offer a full menu of loans for Alaskans who want to purchase, refinance, or make home repairs!

Our team will help you by... Working with you to create your own plan. Our team will work with you to determine the loan product that best suits you.

This will help... Achieve your home ownership goals whether they're purchasing a home, reducing debt, or creating a savings or spending plan!

We are more convenient... Our team meets you where you are on your journey to homeownership and walks you through the entire process!

What comes next... One on One Coaching (together we will create a customized action plan) & Financial Capability Education: our "Keep the Change" class helps you generate creative ways to save, provides tools for maximizing your income, and assists you in improving your credit.

To get started... go to www.nwalaska.org to create your secure account!



Growth Capital, Alaska Waste, Environmental Management, Inc., HUB International / Patterson Insurance Brokers, Matanuska Telephone Association, Gold Cache Bingo, Sherwin-Williams, Denali Federal Credit Union, and the Law Office of James H. McCollum.

Heartfelt appreciation to Wells Fargo Bank for supporting our fundraising efforts with a \$5,000 matching contribution. You made an enormous and immediate impact by helping our donors to double their contributions!

Kudos to the fantastic team at the Bridge for ensuring our night was a great success; food was amazing, and service was above and beyond - BIG thanks to Patrick & Ann Marie who made certain everything was perfect! Scrumptious appreciations to K&L Distributors for providing the secret ingredients of our own "Neighboria".

The emotional highlight of the evening was hearing a letter from Billy Gibby, a resident at one of our family properties. Billy shared how his family and their lives had been changed since moving into their new housing. He said "It's been the best thing that's ever happened to my family. From the moment we moved in, something changed in every member of my family. It was as if a spark of hope had been ignited in each of us. Every day I come home from work, and I turn into our driveway, and I feel hope. I feel like I'm worth something now, that I have finally provided my family with a safe place to call home." There weren't many dry eyes in the house after hearing that!

Finally, we can't express enough thanks to everyone who attended and supported our event!! Your giving will help preserve the promise of access to stable housing and strong communities for all Alaskans!

Many thanks to all of our generous underwriters: Carey Homes, Superior Mechanical Services, Schilling Commercial Real Estate, Alaska