

YELLOW SPRINGS HOME, INC 2014 ANNUAL REPORT

GAINING MOMENTUM



Letters from the President & Director

Letter from the Board President

This past year we completed our first house on Cemetery Street—the first of four homes to be built there in partnership with the Village. There was a tremendous outpouring of volunteers to help with interior painting and other work. It really felt as though the community came together to work and savor this accomplishment. At the ground-breaking ceremony, we had the opportunity to meet and celebrate with the Wyant family who recently moved into the house.

Not as well known or as celebrated is the fact that several of our community land trust homes were resold. In one case, for example, a young parent who grew up in Yellow Springs had a chance to purchase a home with her

husband and child. It just felt as though our mission was bearing fruit.

Our young, though experienced and passionate, staff moved us forward by successfully pursuing grants from the National Community Land Trust Network for business planning, and from the Ohio Community Development Association for technical assistance with fundraising. Staff members also successfully secured funding for the Cemetery Street homes. The year culminated in the receipt of local money to hire a development coordinator who will work on large projects (for families, seniors and artists) as well as expand our fundraising activities. The work we've done, the lives we've touched, and the funds we've raised are momentum we can build on to achieve our larger housing goals.



A handwritten signature in cursive script that reads "Susan Stiles".

Susan Stiles, Board President

Letter from the Executive Director

Gaining Momentum is an apt theme for this year's annual report. Projects are in the pipeline. A brilliantly committed staff and board are working on all cylinders. The pitch is high. 2014 was a stand-out year for this powerful mission to strengthen community and diversity, as you'll read in these pages.

Last year the historic Cemetery Street project in partnership with the Village of Yellow Springs came to fruition. The shovel is in the ground. Home, Inc. made financially empowering pre- and post-purchase services available to more than 50 households.

Three affordable homeownership

closings took place, including our 20th. The model works. Predevelopment work is well underway for future projects, both large and small. And tremendous headway was made in building the capacity to deliver.

There's no time to waste. We all hear stories of people who have to move away because they can't afford to live here, and of those who continue to struggle with high housing costs. We hold a deep resolve to make Yellow Springs a place that works for everyone—not just for now, but for many, many years to come. It's a cause that is critical to the future of our community.

Thank you for your continued involvement and support. We are all in this together, and we're just getting started.



A handwritten signature in cursive script that reads "Emily Seibel".

Emily Seibel, Executive Director



The Wyant Family documented their C-Street home build process from start to finish, beginning with the Village's water line installation (pictured above)

Photo by: Erica Wyant

"Yellow Springs Home, Inc. is a key strategic partner as the Village strives to be a welcoming community of opportunity for people of diverse races, ages, sexual orientations, cultures and incomes. The Cemetery Street Project highlights the importance of energy efficient affordable housing in delivering on this goal, and we look forward to continued collaboration on initiatives that ensure a vibrant and thriving community. Thank you for supporting the Village of Yellow Springs in its efforts to make a difference in the lives of its citizens and in modeling best practices for the region!"

-Brian Housh, Council Member - Village of Yellow Springs

Organizational Information



Mission

The mission of Yellow Springs Home, Inc. is to strengthen community and diversity in Yellow Spings and Miami Township by providing permanently affordable and sustainable housing through our Community Land Trust (CLT).

Since it's founding, Home, Inc. has provided for more than 350 construction-related jobs and more than \$2,750,000 in local economic development. Home, Inc has built or rehabbed 18 units with 6 resales. Home, Inc. has 100% occupancy and has not had a single foreclosure due, in part, to stewardship services and an emphasis on homebuyer education. Last year pre- and post- purchase stewardship services were provided to more than 50 households.. **Home Inc. developments generated more than \$40,000 in 2014 alone!**

Vision

Home, Inc. is a state leader for Community Land Trusts. It provides innovative housing for both rental and home ownership and is an essential partner in economic development within the Village and in the township.

Values

We Believe:

- People deserve decent, safe, permanently affordable and sustainable housing
- The Community Land Trust model is an appropriate and responsible method of development
- Land should be used as a community resource
- The essence of community is people caring about each other and the social, economic, and physical environment in which they live
- In a community enriched by economic, racial, age, and ethnic diversity
- In using local contractors and patronizing local businesses when feasible
- In environmental responsibility in both development and operations
- In effective business practices that ensure financial viability
- In involving homeowners in all phases of development and ownership
- In maintaining good relationships with homeowners, members, vendors, and the community

Goals

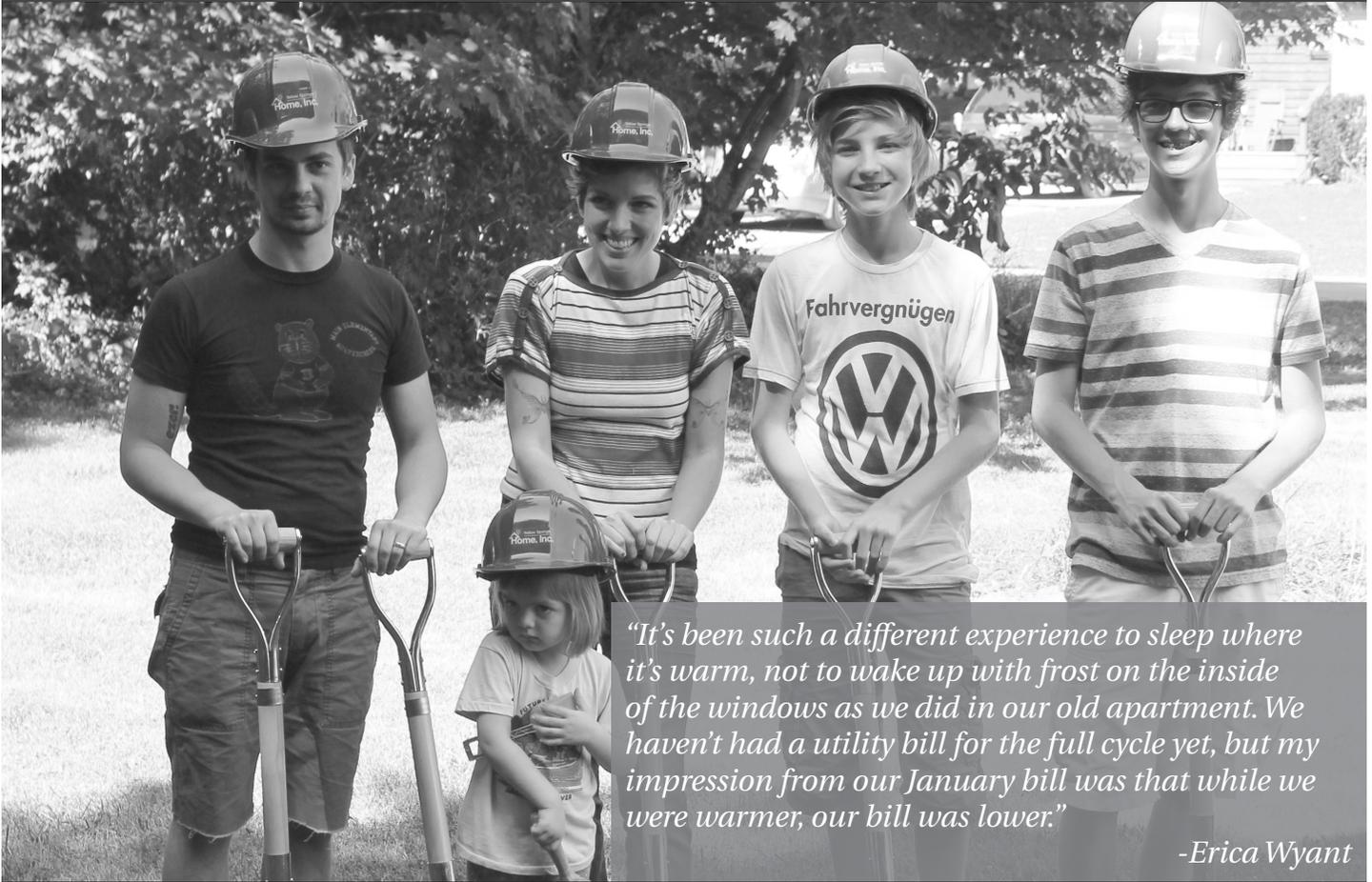
Yellow Springs Home, Inc. has three goals integral to our **five year strategic and business plans.**

1. Have a total of at least 30 units in our portfolio;
2. Partner with at least three organizations, businesses, or units of government to develop housing; and,
3. Generate at least 50% of our income from housing-development-related activities.

Our **strategic plans** are focused in four areas to achieve these goals:

1. Increasing housing production in collaboration with the Village government
2. Partnering with other organizations to develop affordable housing
3. Building the organizational capacity to accomplish these goals
4. Developing a stewardship program for homebuyers and homeowners

2014 Projects and Programs



"It's been such a different experience to sleep where it's warm, not to wake up with frost on the inside of the windows as we did in our old apartment. We haven't had a utility bill for the full cycle yet, but my impression from our January bill was that while we were warmer, our bill was lower."

-Erica Wyant

The Wyant Family (From Left: Caleb, Rudy Mae, Erica, Callum and Ziven) poses at the groundbreaking of their new home on 140 Cemetery St. The home was completed just before Christmas.

Wyant Family Moves Into First C-Street House

Home, Inc. completed construction in December on the first home in the 4-unit Cemetery Street project, after an August ground-breaking. This historic project is the first partnership with the Village of Yellow Springs.

Caleb and Erica Wyant and their three children moved into their new Home, Inc. house in early January. The 1,332 square foot three-bedroom, two-bath house is highly energy efficient, earning a Home Energy Rating System Score of 57—which equates to less than half the energy use of a conventional, existing home of the same size.

The Wyants moved to Yellow Springs from northern Ohio some five years ago and were living in a two-bedroom apartment where “two of us could hardly stand in the kitchen at the same time,” according to Erica. They have been waiting patiently on Home Inc.’s waiting list since 2010.

Caleb works for a tie-dye manufacturer; Erica is a home manager for several group homes for developmentally disabled adults. They are delighted to be able to have more room for their musical and artistic hobbies. And their two teen-aged sons, Callum and Ziven, are eager to have their own rooms for the first time. Their

youngest, Rudy Mae, loves their new home.

The cost to develop the home was \$185,000, made affordable by more than \$63,000 in gap subsidy from the Morgan Family Foundation, Federal Home Loan Bank of Cincinnati, Vectren Foundation, Ohio Community Development Finance Fund, and the Huntington National Bank. The Village also sold the lots at half cost, making the project more affordable and helping to leverage outside resources. The home will stay affordable to future homebuyers thanks to the Community Land Trust model.

2014 Projects and Programs

Stewardship Report

In 2014 Home, Inc. began formalizing its stewardship program—high level, individualized financial coaching alongside post-purchase support to benefit income-qualified homebuyers and Home, Inc. homeowners. Under the banner of stewardship programming, these services prepare clients financially to own a home, assist in the home buying process, provide support to maintain successful homeownership, and assist with resales. The program prevents foreclosure and provides in-depth financial coaching and advocacy with results.

In 2014, Home, Inc. was able to provide homebuyer coaching services directly to 30 active households on its waiting list through more than 50 meetings, thanks to a generous grant from the Yellow Springs Community Foundation. Currently, the Home, Inc. waiting list includes 41 households and is vetted annually. Pre-purchase stewardship provides value to clients enrolled in the homeownership program, whether or not they ultimately purchase a Home, Inc. home. Due to marketing and outreach efforts, 24 new households enrolled in the program last year.

This unique program is designed to address a basic problem within housing: helping under-served homebuyers access and sustain homeownership. The program provides financial coaching to prepare clients for mortgage-readiness through review of an individualized affordability analysis, overview of lending criteria, and discussion of the

client's unique financial goals. The information clients are presented with helps them improve credit and savings, decrease debt, make informed financial decisions, and prepare for homeownership.

When a client is matched with a Home, Inc. home, staff provides in-depth support and advocacy throughout the entire, complicated home buying process. Once a homeowner, Home, Inc. continues to make post-purchase support services available—there are currently 15 homeowner households in the program. Thanks in part to stewardship activities, Home, Inc. has not had a single foreclosure since founding.

Examples of post-purchase services include: sharing information on area resources, assistance with property tax requests, and assisting homeowners wishing to sell their homes. In 2014, Home, Inc. also hosted a Community Mortgage Workshop in partnership with Neighborhood Housing Partnership of Greater Springfield featuring the Save the Dream program, which connects homeowners in trouble with financial resources to prevent foreclosure. In 2014 Home, Inc. assisted with two resales, including its 20th affordable homeownership closing.

Capacity Building

Home, Inc. executive director Emily Seibel secured one of only 10 national Business Planning Fellowships for Executive Leaders awarded by the National Community Land Trust Network in 2014. The

award, valued at \$8,200, pays for assistance developing a business plan through trainings, workshops, individual coaching, and attendance at a national conference.

Seibel was also appointed to the National CLT Network board of directors in October. The National CLT Network provides research, education and support for member CLTs around the country. She is chair of the Community & Capacity Building Committee.

The Yellow Springs Community Foundation generously expanded its Miller Fellow grant award to Home, Inc. for 2014-2015 to \$12,100. The grant will pay the salaries of Antioch students working at Home, Inc. It provides for 20 hours a week for three terms and a full-time co-op position with an additional 10 hours a week for that term. Miller Fellows Taylor Spratt and Charlotte Norman started working with Home, Inc. in October and will work with Home, Inc. throughout the rest of their school year.

Home, Inc. also received a competitive AmeriCorps VISTA service award for the 2014-2015 service term. AmeriCorps VISTA Adam Abraham has been with Home, Inc. since June, following the end of service term for former VISTA Ellen Ferguson. Yellow Springs Home, Inc. will be applying for the VISTA position for the 2015-2016 service term. Ellie and Adam helped to secure over \$140,000 in funding, and recruit over 1,000 hours in volunteer labor.

Home, Inc. secured one of only two state-wide fundraising-

2014 Projects and Programs

technical assistance awards through the Ohio Community Development Corporation. The award, valued at \$5,000, will assist Home, Inc. board and staff in developing a multi-year fundraising plan for increased sustainability and mission impact.

In 2014, Home, Inc. secured scholarships for program manager Chris Hall to become a certified Housing Development Finance Professional through the National Development Council. This rigorous 4-course training with examinations will increase staff capacity to developing affordable housing projects. Home, Inc. also received scholarships through NeighborWorks America for staff to attend rigorous courses in financial management, grant writing, homeownership counseling, and financial counseling.

C-Street Homes: Phase 2 Begins

By the end of 2014, Home, Inc. secured the gap funding needed for the second of four houses planned for Cemetery Street. We met our financial goal with a \$10,000 grant from Bike & Build Inc. for a total of \$62, in subsidy. Home, Inc. plans to bid the project out in 2015 and is finalizing plans. Thanks to a \$50,000 grant from Federal Home Loan Bank of Cincinnati, Home, Inc. is also well on its way toward funding construction of the final third and fourth houses, slated for completion in 2016.

Home, Inc. is delighted to partner with the Village of Yellow Springs on this project, which improves infrastructure, generates new property tax revenue, increases economic diversity, and meets

the public priority of affordable housing for a thriving, strong community. Once completed, the four-unit project is estimated to generate \$10,000 or more in new annual property tax revenue.

Up to this point, Home, Inc. has raised 228K of the 260K gap funding required for the four C- Street homes: grants have come from the Morgan Family Foundation (\$90,000), the FHLBank (\$100,000), the Ohio Community Development Finance Fund (\$20,000), Bike & Build Inc. (\$10,000), Vectren Foundation (\$7,500), and The Huntington National Bank (\$500). It remains to raise approximately \$30,000 for the last two homes. A number of grant applications are in the works.

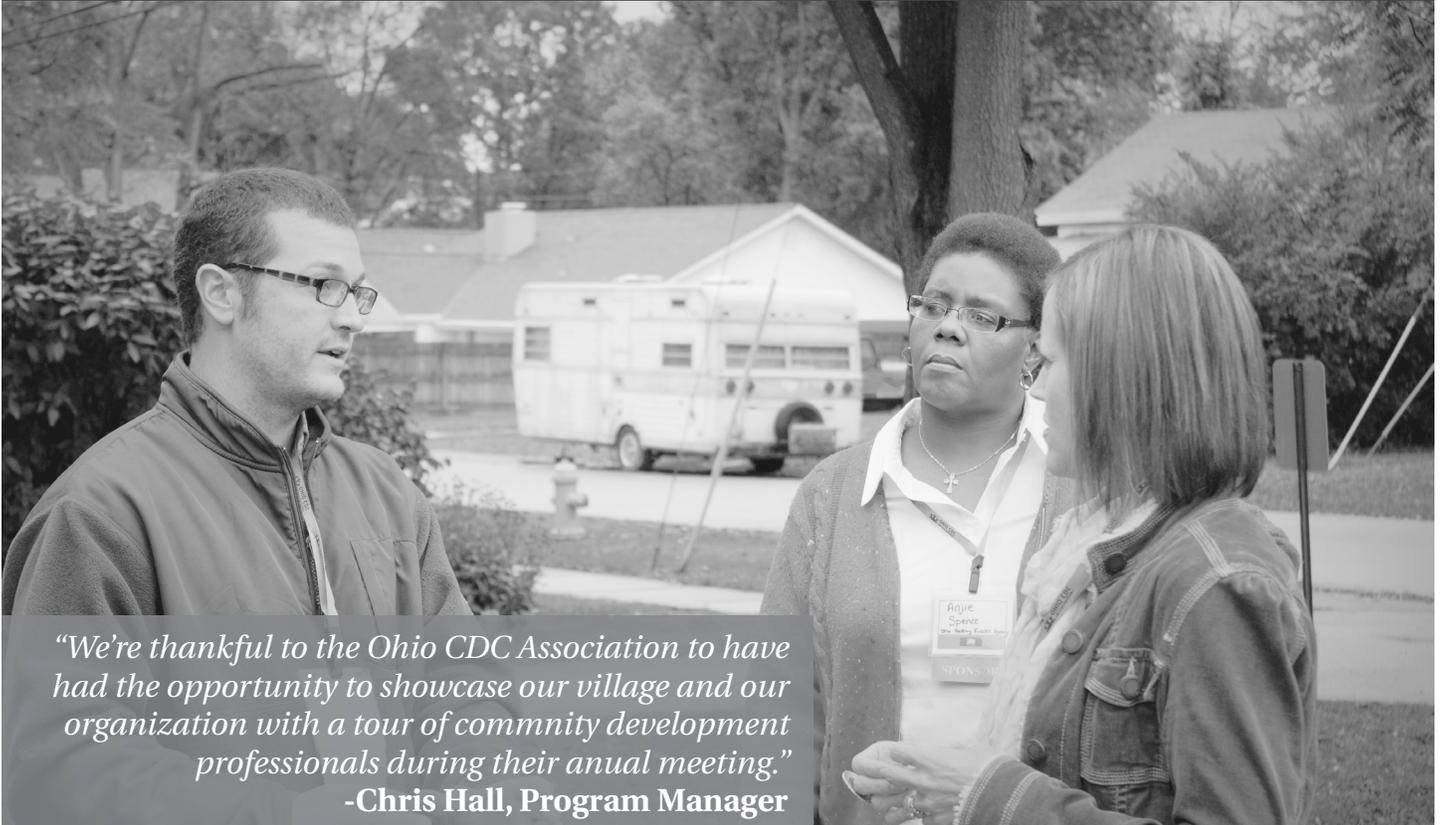


"Stereotypically, buying a new house can be scary and nerve wracking. As much as we, of course, felt nerves here and there through the process, we have had the most positive, beautiful experience buying our home through Home, Inc. They made us feel comfortable and supported every step of the way. We felt like they truly cared about us and felt their genuine excitement for us in everything they did. It has been a dream come true getting our new house through Home, Inc. and we could not be happier."

-Erica Wyant, Homeowner

The first completed house in the Cemetery Street Project, Home, Inc.'s first partnership with the Village of Yellow Springs, who sold the lots to Home, Inc. at half cost

2014 Projects and Programs



"We're thankful to the Ohio CDC Association to have had the opportunity to showcase our village and our organization with a tour of community development professionals during their annual meeting."
-Chris Hall, Program Manager

Program Manager Chris Hall talks to attendees of Yellow Springs Home, Inc.'s Village Tour as part of the Ohio CDC Association's annual conference.

Senior Housing

An independent senior housing working board formed in 2014 to further affordable housing opportunities for seniors in the Village. The mission of the citizen-led planning group is to lay groundwork for an affordable senior apartment project in the Village. Its agenda includes: identifying potential sites, reviewing designs and amenities, considering diversity, discussing self-governance in management, developing partnerships and community alliances, looking at energy efficiency, and garnering public support. The group is comprised primarily of local seniors who want to live here.

In 2014, Home, Inc. worked diligently to develop partnerships

for gaining site control of a large parcel suitable for developing a senior apartment community and remains committed to the vision of a senior housing project.

Honoring and supporting our elders is core to a thriving community, while a current lack of senior housing has forced many seniors to remain in increasingly unaffordable, inaccessible environments. Developing an energy-efficient senior housing project focused on community is essential to meeting this important local need. Our work will continue in 2015.

Rentals

Home, Inc. manages and owns two affordable rental units on Xenia Avenue, funded by a capital

campaign with support from the Morgan Family Foundation. The units house a local artist and a couple who own a small business. Affordable rental housing will increasingly be a focus moving forward.

Dayton Street

Staff began site planning with the Projects Advisory and Asset Management Committee on a donated lot on Dayton Street, which formerly housed a blighted home. Predevelopment work, including fundraising, business planning, engineering, and architectural design is on our agenda.

2014 Financial Summary

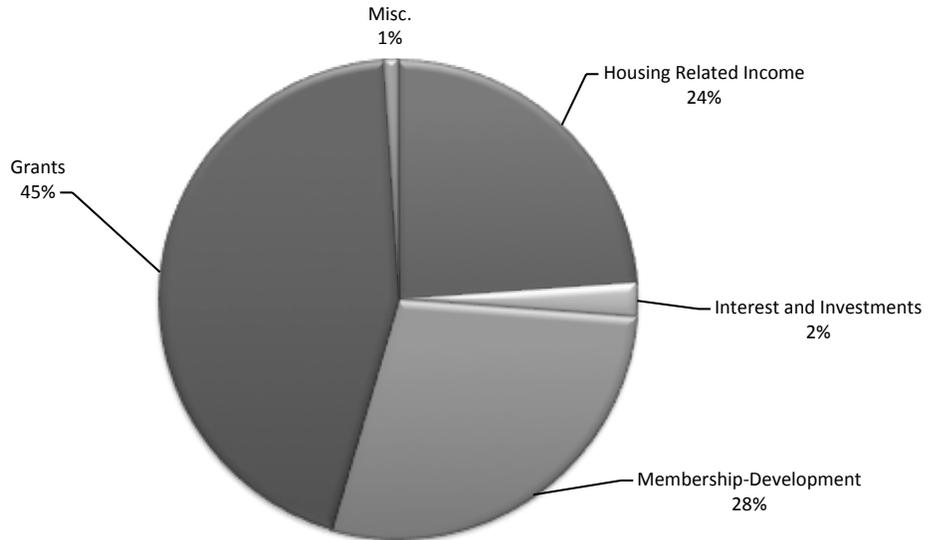
Home, Inc. thanks all members and granting agencies who make our mission possible.

Home, Inc. operates on an accrual basis with a fiscal year that reflects the calendar year, so the year end was December 31, 2014. From the Statement of Activities, expenses were \$133,444 in 2014, and total income was \$141,284. Total net income was \$7,840.

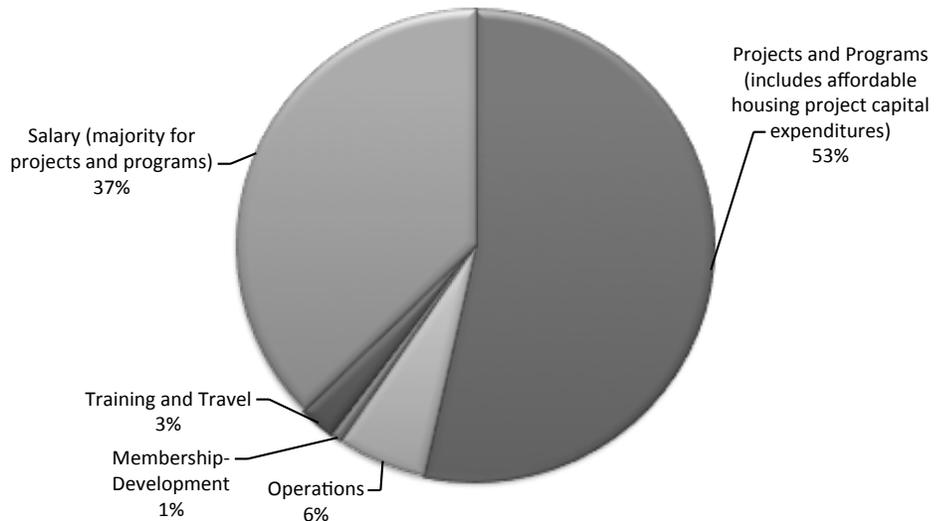
Not shown on the Statement of Activities is \$67,500 remaining of the original \$90,000 in grant income awarded by the Morgan Family Foundation for the Cemetery Street project—this income is on Statement of Financial Position and included as Prepaid Grant Income under Other Assets, since the some of the land for the project was not yet purchased by the end of 2014. Also not included on the Statement of Activities is \$109,997 in funding commitments through the Federal Home Loan Bank of Cincinnati and Bike and Build Inc. for the Cemetery Street project. In addition, a Development Grant of \$55,600 was received in 2014, for use in 2015.

Development project expenses other than staff time are reflected in the Statement of Financial Position, as they are part of capital assets which will eventually be sold. Housing capital projects expenditures in 2014 totaled \$117,238, spent on the Dayton and Cemetery Street projects. An additional \$16,668 in project and program expense was incurred in 2014 on depreciation, advertising and program outreach, homebuyer services, stewardship, housing maintenance and expense, project loan payment interest and interest expense, rental property taxes, tools, and volunteer programs.

2014 Total Income



2014 Total Expenditures



2014 Financial Summary

The Statement of Financial Position shows total assets of \$1,050,722 with \$315,596 in total current assets reflecting pledges receivable for future housing projects, Vanguard endowment funds, and bank accounts, which include general checking and savings, a project investment account, grant funds for projects, a development grant, an operations reserve fund, and a fund for rental property replacement reserves. Fixed assets include \$506,357 in Community Land Trust land. These properties include 15 sold Community Land Trust homes—the land is restricted by 99-year, renewable ground leases for the use and enjoyment of low and moderate income homeowners.

Other fixed assets of \$352,919 include current projects, a rental property, office furniture and equipment, architectural fees, options and deposits, and prepaid grant income for the upcoming C-Street project and to support predevelopment work in 2015. Liabilities of \$240,862 include \$127,492 in affordable housing development financing and loans and \$3,373 in payroll liability and payroll tax payable. An additional \$109,997 is unearned pledges for future affordable housing development. Total equity is \$809,860. Total liabilities and equity is \$1,050,722.

Our Yellow Springs Community Foundation permanent endowment, not shown on our balance sheet, increased in 2014. Our year-end Yellow Springs Affordable Housing Endowment principal was \$46,814, up from \$26,069 at the end of 2013, thanks to a generous \$20,000 donation.

All financial statements are available upon request by interested parties.

Yellow Springs Home Inc Statement of Activities January - December 2014

Please note that the Statement of Activities does not include capital expenditures on affordable housing projects, at the heart of our mission. Please see the Statement of Financial Position for capital expenditures.

Preliminary Financial Statements	<u>TOTAL</u>
Income	
Donations/Memberships (1)	33,570.70
Gain (Loss) on Property Sales (2)	11,730.21
Grants (3)	63,015.00
Homebuyer Application fee	140.00
Interest Income	3,188.07
Refunds	1,279.22
Rental Income	21,933.05
Special Events	6,427.88
Total Income	\$ 141,284.13
Gross Profit	\$ 141,284.13
Expenses	
Advertising/Promotional	1,606.05
Bank Charge	25.74
Depreciation (4)	6,948.00
Development & Membership	2,149.40
Dues, Subscriptions, Fees	437.00
Homebuyer Services	156.28
Homeowner Stewardship Program	93.78
House Maintenance and Expense	3,982.60
Insurance	2,479.00
Interest Expense	13.12
Loan Payment Interest	1,465.35
Office Rent	620.00
Office Supplies & Expense	4,684.52
Professional fees (5)	4,420.00
Property Tax	2,840.12
Salary Expense	80,544.71
Phone, Voicemail, and Internet	1,078.35
Tools	165.00
Training and Travel (6)	6,204.25
VISTA Expenses (7)	12,994.34
Volunteer Programs	184.06
Website and Email	352.27
Total Expenses	\$ 133,443.94
Net Operating Income	\$ 7,840.19
Net Income	\$ 7,840.19

Financial Statements as of 2/18/2015. Please note there may be minor year-end adjustments.

- (1) Donation/membership expense includes in-kind donations, corporate sponsorships, and membership/development income
- (2) Includes income from resales and developer fees
- (3) A portion of grant income supports capital (housing) projects
- (4) Depreciation of capital assets does not impact operational cash flow
- (5) Professional fees includes a third party accountant
- (6) Portion of travel fees for board travel and later reimbursed
- (7) \$11,126 of VISTA Expense off-set by grant income, above

Yellow Springs Home, Inc. operates on an accrual basis with a fiscal year that reflects the calendar year. Audited financial statements will be available once completed in 2015. The financial statements summarized here are preliminary. Please note there may be minor year-end adjustments.

2014 Financial Summary

Yellow Springs Home Inc Statement of Financial Position

As of December 31, 2014

<i>Preliminary Financial Statements</i>	<u>TOTAL</u>
ASSETS	
Current Assets	
Total Bank Accounts (1)	\$ 176,779.94
Other current assets	
Pledges Receivable (2)	99,997.01
Vanguard - Restricted Endowment	38,819.50
Total Other current assets	\$ 138,816.51
Total Current Assets	\$ 315,596.45
Fixed Assets	
Community Land Trust Land (3)	\$ 506,357.14
Current Projects	
1227 Xenia Ave. house (rentals)	153,378.37
540 Dayton St House (in predevelopment)	15,461.17
540 Dayton St Land	43,000.00
Cemetery Street Project (in development)	135,140.90
Computer Equipment	1,679.20
Future Predevelopment Architect Fee (4)	4,800.00
Office Furniture	458.99
Total Fixed Assets	\$ 860,275.77
Other Assets	
Options/Earnest/deposits	-2,050.00
Prepaid Grant Income - Morgan Family (5)	-67,500.00
Prepaid Income - Development Grant (6)	-55,600.00
Total Other Assets	-\$ 125,150.00
TOTAL ASSETS	\$ 1,050,722.22
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Huntington - Line (7)	89,992.33
Payroll Liabilities	369.99
Payroll Tax Payable	3,003.04
Unearned Pledges	109,997.00
YS Federal Credit Union Loan (8)	37,500.00
Total Other Current Liabilities	\$ 240,862.36
Total Current Liabilities	\$ 240,862.36
Total Liabilities	\$ 240,862.36
Equity	
Opening Bal Equity	7,450.43
Retained Earnings	794,569.24
Net Income	7,840.19
Total Equity	\$ 809,859.86
TOTAL LIABILITIES AND EQUITY	\$ 1,050,722.22

Financial Statements as of 2/18/2015. Please note there may be minor year-end adjustments.

(1) Includes accounts with Huntington, WesBanco, YS Federal Credit Union, and US Bank. Includes grant funds for the Cemetery Street project and funds to support predevelopment work, stewardship activities, and homebuyer coaching services alongside general checking and savings and a reserve fund.

(2) Includes funding for the Cemetery Street project from the Federal Home Loan Bank of Cincinnati (committed but not yet received); includes 0.01 in Payroll Refund

(3) Community Land Trust Land reflects 15 sold Community Land Trust homes. The land is restricted by 99-year, renewable ground leases for the use and enjoyment of low and moderate income homeowners.

(4) Energy efficient blueprints based on Passive House design features to be used in future projects.

(5) Remainder of Morgan Family Foundation loan for Cemetery Street lot acquisition

(6) Received in 2014 to support predevelopment work in 2015

(7) Huntington construction loan for affordable housing development, to be repaid at home sale

(8) Loan for rental property, repaid Morgan rental loan for affordable housing rehab

Recognition and Acknowledgement

2014 Donors

Membership Level \$1-\$34

Ara Beal
Susan D Bothwell
Nick Boutis
Tom Clevenger
Harvey Curran and Mary Fahrenbruck
Bill Felker
Jewel and Paul Graham
Chris Hall
Andy and Beth Holyoke
Joan Horn
Brian Housh
Cheryl and Jim Keen
Shirley Kristensen
Steve Percy
Maggie Rusnak
David Scott
Dorothy L. Scott
Marlene Whelchel
Mary White

General Level \$35-\$59

Ed Amrhein and Beth Bridgeman
Jackie Anderson
Fred and Joy Bartenstein
Vijay and Saba Bathija
Barb and Stan Bernstein
Dan and Kathy Beverly
Abby Cobb and George Bieri
Barbara and Richard Bullock
Pam Conine
Celia Diamond in honor of David Seitz
and Daniele Norman
Rick and Mary Donahoe
Helen Eier
Shelia Filler
Joy Fishbain
Patrick and Joyce Hemenger
Barry and Kipra Heermann
Priscilla Janney-Pace
Janice Jones
Bob and Beverly Jurick
Chris and Rick Kristensen
Henry Lapp
Phil Lemkau
Nancy and Raymond Lewkowicz
Marianne MacQueen and Patti Dallas
Susan and Phil Miller
Suzanne Patterson
Kingsley Perry
Julia Reichert
Bronwyn Reese and Carmen Milano
Roger and Macy Reynolds
Jim and Judy Rose
Laura Taylor
David Wishart and Jo Wilson
Gary Zaremsky and Mary Beth Burkholder

Family Level \$60-\$119

Joseph and Marjorie Anthony
Harden and Jean Ballantine
Bob Barcus and Aida Merhemic
David and Esther Battle
Orlando and Leanora Brown
Jane Brown

Carl Champney and Charlene Prestopino
Mei Chiang and Chuck Taylor
Diane Chiddister
Erin and Amanda Cole
Dhams Household
Gary Dixon
James and Betty Felder
Eve Fleck
Dayna Foster
Jeanna Gunderkline
Dan and Susan Halm
Bill Houston and Hazel Tulecke
Ellen and Rod Hoover
Wilhelmina and Ken Huber
Carl and Lorena Hyde
Phyllis Logan
Marge and James Misak
Bill and Shirley Mullins
Ellis Jacobs and Desiree Nickell
Sharen and David Neuhardt
Virginia Paget
Liz Porter
Beth Rubin and Brain Potts
Janeal and Chris Ravndal
Dimitra Reber
Alice Robrish
Bill and Dorothy O. Scott
Barbara and Reggie Stratton
Ron and Susan Tower
Paul and Carol Van Ausdal
Glenn and Jane Watts

Carpenter Level \$120-\$299

Carmen Brown
Berch and Susan Carpenter
Bruce Bradtmiller and Carol Cottom
Patricia Dewees
Joe and Marilyn Dowdell
Heidi and Roy Eastman
Kitty Jensen and Patty Gehrig
Vickie Hennessey
Mary K. Smith and Melissa Heston
Marc Holser
Amy Magnus and Jeremy Holtgrave
Debbie Henderson and Jon Hudson
Anita and Joseph Kohler
Len Kramer and Toni Dosik
Michael Kraus
Marv and Mary Lamborg
Cynthia Sanford
Bob Brecha and Katharina Seidl
David Seitz and Daniele Norman
David and Helen Westneat
Edward and Gloria Wingard

Architect Level \$300-\$499

Wally and Evelyn Sikes
Larry Turyn

Homebuilder Level \$500-\$999

Tony and Ruth Bent
Peg Champney
Linda Griffith and Scott Kellogg
Lee and Vicki Morgan

Community Builder Level \$1000-\$2499

Mary and Jim Agna
Jane Baker
Gordon Cowperthwaite
Al and Donna Denman
Malte and Pam Von Matthiessen

Susan Stiles and Alan Raney
Al Schlueter
Ilse Tebbetts

Marianne MacQueen Society \$2500+

Charlotte and Rubin Battino
Mary M. Morgan
Maureen Lynch and Richard Lapedes
In Honor of Suzanne Patterson, Andree Bognar, and Helen Eier

"I feel that donating to Home, Inc. would make a contribution to the diversity of the community in being able to have affordable housing. That's why I donate to Home, Inc."

-Jim Agna

"I support Home, Inc. because I believe that affordable housing is absolutely essential to maintain the character of YS- that is the reason I've lived here since 1975. Without affordable housing, it would turn into a wealthy, bedroom community."

-Alan Raney

"The Village of Yellow Springs is excited to partner with Yellow Springs Home, Inc. on the construction of four new affordable, energy-efficient homes on Cemetery Street. The construction of these homes is a significant step in providing newly-constructed affordable housing in the Village."

-Patti Bates

**Village Manager
Village of Yellow Springs**

In Memoriam

Yellow Springs Home, Inc. pays special recognition to Mary M. Morgan— well known for her commitment to social justice. Mary's contribution to Home, Inc. enabled a rehab project and made a lasting impact on our community.

Recognition and Acknowledgement

2014 Business Sponsors

General Level \$0-\$100

Kroger
SPREC Services
Yellow Springs Brewery

Basic Level \$100-249

Adoption Link
Beavercreek Lowe's
James Tetz DMD, Inc.
Millworks Development Corp.
Montgomery Insurance and
Investments

Architect Level \$500-999



Homebuilder Level \$1,000+



Community Builder Level \$2,500+



In Kind Donations

Andi Adkins
Charles Allbery
Fred Bartenstein
Susan Bothwell
Carmen Brown
David Roche, Buyers Inspection
Service
Elise Click and WesBanco
Pat DeWees
Erin Cole
Emporium Wines and Underdog Café
John Eastman
Debbie Henderson
Cheryl and Jim Keen
La Pampa Grill
Len Kramer
Mary M. Morgan
Rick and Chris Kristensen and
Re/Max Victory
Susan Stiles
Tom's Market
Dave Turner
The Wind's Wine Cellar
Yellow Springs Brewery
The Village Guesthouse

Special Thank You's to:

- Lisa Wolters and the Yellow Springs Brewery for all of their support with events and fundraising.
- Emporium Wines and Underdog Café for all of the great coffee and for hosting our spring wine tasting.
- Tobi Dawson for her leadership with the Yellow Springs Zombie Walk, a grassroots fundraiser.
- Charles Allbery of Allbery, Cross, Fogarty for his legal services and expertise.
- David Roche of Buyers Inspection Service for his construction expertise and for being a great neighbor.
- The Yellow Springs United Methodist Church for our office space and for being fantastic community partners.
- Mariano Rios and La Pampa Grill for providing phenomenal food for our Ohio CDC Association Tour.
- Carmen Brown, Johnny Lee, and Ila Peck for catering our spring wine tasting event—delicious!
- Barry Heermann for his ongoing leadership coaching and support.
- Kathi Dye of BK Dye, Inc. for her accounting prowess.
- The Wind's Wine Cellar, for generously donating wine to our fall fundraiser.
- Tom Osborne, for all of his hard work as our all-star #1 volunteer.
- Re/Max Victory for generously giving a reduction in Realtor fees to further our mission.
- Marianne MacQueen and Patti Dallas, of The Village Guesthouse, for donating a night's stay to support the Ohio CDC Association tour.
- All of our members who weighed in, participated in events, and got involved.
- An amazing and dedicated Board of Directors and Board President.

In Memoriam



Yellow Springs Home, Inc. would like to pay special recognition to the contribution of John Eastman to our mission. His water engineering knowledge helped significantly with a number of projects. His donated time and expertise to our mission made a palpable difference in our community. We honor his legacy.

2014 Volunteers and Partners

Volunteers

Adam Abraham	Chris Hall	Ila Peck
Penny Adamson	Victoria Harley	Kingsley Perry
Charles Allbery	Jack Hassler	Patsy Perry
Antioch Student Volunteers	Kazuko and Tim Heaton	Alan Raney
Mark Babb and Janet Mueller	Barry Heermann	Roger and Macy Reynolds
Tim and Barb Barhorst	Kipra Heermann	Mariano Rios and Luisa Bieri Rios
Esther and David Battle	Brett and Isis Henderson	David Roche
Ara Beal	Vickie Hennessey	Fernando Romero
Elijah Blanton	Joan Horn	Layla Saad
Susan Bothwell	Tiffany Hunter	Cindy Sanford
Beth Bridgeman	Brian Housh	David Scott
Carmen Brown	Michael Jackson	Emily Seibel
Ann Carman	Ellis Jacobs	David Seitz
Elise Click	Andrew and Anissa Kline	Al Schlueter
Tom Clevenger	Alexandra Klug	Moya Shea
Erin Cole	Leonard Kramer and Toni Dosik	Tawn Singh
Sheryl Cunningham	Rick Kristensen	Beth Sorce
Patti Dallas	Taylor Larson	Susan Stiles
Tobi Dawson	Johnny Lee	Suzanne and Lucas Szempruch
Isaac and Hannah DeLamatre	Fritz Leighty	Connie Taylor
Myrcka Del Rio	Marianne MacQueen	Ilse Tebbetts
Tina Dorn	Amy Magnus and Jeremy Holtgrave	Ali Thomas
John Eastman	Bob McClain	David Turner
Ellen Ferguson	Julie McCowan	Rick Walkey
Jane Foreman	Craig Measure	Karen Wintrow
Susan Gartner	Marianne Miller	Caleb and Erica Wyant Family
Spencer Glazer	Tom Osborne	Coty Wyatt
Molly and Keith GunderKline	Sue Parker	Richard Zopf
Jeanna Gunderline	Meera Parthasarathy	Zombies of Yellow Springs
Alana Guth		

"Peebles Homes was proud to work with Yellow Springs Home Inc. and their staff. They believe as we do, by providing affordable and energy efficient homes."

- John Peebles, Peebles Homes, LLC

Granting Agencies and Funding Partners

Bike and Build Inc.	National Community	The Springfield
Federal Home Loan Bank	Land Trust Network	Foundation
of Cincinnati	NeighborWorks America	U.S. Bank Foundation
The Huntington National	Ohio Community	Vectren Foundation
Bank	Development	Village of Yellow Springs
Lowe's of Beaver creek	Corporation Association	Yellow Springs
and Springfield	Ohio Community	Community Foundation
Morgan Family	Development Finance	
Foundation	Fund	

2014 Volunteers and Partners



Staff and volunteers celebrate after installing rigid exterior foam for energy efficiency on the first C-Street home. Home, Inc. will be hosting a volunteer day centered around gardening and landscaping in the spring.

"We are excited to assist with the creation of additional affordable housing units in Yellow Springs. Yellow Springs Home Inc., in partnership with FHLBank members Huntington Bank and Fifth Third Bank, has received three awards for a total of \$260,000 in FHLBank Affordable Housing Program subsidy to help create eight units of affordable housing. We enjoy having a connection to a community that is committed to expanding its availability of housing for low- to moderate-income individuals."

-Damon Allen Senior Vice President-Community Investment Officer, FHLBank Cincinnati

Housing Project Partners

#1 Volunteer Tom Osborne
Charles Allbery- Allbery Cross
Fogarty
City Title Agency
Custom Concepts, LLC - Gary
Heeb GC
David Roche- Buyer's
Inspection Service
Downing's Do It Best
Durst Bros. Excavating
Erica and Caleab Wyant and
Family
First American Title Company

Gutmann & Middleton
Valuations, Inc.
Brett and Isis Henderson
Home, Inc. Projects Advisory
and Asset Management
Committee
Fritz Leighty
Lowe's of Beavercreek and
Springfield
Bob McClain- McClain
Excavating
Meera Parsarathy- Spatial
Synergy Studios, LLC
Michael N. Moorhead

Peebles Homes, LLC – Tom and
John Peebles GC
Mariano and Tomás Rios
Luisa Biere-Rios
Shelley Metz Baumann Hawk,
Inc.
Steve Percy, SPREC Services
Suzanne and Lucas Szempruch
The Huntington National Bank
Tom Clevenger, Construction
Manager
Village of Yellow Springs
Yellow Springs Home, Inc.
Volunteers

Board of Directors

Mark Babb
Luisa Bieri-Rios
Susan Dykstra Bothwell
Jeanna Breza
Carmen Brown
Erin Cole
Victoria Hennessy
Joan Horn
Leonard Kramer
Amy Magnus
Patricia Perry
Cynthia Sanford
David Seitz
Tawn Singh
Susan Stiles
Connie Taylor

Accountant

B.K. Dye, Inc.

Committees & Task Forces

Executive
Fundraising
Publications
Governance
Projects Advisory & Asset Management
Finance & Investment
Membership
Stewardship Task Force

Consultants

Fritz Leighy
Steve Percy - SPREC Services

Attorney

Charles Allbery -
Allbery, Cross, Fogarty

Photographer

Tiffany Hunter

Staff

Emily Seibel
Executive Director
Chris Hall
Program Manager
Ellen Ferguson
AmeriCorps*VISTA
Adam Abraham
AmeriCorps*VISTA
Taylor Spratt
Miller Fellow
Charlotte Norman
Miller Fellow
Keeton Byerly
Miller Fellow



(937) 767-2790 - www.yshome.org



P.O. Box 503
Yellow Springs, OH 45387

Nonprofit Organization
US Postage Paid
Xenia, OH
Permit No.18
Return Service Requested

Affordable Homes for Generations