

ANNUAL REPORT

Keeping our neighbors housed



A LETTER FROM OUR EXECUTIVE DIRECTOR

The end of 2023 marks Jesse Tree's 25-year anniversary. It's hard to believe we've been doing this work since 1999, distributing funds to Treasure Valley families when they most need it. The last few years have been historical for us, as we saw unprecedented investment in the idea our founders originally had while need skyrocketed alongside the Treasure Valley's community's population. But still, we've stuck with their original idea: to provide people with a hand up before they become homeless. And 25 years later, the simple solution we provide continues to work.



2023 began with a lot of questions as we spent down a 3.4 million dollar federal grant, and other government funds that were available for rental assistance were set to expire. We weren't sure if - and by how much - we would have to shrink our programs.

We are proud to say we were able to sustain our programming thanks to the Treasure Valley community, preventing eviction for 1,198 families with almost two million dollars in rental assistance in 2023.

When other federal funds for housing assistance ran out in July, as expected, demand for our services surged. The number of emergency rental assistance applications and eviction court hearings doubled overnight. Jesse Tree was the last stop for anyone in the eviction process during the second half of the year, and the pressure was on our team. Even so, we remained on the frontlines, resolving one-quarter of all evictions in our Valley.

Twenty-five years after Jesse Tree's founding, our proactive approach to addressing homelessness continues to offer hope for thousands of our neighbors each year and for the future of our community as a whole. Although 2023 in particular began with uncertainty, our community's generosity allows us to serve an ever-growing need, keep our neighbors safely housed, and keep the Treasure Valley a wonderful place to live. You continue to remind us that this community is special in that the people who live here truly care about each other, even as the decades go on.

**With gratitude,
Ali Rabe**

MISSION

Jesse Tree leads the Treasure Valley on preventing eviction and homelessness by supporting our neighbors at risk of housing loss, empowering them to stay in their homes.

VISION

Jesse Tree envisions a community where all of our neighbors live in safe and stable housing.

VALUES

We are compassionate, reliable, solutions-oriented, and balanced.



100%

success rate on eviction court mediations we're able attend



95%

of our clients do not get evicted or become homeless in the short or long-term

1,198

families supported in 2023

Median Household Income:

Ada County:

\$79,279

Canyon County:

\$64,314

[apartmentlist.com](https://www.apartmentlist.com)

Average Rent:

1 BR: \$1,374

2 BR: \$1,610

[rent.com](https://www.rent.com)

Households Living

Paycheck-to-

Paycheck:

Ada County:

28%

Canyon County:

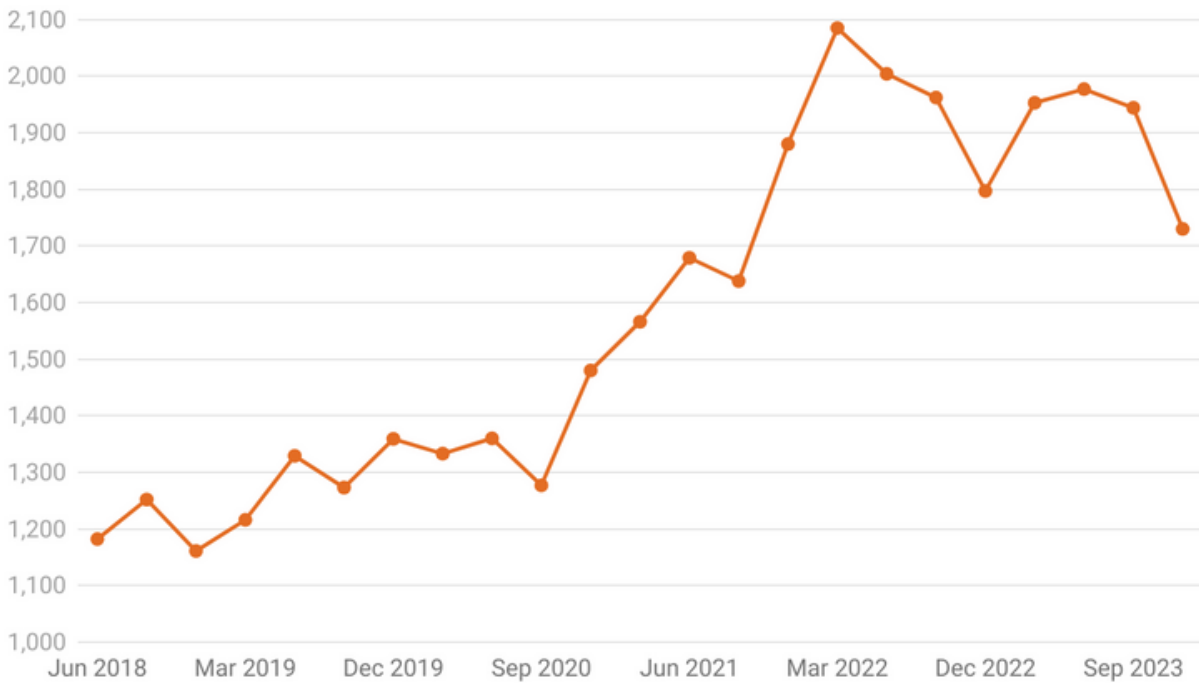
41%

[United Way ALICE](https://www.unitedwayallice.org)

[Webpage](https://www.unitedwayallice.org)

THE NEED

Overall Average Rent Prices in Boise Metro Area



SW Idaho Vacancy Reports from the Southwest Idaho Chapter of the National Association of Residential Property Managers

In the Treasure Valley, there were

2,038

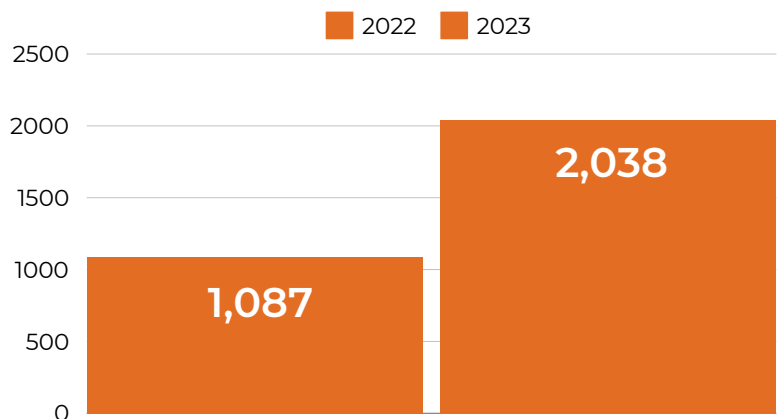
eviction filings in 2023

1,543

in Ada County

495

in Canyon County



Evictions increased by 951 filings, almost **doubling** from 2022-23.

OUR IMPACT

In **2023**, we assisted

1,198

families total, compared with

1,110 in **2022**

We assisted

2,821

individuals total, compared with

2,204 in **2022**

We resolved

24%

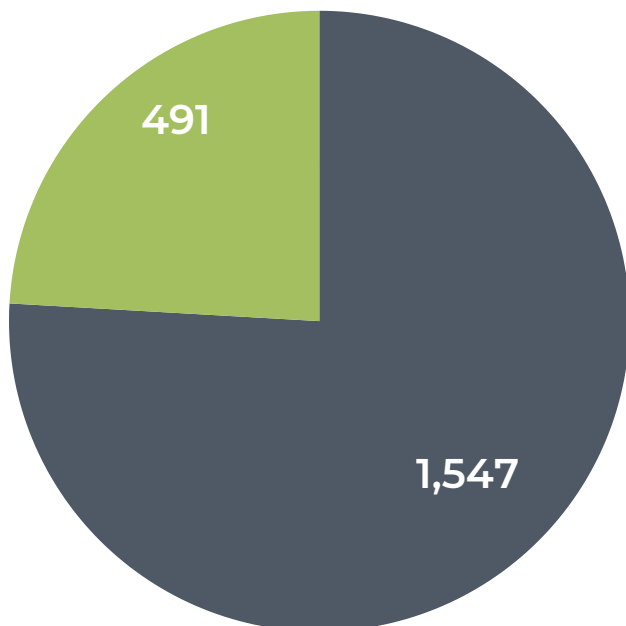
of all Treasure Valley eviction court cases

Despite losing much of our rental assistance funding, we assisted **more** families than we did in 2022

\$2.7m vs. **\$1.8m**
2022 2023

■ Eviction cases unresolved

■ Eviction cases resolved



APPLICATIONS

2023: 3,572

2022: 4,322

We received fewer applications in 2023 compared with 2022, mostly due to the elimination of our security deposit program.

TENANT RESOURCE CENTER

Our Tenant Resource Center provides support, information, and educational resources to tenants at risk of eviction. Because we can't support everyone with emergency rental assistance, we provide what information we can to empower people to avoid eviction.

Since 2020, our call volume has increased by 555%. Most of our calls continue to be fielded by our team of 20 dedicated community volunteers, who handle between 2,000 and 3,000 calls and texts for help each month. They talk tenants through their crisis, provide them with information and resources, and submit their emergency rental assistance application to Jesse Tree as needed.

“Jesse Tree is a godsend. They helped me get through the toughest times in my life. They were all so caring and did everything they could to help me. It can be hard to ask for help because you don't want the stigma of being in financial [straits]. But believe me, they don't make you feel like you're just looking for a handout. Again thank you, Jesse Tree!” - Former Client

27,885

calls fielded

3,572

applications

2,215

*volunteer hours
contributed*

2,374

*families we did not
have resources to
support*

EMERGENCY RENTAL ASSISTANCE

Case management coupled with rental assistance provided to people being evicted has been our bread and butter since Jesse Tree was founded 25 years ago with the Emergency Rental Assistance (ERA) program.

Our case managers work tirelessly to ensure that each client leaves us with the tools they need to stay housed in the long term.

All of the tenants we supported in 2023 were already in the legal eviction process when we helped them. We allowed those families to avoid homelessness and a permanent eviction on their records.

90% of all donations go directly to emergency rental assistance for families who need it. We will continue to expand our efforts to scale the ERA program and to provide a hand-up to as many families as we can in 2023.

“We are happy to work with Jesse Tree to assist our residents to stay in their homes.” - Local Landlord



Matt Larson Photography



HEAR FROM ONE OF OUR CLIENTS: AMANDA

“My husband and I had been struggling to pay our rent ever since COVID because I was laid off, not finding any work, and he recently became disabled. So we’d been forced to survive on his SSDI income, which wasn’t even enough to cover our rent, let alone food, utilities, or other expenses. We’d also maxed out our assistance from BCACHA. So we reached out to Jesse Tree as they were literally our last option. To our surprise, we got assigned a caseworker relatively quickly. Patti Mello was so nice and patient with us, and I didn’t feel like she was judging us or working against us.

It felt like she was genuinely on our side and wanted us to get help. She was warm, reassuring, and easy to talk to. It was such a relief, I literally cried after getting off the phone. I would want other people in our situation to know that Jesse Tree is a literal lifesaver and even if you have doubts about getting selected, just reach out and apply anyway because their organization is one of the few that is willing to help all kinds of family situations and household sizes. We would have certainly been evicted and had nowhere to go if it wasn’t for Jesse Tree.”

EVICTION COURT ASSISTANCE

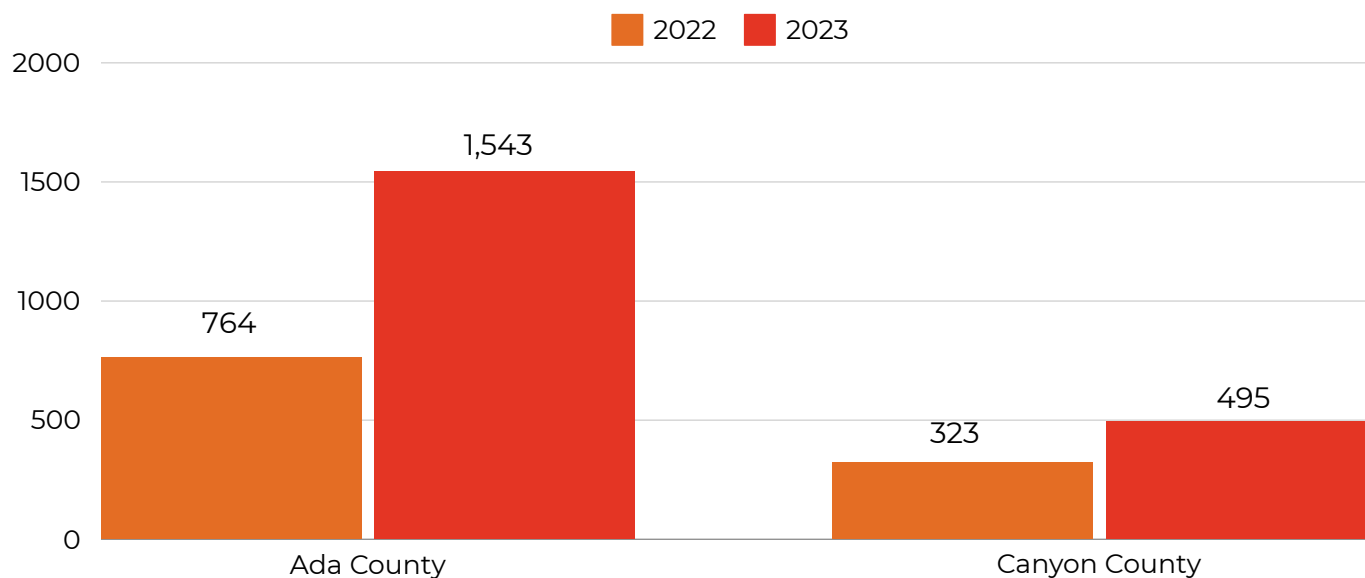
As expected, when federal funds for homeless prevention ran out in July, eviction cases doubled. Our team showed up to court every week to intervene in as many cases as possible and resolved nearly a quarter of all cases through our Eviction Court Assistance (ECA) program.

We strengthened our partnerships with the courts. Legal interns continue to support our work through the Housing Clinic. Our partnership with Idaho Legal Aid has allowed us to connect tenants to more holistic legal support in court. Most of the work we do in court is funded by flexible private funding, which allows us to resolve cases quickly.



Matt Larson Photography

Eviction filings between 2022 and 2023



LONG-TERM CARE

Of all of the tenants Jesse Tree serves, about 25% can't pay their rent due to expenses and other challenges related to health issues. Our **Community Health Worker** (CHW), funded by the Blue Cross of Idaho Foundation for Health, provides more intensive, long-term, and health-focused support to those clients. While the healthcare system can be difficult to navigate, our case managers can provide internal referrals to our CHW. In 2023, our CHW supported about 45 tenants and referred them to many services and local resources. This program has been a game-changer for the most vulnerable tenants we serve and has allowed us to provide them with needed support.

Our **Housing Navigation Program** fills a gap in services for the community by providing assistance to people who need help finding a new place to live.

Oftentimes, people have to exit their housing during an eviction, and a landlord is not willing to work with them. Our team developed this new program in 2023 after having to eliminate the Security Deposit Program due to a loss of federal funding, and we helped nine families find a fresh start in 2023.

Matt Larson Photography



HEAR FROM ANOTHER CLIENT: OLIVIA

“After my breakup, I found myself in the hospital for two weeks due to a health emergency. Me being unable to work during that time caused a significant loss of income. When I got out of the hospital, I was served with a three-day eviction notice, which left me feeling incredibly overwhelmed.

Fortunately, I was connected with Jesse Tree, who provided amazing assistance through case management and guiding me through the eviction court process. With their support, I was able to settle my outstanding balance and avoid immediate eviction.

However, my relief was short-lived, when I soon realized that I only had two weeks before my next rent payment was due. I reached out to my case manager, Alison, to ask about assistance with my February rent. With most of my paycheck already going towards clearing my previous debt, I was very much in need of more help.

Thankfully, Jesse Tree stepped in once again and provided the funds I needed to cover my February rent. The relief and gratitude I felt can't even be expressed. Their help didn't just ease my financial burden but also gave me much-needed peace of mind during a difficult time.

With their support, I feel better prepared to organize my finances and avoid falling into a similar situation in the future. I am beyond grateful. Thank you, Jesse Tree, for your help to get me back on my feet!”

REVENUE

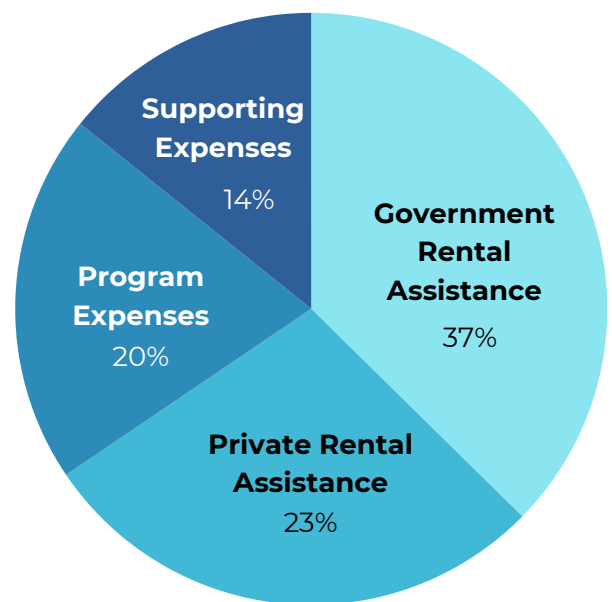
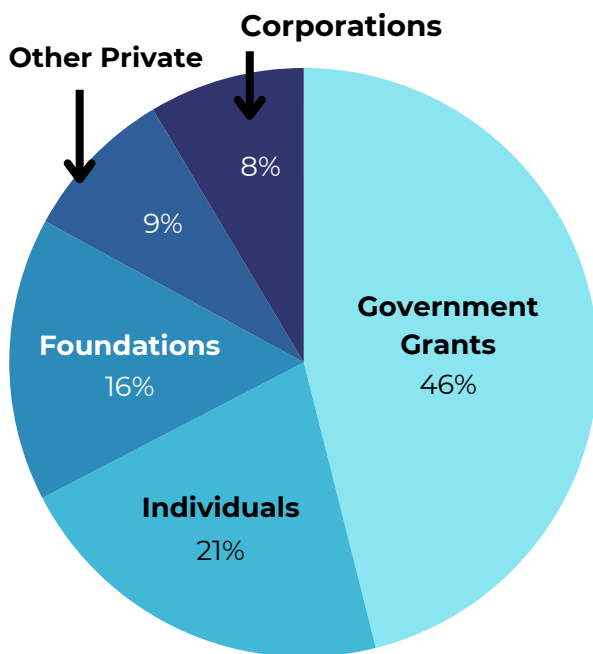
	FY 2022	FY 2023
Government Grants	\$ 3,201,864	\$1,523,994.10
Individuals	\$ 740,720	\$705,494.56
Foundations	\$ 348,458	\$514,956.00
Corporations	\$ 251,803	\$280,779.81
Other Private Donations	\$202,827	\$283,228.00

EXPENSES

	FY 2022	FY 2023
Government Rental Assistance	\$2,259,321	\$1,068,767
Private Rental Assistance	\$500,456	\$805,543
Program Expenses	\$603,121	\$578,645
Supporting Expenses	\$289,896	\$407,458

91% of all donations go directly to our programs.

FY 2023 NUMBERS



CORPORATE & FOUNDATION SPONSORS

\$200,000+

Campaign to End Family Homelessness
City of Meridian
City of Boise

\$100,000+

Siemer Institute

\$50,000+

Ada County
Canyon County
Lightfoot Foundation

\$20,000+

Bews Foundation
City of Nampa
Harry Morrison
ICF - Gladys Langroise Foundation
ICF - Laura Moore
Cunningham Foundation
Julius Jeker Foundation
Kennedy Wilson
St. Luke's
Sylvan Creek Foundation
Wells Fargo

\$10,000+

Boise Co-op
Boise Marriott Residence Inn
Downtown/City Center
Camille Beckman
First Interstate Bank
Four J Foundation
ICF - Southwest Regional Grant
Kathryn B McQuade Foundation
The Pacific Companies

\$5,000+

Bank of America
Berwind Corporation
Boise Cascade
Capital City Kiwanis Club Foundation
Cross Charitable Foundation
DaTCK Foundation
Empire Title

\$5,000+ cont.

Hayden Homes - First Story
Hemingway Foundation
Home Partnership Foundation
ICF - Joe and Patty Marshall Family Fund
ICF - Kissler Family Foundation
KeyBank
MDU Resources Foundation
Mountain Land Design
Nordstrom
Pennbridge Lodging
Perkins Foundation
Roundhouse
Rueb Idaho, Inc.
Scentsy
Seattle Foundation
Shadow Mountain Homes
St. Alphonsus
The Table Group
Tomlinson and Associates
Umpqua Bank (formerly Columbia Bank)
Washington Federal Foundation
Washington Trust Bank
Whittenberger Foundation

\$1,000+

Banner Bank
Baron Equities
Boise Centennial Rotary
Boise Valley Friends Meeting
Capitol Workshop
College of Idaho Student Philanthropy Council
dechase Development Services LLC
Figure 8
Full Swing PR
Holland and Hart Foundation
ICF - Nancy Wilson Ives Foundation
ICF - Robert and Dorothy Rebholtz Fund
IdaCorp Employee Community Service
Idaho Central Credit Union
Idaho Power
Idaho Survey Group

\$1,000+ cont.

JPMorgan Chase
Kuna United Methodist Church
Idaho AHMA
Meridian Lions Club
Mountain West Bank
New Fields Mining & Energy Services
North End Neighborhood Association
OConnor Painting
PacificSource Health
Prestige Plumbing
Robie Creek
Roman Catholic Diocese of Boise
Slattery Orthodontics
The Rotary Club of Eagle-Garden City
Tradewinds General Contracting
Universal Forest Products
Windermere Professionals

Under \$1,000

Agnew Beck
Around the Town Property Management
Beautiful Savior LWML
Boise Unitarian Universalist Church
Bonneville Billing & Collections
Hillview United Methodist Church
Idaho Mortgage Lenders Association
Idaho Nonprofit Center
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