



Stabilizing Households

Working together to provide housing for all Idahoans

HomePartnershipFoundation

Brought to you by Idaho Housing and Finance Association

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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;
- 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.

“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***





Partnering with Communities

The Home Partnership Foundation, or “the Foundation,” brought to you by Idaho Housing and Finance Association (IHFA), is a non-profit organization helping communities meet their most pressing housing needs. The Foundation helps donors achieve their giving objectives by managing charitable donations, growing these funds over time through sound investment programs, and/or investing the assets in affordable housing services or developments statewide.

We invite you to partner with us in this important endeavor. Employers, private citizens, local governments, and others are encouraged to help sustain and grow these efforts for Idaho communities. Your gift can take multiple forms and help you address a variety of personal financial goals. We are ready to work with you and/or your advisers to create the gift plan that best meets your charitable objectives.



Make a measurable difference in the lives of others in your community in the following ways:

Unrestricted Gifts

The Foundation is knowledgeable about current housing issues and local needs facing Idahoans, and has the expertise to direct donations to meet those needs. By making an unrestricted gift, you allow the Foundation to choose how to best direct your funds. Or you can donate to a specific program, detailed throughout this brochure.

Providing Shelter and Encouraging Self Sufficiency

Emergency Shelter and Transitional Housing

Homeless shelters across Idaho are partnering with the Foundation to increase their ability to provide life-sustaining services to more families and individuals in need. Through a dollar-for-dollar match on private donations limited to a maximum annual amount, the Foundation is able to combine these donations with limited federal resources to support Idaho homeless shelter operations and capital needs in association with the U.S. Department of Housing and Urban Development's Continuum of Care local grantee-based programs.

Self Sufficiency and Asset Building

Individuals and families are becoming financially independent with the help of the Foundation through the use of a matched savings account that helps them build assets. Program participants are involved in case management and a minimum of ten hours of financial training. The program matches an individual's savings through community donations and can be used to purchase a home or pursue education.

Homelessness Prevention

Idahoans who currently reside in owned or rented homes who are facing foreclosure or eviction due to temporary economic, employment, or health crises are receiving financial counseling and budgeting skills through a statewide network of providers. Personalized free counseling and one-time financial support helps families and individuals prevent or avoid foreclosure or eviction actions.



Investing in Workforce Housing

Home Equity Partnership Fund

Through community partnerships established at a local level, the Foundation is able to provide equity to qualified homebuyers to help them purchase a home. Typically targeted at households earning between 80% and 140% of area median income, the benefactors are local teachers, fire fighters, police officers, and other community workers. Public and private donations along with a share of home appreciation are recycled to a new buyer each time a home is sold, creating a long-term endowment to support a community's workforce housing needs.

Facilitating Tax-Advantaged Donations

Charitable Land and Property Donation

The Foundation serves as a steward for charitable land and property donations. Donations may be made with the intent that donated land or property will either be liquidated for targeted housing purposes, or used directly in the development of affordable housing.



Ways to Give

There are several ways you can contribute a gift to the Home Partnership Foundation, including:



Charitable Gift

The donor can contribute any amount in the form of check or money order today to support the Foundation program of their choice.

Deferred Gift

This contribution cannot be used by the Foundation until a future date. Deferred gifts are the result of careful planning that integrates the donor's charitable gift into his or her overall financial, tax, and estate planning objectives.

Bequest

The donor makes a provision in his or her will for a gift to the Foundation. This is the simplest form of planned giving and does not affect the donor's assets during his or her lifetime.

Charitable Remainder Trust

The donor establishes a trust with the Foundation as ultimate beneficiary while retaining the income generated by the cash or property given. This flexible gift plan can take many forms, including annuity trusts or unitrusts.

Charitable Gift Annuity

The donor makes a gift of assets to a trust and receives an annuity yielding a stable amount of annual income and names the Foundation as ultimate beneficiary. This vehicle provides life income and attractive tax benefits for the donor.

Life Insurance

The donor can turn surplus life insurance coverage into a charitable gift to the Foundation, or create an endowment by naming the Foundation as the beneficiary of a new policy.

Charitable Land/Property Donation

Donated land or property will be liquidated for targeted housing purposes, or used in the development of affordable housing.

As our partner in giving, your tax-deductible gift to the Foundation ensures that your contributions remain in Idaho and work continually to improve the communities and programs you care about most.

Understanding Housing Needs

The spectrum of housing needs runs from homeless individuals at one end to moderate-income families at the other. The Foundation's programs support every step along the way, from emergency shelter to transitional housing and even achieving the American Dream of homeownership.

Together we can help Idahoans secure stable, safe, and affordable housing.



Homeless Shelters

- Emergency support
- Life-sustaining services
- Capital improvements



Transitional Housing

- Affordable, temporary housing
- Financial education
- Case management



Permanent Housing

- Asset building
- Long-term rental assistance
- Down payment assistance
- Foreclosure and homelessness prevention

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