

Our Message

"I am proud NeighborWorks® Salt Lake continues to impact our target neighborhoods in Salt Lake and Murray City as reflected in our outcomes. I am grateful our many investors, stakeholders and volunteers who are instrumental in our ongoing success."

Maria Garcia, Executive Director



"I am pleased to report that over the past year

NeighborWorks Salt Lake has maintained its exemplary ratings and achieving many of its goals to improve the communities we serve and the lives of its residents. In addition, we created and implemented a Three-year Strategic Plan focused on Expansion, Succession and Sustainability for the years ahead. I would personally like to thank the dedicated board, committees, volunteers, donors and staff for their contributions to the organization's many successful outcomes." *Sheldon Woods, Board President*



Our Mission

Salt Lake Neighborhood Housing Services (NHS), DBA as NeighborWorks® Salt Lake (NWSL), builds on the strengths of neighborhoods, creating opportunities through housing, resident leadership, youth and economic development. We work in partnership with residents, government and businesses to build and sustain neighborhoods of choice.

We have dedicated ourselves to this mission for the last 39 years, and we remain committed to the values our mission embodies. As we look to the future of this organization, NWSL will continue to focus on ways to expand and improve our services. **House by House. Block by Block. Neighbor by Neighbor.**

Our Impact Since 1977

136 New single family homes constructed for a community investment of \$21,058,000.

162 Multi-family units constructed for a community investment of \$18,000,000.

80 Completed home rehabilitations for a community investment of \$10,780,000.

526 1st, 2nd, and Home Improvement loans funded or facilitated for a community investment of \$58,514,000.

3,024 YouthWorks® program graduates, with a community investment of \$3,710,000.

702 Homes painted during the our annual Paint Your Heart Out event with a community investment of \$834,000.

420 Westside Leadership Institute graduates leading to a community investment of \$144,500.

Total NWSL Community investment:
\$113,040,500!

NWSL Facilitated & Inspired

Housing Units: **891**

Investment: **\$110,000,000**

Businesses: **7**

Infrastructure: **\$350,000,000**

Total Stakeholder Investment:
\$469,800,000

2016 Contributors & Support

We would like to extend our deepest appreciation to the following individuals and organizations:

Abdulkhaliq Mohamed

Alfred Mowdood

Ally Bank

Alma Sweeny

Alonso Reyna

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A special thank you to our 2016 Love UT Give UT donors

We apologize for any names inadvertently left off our list.

Thank You very much for your help. We could not do it without you!



~ Neighborworks Salt Lake ~ Annual Report 2016



**House by House, Block by Block,
Neighbor by Neighbor.**



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House by House...

"My house is my sanctuary, and there are many that are welcome for that reason." Terry Jackson-Mitchell was able to take advantage of the NWSL LIFT down payment assistance program, and a home improvement loan.



Home Ownership Services

Offers pre-purchase counseling, homebuyer education, 1st and 2nd mortgages and home improvement loans.

- 98 Clients completed over 880 hours of Homebuyer Education.
- Funded 4 mortgages for a total investment of \$138,495.
- Facilitated 120 loans for an investment of \$11,478,633.
- 147 clients attended Pre-purchase Counseling.



"I wish every community had this type of leadership development because it really does change people's lives. It lets people know that an organization out there really cares about the community. It lets people know that they are not alone, and ultimately it lets people know that their voice and opinion matter."
 Lourdes Rangel, former Westside Leadership Institute graduate and current instructor.



Community Building & Organizing

Creates opportunities for residents to build leadership skills to engage in responding to community needs.

- Over 2,500 volunteer hours donated, valued at over \$45,000.
- 14 houses painted and \$23,000 donated to our annual Paint Your Heart Out charity event.
- 45 graduates from the Westside Leadership Institute resulting in \$4,500 in project grants deployed in the community.
- 17 residents participated in the National NeighborWorks America Community Learning Institute resulting in a \$4,000 investment in community impact projects.



Block by Block...

"I love my new house. It's like a dream!" Larry Mullin, a NWSL first time homeowner who was able to purchase a NWSL constructed house.



Real Estate Development

Renovates problem properties, develops vacant land, and builds affordable and market rate, single and multifamily housing.

- Rehabilitated 10 real estate owned properties, valued at \$2,062,600.
- Sold 4 single family residential homes, valued at \$735,000.
- Strategically acquired 3 problem properties, valued at \$560,000.
- Invested \$2,000,040 of \$5,800,000 in Marmalade Court's 30-unit development.



"I have been able to work with a great group of girls and I'm excited to keep up with my YouthWorks family." Jaida Palmer, 2nd generation YouthWorks graduate poses with her father, Robert Palmer who graduated in 1989; Sister Jordan graduated in 2016. Executive Director, Maria Garcia.



YouthWorks

A neighborhood based program that assists youth ages 14-18 in hands-on, pre-employment and life-skills training.

- 34 youth graduated from the program.
- Teams completed 24 community service projects valued at \$41,000 of in kind hours.
- Participants completed 720 hours of construction training.
- High school attendance averaged 86% with grades averaging 74% while in the program.



Neighbor by Neighbor...

"We have been in Salt Lake for 54 years, and a large number of our employees live in the area. As a neighborhood business, we think being involved in our community is important." Dave Farrel, President and GM for Envirotech, who was able to utilize a NWSL façade grant to improve the exterior of his building.



Community Based Economic Development

Collaborates with local businesses to enhance properties, attract new business and increase economic investment.

- Hosted Get into the Jordan River signature event.
- Secured \$20,000 for the North Temple Banner Program.
- Deployed \$28,000 in Façade Improvement Grant and secured \$90,000 in new facade funds for Westside businesses.
- Facilitated a \$3 million dollar restaurant expansion with the RDA.
- Filled three vacant buildings with tenants on 800 W North Temple.



FY 2016 Financials

Income

- Private: \$1,034,380
- Public: \$435,566
- Property Sales: \$1,031,900
- Interest Income: \$1,076,589
- NWA Grants: \$549,394
- Miscellaneous: \$543,244
- Total Assets: \$24,849,536
- Liabilities: \$14,831,130
- Net Assets: \$27,689,610
- In addition NWSL deployed last two loans of the second tranche of the Affordable Housing and Mission Investment Loan Fund (AHMI 2) for \$1.5 million each.

NWSL's most recent financial audit received a favorable review, and is available upon request.

