

NEIGHBORWORKS NEWS

04 NEIGHBORWORKS' NUMBERS

09 OPENING DOORS OF OPPORTUNITY

10 47TH HIGH SCHOOL HOUSE



07 COMMUNITY CLEANUP



05 MASQUERADE BALL



11 MOST IMPROVED AWARDS



HOUSING FOR ALL: A Bold New Chapter

At NeighborWorks Great Falls, we believe that everyone—regardless of income—deserves a place to call home. With the launch of our new Strategic Plan 2025-2027, we’re reaffirming that belief and laying the groundwork to make it a reality. Our vision is simple but ambitious: Housing for All. This plan outlines how we’ll expand housing opportunities, strengthen our organization, and amplify our community impact. From building new homes to revitalizing neighborhoods and forging new partnerships and programs, we’re focused on creating lasting solutions that help our neighbors thrive—whether as homeowners or renters.

Building Vibrant Communities: We’re tackling the housing crisis from every angle:

- Land Development:** Creating new opportunities for mixed-density, income-diverse housing across Cascade County and beyond.
- Neighborhood Revitalization:** Restoring vacant or blighted properties in targeted areas to strengthen the fabric of our neighborhoods.
- Sustainable Growth:** Ensuring a variety of housing options are available and accessible now and in the future.
- Expanding Our Reach Through Partnership:** Housing for all isn’t something we can do alone. We’re growing our network of collaborators to:
 - Increase housing availability
 - Expand financial education and lending assistance
 - Strengthen rural outreach
 - Launch innovative programs in partnership with local and regional allies

Strengthening Our Foundation: To serve more people and grow our impact, we’re also investing in ourselves:

- Staff and Leadership:** Retaining top talent and cultivating internal growth
- Lending and Asset Management:** Increasing lending capacity and pursuing CDFI certification
- Revenue Growth:** Developing sustainable funding sources and exploring real estate potential

And our Final Pillar - Elevating Our Brand & Message

We want the entire community to know who we are and how we’re working to create change. Through unified messaging, enhanced marketing, and active community engagement, we’re amplifying our voice to better serve our neighbors—and to invite others to join us. This plan reflects our belief that Great Falls should be a place where everyone has the opportunity to live in a safe, stable, and affordable home. Housing for All is more than a slogan—it’s our mission, and we’re proud to move forward with bold action and a clear vision.

We invite you to be part of this journey—because building a stronger community starts with all of us.



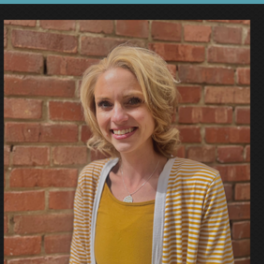
Sherre Orey

NEW STAFF



Allen Heisler

HOUSING
COUNSELOR &
EDUCATION
COORDINATOR



Jenna Schuff

DIRECTOR
OF
LENDING



Cheryl Ulmer

ACCOUNTING
SPECIALIST

A LASTING IMPACT

This year, NWGF will be renaming elements of our office to honor those who have left a lasting impact on not only NeighborWorks, but the community. As of July 2025, the kitchen will be known as the “Ann and Jim Rice Memorial Kitchen.”



Jim & Ann Rice

The 1930 union of James P. D. Rice and Ann Calnan produced 12 children over the next 25 years. When her youngest went to kindergarten, Ann started an in-home daycare business. Imagine that - raising 12 kids, then starting a day care! Dozens of children spent their days with Gramma Rice over the next thirty years. When Jim retired from 46 years of working for the Anaconda Company, he joined in the fun.

The kitchen was the center of the Rice house. To honor Ann and Jim for their many years of raising kids- their own and others- family and friends were honored to contribute to the NeighborWorks Endowment and the dedication of the kitchen to their memory.



Shelia Rice

Our conference room will be renamed “The Nancy O’Brien Learning Center” after NWGF’s first Executive Director Nancy O’Brien. Nancy was key to the success of NWGF and the organization would not be here today if it was not for her go-getter attitude and dedication to NWGF’s mission. In honor of Nancy, NWGF also created the “NWGF Legacy Award- The Nancy” to be awarded each year at our Annual Meeting.



Nancy O’Brien

While we know that what the Rice family and Nancy gave to the community can never be repaid, we hope that by renaming our kitchen and Learning Center we can always be reminded of their good work and can be inspired by their generosity and love.



CELEBRATING A MILESTONE

NeighborWorks Great Falls celebrates 45 years! Established in 1980 with the help of business leaders, city officials, and concerned citizens, NWGF continues to promote financial stability, revitalize neighborhoods, and create opportunities for homeownership. We used this opportunity to look back over everything NWGF has accomplished.

5,256

**Homeowners
Created**



**Homeowners
Preserved**

1,326



450

**Homes Built &
Renovated**



**Total Neighbors
Assisted**

27,979



495

**Affordable
Rentals**



45TH ANNIVERSARY MASQUERADE BALL



To celebrate turning 45 and to thank our supporters, NWGF threw a Masquerade Ball with a “Great Gatsby” theme.

The ball featured a live auction, a silent auction, 50/50 raffle, a competitive game of “heads or tails,” and more. We had so much fun with our neighbors and are grateful for the support of our community as we look forward to serving Great Falls for the next 45 years!



\$12,500 RAISED!!

HOMEBUYER FAIR

This year marked the 4th annual Homebuyer Fair. This fair is held in April and is for anyone who is thinking about becoming a homeowner. Local experts are on site to answer any questions about the home-purchase process. This year we had 2 home inspectors, 4 insurance agents, 9 lenders, 6 realtors, 2 title companies, and 6 other housing professionals.



2025 HBE SCHEDULE



July 16 & 17
5PM-9PM



August 20 & 21
5PM-9PM



September 17 & 18
5PM-9PM



October 18
9AM-5PM



November 19 & 20
5PM-9PM



TBA

MEMORIAL TREE LIGHTING CEREMONY



BOY SCOUT TROOP 1014



NORTHWESTERN ENERGY VOLUNTEERS

For the last 48 years, the Community Beautification Association has lit up Broadwater Overlook Park for the annual Memorial Christmas Tree Lighting Ceremony. This past year, the torch passed to NWGF. While many enjoy the Christmas lights each year, not everyone knows the meaning behind it. Community members can submit names of loved ones who have passed. Then, before the tree lights are turned on, the names of those who have passed are read. Everyone is invited to hear the names read, listen to the Great Falls Catholic Schools Choir, and see the lights turned on for the first time. NorthWestern Energy and Boy Scout Troop 1014 were instrumental in hanging the lights up for all to enjoy. NWGF hopes to see you this year!



CommUNITY Cleanup

This year we had one of our largest cleanups with 29 teams! Our 376 volunteers dedicated over 1,700 hours cleaning up around Great Falls and Black Eagle. Check out our incredible cleanup teams!



2025 FUND DRIVE

During the Spring, NeighborWorks Great Falls secures funds for our many programs by embarking on a multi-week fundraising campaign, known as the Fund Drive. Volunteer teams from local area businesses and financial institutions called on over 200 businesses to raise funds for NeighborWorks. Other businesses showed their support by hosting internal fundraisers or events and helped raise money and awareness. Their efforts aimed to enable families to attain affordable, quality homes and help revitalize our neighborhoods. From all of us at NeighborWorks Great Falls, a huge thank you to all the volunteers and businesses for their support!



BRUSH CRAZY



CRUMBL COOKIE



BLACK EAGLE COMMUNITY CENTER



FLYING S TITLE

HI-LINE CLIMBING CENTER FUNDRAISER

NeighborWorks and the Hi-Line Climbing Center teamed up to offer a Community Climbing Day in Great Falls. The climbing day was a way to celebrate the Hi-Line's 8th Anniversary while raising funds for NWGF. In the morning, the kid's climbing team participated in a "climb-a-thon" where they found sponsors to donate a dollar amount per climb. These amazing climbers raised \$1,500! Then in the afternoon, community members could enjoy climbing for just \$1. NeighborWorks provided a BBQ lunch and raffled off some fun outdoor-themed prizes courtesy of Scheels. NeighborWorks is so thrilled to have partners in all sectors of businesses!



THE CLIMB-A-THON KIDS

OPENING DOORS OF OPPORTUNITY



Erica went through NWGF's Homebuyer Education Class to purchase her home over 20 years ago. Now, her daughter Haylee is going through the same process to purchase her first home.

"I have a window overlooking my backyard for a reason. To watch my children play, to watch my children grow, to see the interactions that I was able to provide to them with our home."

-ERICA

"I would like to put roots down somewhere more permanent and have a place to call my own."

-HAYLEE

Nate was one of the student builders during the High School House in 2006 and 2007. The experiences he had while building that home shaped his career. Nate is now a Principal and Civil Engineer at TD&H Engineering.

"I really enjoyed the skills that I learned and the people I was working with and working with your hands and learning a skill that you really go on to use your whole life.

In my case in particular, it helped guide my future profession. I eventually ended up at TD&H and we are now working with NeighborWorks on lots of different projects and helping make our community a better place."

-NATE



Vanessa is a busy mother-of-two and a Medical Assistant at the hospital. She is in the process of building her home with 9 other families in the Owner Built Homes program.

"It's been exciting that even my kids have been able to help with this. They'll be able to look around and say 'hey I helped with this' and that's just going to be a memory that we're always going to hold with this house. I am very thankful to NeighborWorks to give me this opportunity."

-VANESSA





HIGH SCHOOL HOUSE RIBBON CUTTING



The 47th High School House in Great Falls is now complete! The house, located at 1305 3rd Ave S, was once an empty lot that will now provide a first-time homebuyer a place to call home. NeighborWorks and Great Falls Public Schools have partnered to bring this program to Great Falls since 1997. The school provides the labor as the students learn hands-on skills.

NWGF supplies the lot, arranges subcontractors, and finances the construction. Not only is the home built by students, but the interior is designed by the students as well. This includes counters, colors, and flooring!

Builders of the Year



Designers of the Year



This High School House also marks the completion of the block. Formerly Kranz Florists, the block now hosts seven completed NeighborWorks Great Falls' homes. In 2017, NWGF removed the blight left from the former property and began building new, affordable homes. Now in 2025, the block is completely revitalized.

Construction on the 48th High School House will begin in the Fall of 2025, be keeping an eye out for the groundbreaking announcement!

MOST IMPROVED AWARDS

These awards recognize the individuals and organizations in our community who went above and beyond to make a positive difference in the last year. To nominate someone for the 2026 awards, call 406-216-3504.



1



2



3



4



5



6



7



8



9

- 1) LENDER OF THE YEAR: Mike Banks, Opportunity Bank
- 2) REALTOR OF THE YEAR: Polly Pearson & Abby Williams, HomeSmart
- 3) VOLUNTEER OF THE YEAR: The Community Beautification Association
- 4) HBE PARTNER OF THE YEAR: Jackie Owens, NorthWestern Mutual
- 5) BUSINESS PARTNER OF THE YEAR: NorthWestern Energy
- 6) BEST NEW BUILDING: The Station District & Lofts
- 7) BEST RE-ADAPTIVE USE OF SPACE: Sidequest Arcade Bar & Big Dipper Ice Cream
- 8) MOST IMPROVED RESIDENTIAL PROPERTY: Garrett Rice
- 9) MOST IMPROVED COMMERCIAL PROPERTY: Fresh Rescue Kitchen
- 10) MOST IMPROVED RENTAL PROPERTY: The Elmore Roberts Apartments (not pictured)



GREAT FALLS

509 1st Ave South
Great Falls, MT 59401

NON-PROFIT ORG
U.S. POSTAGE
PAID
GREAT FALLS, MT
PERMIT NO. 261

Upcoming Events:

07-14 June

NeighborWorks Week

This is a nationally celebrated week where we get to showcase the impact we have in the community! We will be offer Impact Tours, Dream Street Tours, Mural Tours, and Baatz Tours.

06 August

Voyager's Night

NeighborWorks is the featured nonprofit! Make sure to buy your tickets from a staff member for a portion of the ticket sale to be donated to NWGF. See you at Centene!

21 July

Raise a Pint Night

Join us at Mighty Mo from 5-8pm! \$1 from every pint sold benefits NWGF. We will also have a 50/50 raffle and it's a great time to get your baseball tickets!

TBD

Baatz Open House

The Baatz Bock is nearing completion! This historic building will soon be permanent supportive housing. Keep an eye out for the grand ribbon cutting!



(406) 761-5861 | info@nwgf.org | www.nwgf.org