We’re excited to share how you’ve helped create strong communities across Montana this past year. We are celebrating stories of success, growth and community, including Tiffany’s hope for the future, Kathleen’s fresh start and Wes and Emily’s new home. These successes are the outcomes of our home development and the classes and coaching we offer.

Community empowerment starts with people being confident and feeling hopeful. Tiffany’s story highlights the strong connection between financial life satisfaction and overall life satisfaction. She now can be present for her young son rather than stressing about paying her bills. Can you imagine how that will impact their lives now and in the future? Can you imagine how it will effect our lives now that our fellow community members are coming from a place of strength rather than scarcity?

The cost of a home is the largest factor that contributes to Montanans’ costs of living. Often safe homes people in the workforce can afford are out of reach. That’s why it’s important we focus on both development of new homes and preserving what we have. It takes multiple approaches to development for our communities to have safe places for our children, seniors and Veterans to call home. With your help, we shape strong communities through new construction, acquisition and rehabilitation of homes to ensure they are healthy and that Montanans can afford them for decades to come.

The ladder of opportunity for homes is like the ladder of opportunity for jobs in that all kinds of homes are needed. A diversity of home types creates a healthy market and economy. By building new or acquiring existing properties and rehabilitating them, Homeword facilitates community solutions through public incentives which results in private investment that in the past 24 years has generated millions of dollars spent in Montana. Even more significant are the millions spent locally when people can afford their homes. This is true community investment and economic impact.

Thank you for being part of this important work of creating sustainable communities for all. The health of our homes, our environment, our finances and our personal health is stronger when we link arms and support each other. Together we change lives for people like Tiffany.

With gratitude,
Andrea Davis
Executive Director

Creating Sustainable Communities

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Creating Sustainable Communities

Using sustainable methods to provide safe, healthy homes people can afford.

Strengthening community through housing counseling and education for those in need.

Community Empowerment

Homebuyer Education
Financial Literacy
Renter Education
Foreclosure Prevention
Individual Coaching

Community Development

Rental Homes
Homes for Purchase
Innovation and Reuse
Economic Investment
Sustainability

Homeword
Sustainable Communities for All
Community Empowerment

Tiffany and Michael’s Hope for the Future

“I had no savings and was living paycheck to paycheck while living with my Dad rent free. I also had $10,000 in debt and would spend my money willy-nilly. Now I can work a monthly budget, updating it throughout the month. I have a savings account with money in it. I have my own place now. I’m currently working on not only a monthly budget, but a weekly budget, so I know how I can afford to spend my money on week by week to make sure I have the money when my bills are due. I also have a plan to pay off my debts and am actively paying some off now. These services are amazing and gave me great hope for my financial future. For Michael and me, going through this program means a world of difference. Before I was always stressing about money and bills – I was never present with him. Now I don’t have to stress, which allows me to be in the moment with Michael enjoying our life together.”

Kathleen’s Fresh Start

“I had been through almost every major life change possible. My life was upside down. I’d never imagined I’d find myself in such a situation. Many times I wondered if I could get my life together again. Finding a home I could afford in Missoula and managing my finances were major challenges. I took Homeword’s Financial Fitness class and signed up for one-on-one financial coaching, facing my financial fears. I now feel confident that I’m headed in the right direction. More importantly, I believe I’m capable of planning my financial future and saving for retirement. I’d always been taught to work hard and I could accomplish anything. There is being independent, and then there’s being interdependent, which I’ve learned is the better way. Thanks to Homeword, I have a beautiful new place to live at Equinox, a financial plan for the future and a fresh start at my life ahead.”

Wes and Emily Become Homeowners

“The homebuyer education class really helped us. I couldn’t imagine going into the process blind. We really relied on the information in the class. It left us ready to act in a really hot market and made us prepared to negotiate the emotional roller coaster that is homebuying. What I most enjoy about homeownership is investing in the future of our home through projects. You get to make it your own, rather than paying off your landlord’s mortgage and be unable to make those long term investments. Homeownership has changed my life by allowing me to fully settle in Missoula. I finally have ‘a place’, and it’s all ours. We’ve got an eye toward the future now. We’re investing in a real financial future and we get to make the house just like we want it.”

Success Stories

Regional HomeOwnership Center
1,143 Montanans Empowered

<table>
<thead>
<tr>
<th>Classes</th>
<th>428</th>
<th>Financial &amp; Housing Counseling</th>
<th>412</th>
</tr>
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<tbody>
<tr>
<td>Homebuyer Education Classes &amp; Workshops</td>
<td>Financial &amp; Housing Counseling</td>
<td>Foreclosure Prevention Counseling &amp; Calls</td>
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<tr>
<th>370+</th>
<th>47 Veterans</th>
<th>23 seniors</th>
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<tbody>
<tr>
<td>Parents of over 370 children were empowered to make wise financial decisions for their families</td>
<td>47 Veterans were provided with important homebuying, rental and financial information</td>
<td>23 seniors learned critical homeowner and financial skills to help them meet their goals</td>
</tr>
</tbody>
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Financial Literacy

73% Women

27% Men

77% living on $24,650 or less/year (50% of Area Median Income)

Missoullians Who Rent

51% The median income is $64,612 for homeowners and $37,146 for renters

91 people took our free Rent Wise class, learning how to be more successful renters

Supported by

Partnerships, Gifts, Grants, Sponsorships

13,500 People

Empowered Since 1997

Classes

Workshops

Coaching

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Classes

Workshops

Coaching
Over the past 24 years, Homeword has developed 25 properties in 11 communities resulting in 883 homes Montanans can afford. Four of these properties are for homeownership and 21 are for rent. 1,479 people live in our rental homes, including Veterans and local workers as well as 162 seniors and 583 children.

Community Development
Making Montana Home

Every child deserves to grow up in a safe, healthy home that contributes to his or her long-term success. Veterans should be able to return from serving our country and provide for their families. Seniors ought to be able to retire and live with dignity. When Montanans can afford their homes, they can better live within their budgets and contribute to the local economy. Safe homes that people can afford to live in are essential to every community’s strength.

Community Solutions
Public Incentives
Private Investment

It’s just as important to renovate and preserve existing homes that Montanans can afford as it is to build new homes.

We renovated 34 homes in Bigfork, upgrading them and including space for the ACES after school program. This allows local workers to live in the community where they’re employed and for children to grow up in safe, healthy homes.

We also preserved 160 apartment style homes in Missoula that were for sale. Homeword was the only nonprofit and Montana company to bid on these homes. They otherwise would have been sold to an owner who could have rented them at high market rates. We kept these homes that over 330 Missoulians can afford to rent from facing market-rate rents, providing stability for them and for the community as a whole.

In the coming year, we will continue to seek opportunities to renovate and preserve homes Montanans can afford.
Financials

Homeword, Inc.

Homeword has loaned approximately $18.3 million, including accrued interest, deferred management fees and deferred developer fees, to 18 tax credit partnerships. Collection of these loans is predicated on the projects generating sufficient cash flows to repay the loans. Copies of Homeword’s most recent audit are available upon request from our Finance Director, Homeword, 1535 Liberty Lane, Ste 116A, Missoula, MT 59808 or at www.homeword.org/about-us.

FY18 (July 2017 – June 2018)

Homeword Operating Costs

Annual Revenues $1,098,026
including Grants & Contributions, Developer Fees, HomeOwnership Center Services, Rents, Interest & Other

Annual Operating Expenses $969,499
including HomeOwnership Programs, Property & Asset Management, Housing Development, Fundraising & Events, Administrative Support

Organizational Reinvestment $128,527

Invested in Homes $45,268,893

How You Can Support Homeword

Together we have much to be proud of – changing the lives of thousands of Montanans. Yet there are many more children, Veterans, seniors and workers who need safe homes and financial stability. They need your support now more than ever.

• Give
  Give at homeword.org or mail gifts to 1535 Liberty Lane, Suite 116A, Missoula, MT 59808.

• Share
  Share about Homeword’s work on social media, forward our enewsletter or invite friends and colleagues to tours and other events.

• Volunteer
  Share your financial, rental or homebuyer related expertise in our classes, host a table at our annual luncheon or help with other Homeword events in Missoula. Email info@homeword.org.

• Raise Money
  Participate in online giving days, host an online fundraiser, obtain matching funds from your employer or request corporate sponsorships and foundation gifts to support our work for Montanans.

• Future Gifts
  Ensure that Montanans live in safe homes they can afford and are empowered to make the best financial decisions for their families with your planned gift to Homeword. Contact jessica@homeword.org for information or to let us know you have already included us in your estate plans.

Thank You!