



OPENING DOORS:

20 YEARS OF COMMUNITY IMPACT



Yellow Springs

Home, Inc.

ANNUAL REPORT
2018

Letter from the President and Director



It's hard to believe, but Yellow Springs Home, Inc. celebrated 20 years of community impact in 2018.

The theme of this year's annual report is Opening Doors—you'll find personal stories in these pages from residents for whom affordable homeownership has opened doors in their lives and work. You'll also see a year of growth, as our organization opens doors to new opportunities and new ways to serve the community through our mission.

2018 was a monumental year for Yellow Springs Home, Inc. Through the hard work of a small but dedicated staff, a passionate board of directors, and a growing number of community members and partners, we were able to sustain and expand stewardship of permanently affordable housing in Yellow Springs. We served more families than ever through our financial coaching program, began construction of our first multifamily rental project, and laid the foundation for two exciting

new projects serving families and seniors.

Using our mission as our guidepost, we also aligned our efforts with the priorities of several key partners, including the Village of Yellow Springs, St. Mary Development Corporation, Enterprise Community Partners, and the Morgan Family Foundation to pursue opportunities that will increase our ability to provide housing options to families and individuals in Yellow Springs for years to come.

Our ability to advance these efforts—through fundraising, development partnerships, property acquisition, and new construction—has been made possible in no small part by the contributions of community members like you.

Whether you wrote a letter or a check in 2018, made a pledge to our 20th Anniversary Glen Cottages Capital Campaign, participated in one of many community meetings, attended one of our fundraisers, or all of the above, we THANK YOU!

As we enter our 21st year, we are truly appreciative of the support you provide, and we will continue to translate it into financial programs, stewardship services, and affordable housing projects that improve the lives of families and individuals for generations and makes this village the kind of place we all want to live in.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Bongorno".

Christopher Bongorno,
Board President

A handwritten signature in black ink, appearing to read "Emily Seibel".

Emily Seibel,
Executive Director

Organizational Information

Mission and Vision

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

Vision: Yellow Springs Home, Inc. is a national leader in rural Community Land Trusts. It is a thriving organization with the sustained capacity to be sole developer and manager of a diverse range of housing types, including homeownership and rental, as well as serving as a local partner on larger projects. It is an essential partner to the Village of Yellow Springs and Miami Township, serving as a leader of local community development.

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.
- A community is enriched by economic, racial, age, and ethnic diversity.

We are committed to:

- Using local contractors and patronizing local businesses when feasible.

- Environmental responsibility in both development and operations.
- Effective business practices that ensure financial viability.
- Involving homeowners in all phases of development and ownership.
- Maintaining good relationships with homeowners, members, vendors, and the community.



2018 Projects and Programs

2018 Capacity Building Report

In 2018, Yellow Springs Home Inc.:

- Completed our 30th affordable home sale in Yellow Springs
- Facilitated two successful resales of Home, Inc. homes, serving households of low-income in Yellow Springs and preserving the initial subsidy investment
- Secured a Program-Related Investment loan through the Morgan Family Foundation and successfully purchased 1.8 acres of land from Wright State University for senior rentals
- Became the first-ever rural Enterprise Community Partner in Ohio, securing a \$35,000 grant for capacity building
- Grew community land trust fixed assets and affordable housing development investment by 71% by investing in three capital projects: Forest Village Homes, Glen Cottages, and Yellow Springs Senior Rentals
- Invested more than \$350,000 in our pilot multifamily rental project, Forest Village Homes, which serves special needs and senior households of low-income in energy efficient, accessible rental housing
- Secured commitments for 98% of the 20th anniversary capital campaign goal of \$350,000 and successfully purchased an acre of land to support the Glen Cottages Pocket Neighborhood
- Received funding commitments for \$100,000 (\$30,000 in predevelopment funding through the Finance Fund and \$70,000 from the Federal Home Loan Bank of Cincinnati) for the Glen Cottages Pocket Neighborhood
- Packaged and closed two low-interest mortgages in-house through the USDA Rural Development program, saving clients thousands in mortgage payments
- Received grants to hire a full-time AmeriCorps VISTA volunteer in partnership with the Ohio CDC Association and two part-time Miller Fellows along with a co-op student in partnership with the Yellow Springs Community Foundation and Antioch College
- Provided financial coaching and stewardship services to a record 125 households in the areas of financial coaching and training, foreclosure prevention, administering repair grants, assistance with re-sales, and other activities to facilitate financial empowerment, resilience, and stability for low-income households
- Secured a Carol M. Peterson grant to build an accessible ramp for a program homeowner
- Generated more than \$60,000 in property tax revenue through our affordable housing portfolio, benefitting the local schools and strengthening the local economy



"For most of its 20 years Home Inc. has been quietly working to build the stock of quality, affordable housing in Yellow Springs. More recently, the organization has stepped up its efforts and diversified with the addition of green building design features, more rentals, accessible units and multi-family developments. The Morgan Family Foundation has been pleased to witness and support their effective and lasting contributions to the vitality of our community."

-Lori Kuhn of the Morgan Family Foundation

2018 Projects and Programs

Home, Inc.'s Capital Campaign a Rousing Success

Just one year into launching the three-year Glen Cottages Pocket Neighborhood capital campaign, Home Inc. has raised 98% of the pledges toward the goal of \$350,000 and met the first project milestone, purchasing an acre of land at 1133 Xenia Avenue in December.

The capital campaign efforts were led by Home, Inc. board member Malte Von Mattheissen. Von Mattheissen views affordable housing as a movement. "The campaign has given Home, Inc. the opportunity to prove the concept of a mixed income pocket neighborhood." said Mattheissen.

Major commitments include \$70,000 from the Vectren Foundation, \$60,000 from the Village of Yellow Springs (as a direct infrastructure investment in Phases I and II of the project), and \$60,000 from the Yellow Springs Community Foundation alongside a number of individual donors. Lisa Able, President of YSCF's Board of Trustees stated the campaign "aligns with the

Foundation's strategic priorities in funding projects that address critical needs of the broader community."

As part of its 20th year anniversary, Home, Inc. organized the capital campaign just as the village learned the results of the Housing Needs Assessment (HNA). Responding to needs demonstrated in the HNA, Home, Inc. sought to ramp up the scale of affordable housing in the village, beginning with the Glen Cottages Pocket Neighborhood project.

The Glen Cottages pocket neighborhood is designed as a unique mixed income pocket neighborhood, which may well provide a model for planners in other towns and cities. The project is being designed with diversity and inclusion in mind, featuring a variety of cottage plans with 2-3 bedrooms, 1-2 baths, and up to approximately 1,100 square feet serving first-time homebuyers, seniors, and persons with special needs making a range of incomes - from less than 55% up to 120% of area median income.

Home, Inc. plans four building phases between late 2019 and 2022, resulting in 12 new cottages surrounding a shared commons area. The campaign pledges helped fund the initial land purchase and will support pre-development, capacity, and financing gaps for the project. A portion of the pledges also provides an opportunity pool of funds to act as capital equity advances for future projects and reserves, captured at key intervals as the homes are built and sold or rented.

The capital campaign represents a local layer of funding for the Glen Cottages project, estimated to cost over \$2,000,000 to complete. Already, funding commitments of approximately \$636,500 in needed affordability gap funds have been raised through the Federal Home Loan Bank of Cincinnati, the capital campaign, The Huntington National Bank, and the Finance Fund, with additional requests in the works.

"The Yellow Springs Community Foundation Board is pleased to support affordable housing in our village. We believe the Glen Cottages mixed-income pocket neighborhood will help with one of the pressing needs of the community."

*-Jeanneamarie Cox, Executive Director
Yellow Springs Community Foundation*



Example pocket neighborhood courtesy of Ross Chapin architects

2018 Projects and Programs

Senior Housing: Zoning Approved, Search for Funding Begins

Eight years ago a dozen or so local citizens banded together to see what could be done to provide affordable senior rentals in Yellow Springs. The need seemed obvious. The percentage of over-55 residents in this aging community (43.4 percent) significantly outstrips that of the state (29.6 percent).

Home, Inc. soon joined the effort and, after an unsuccessful try, found a potentially winning project and site. Home, Inc. worked for several years and in 2018 successfully acquired 10 lots across Herman Street from the Friends Care Center through a low interest, five-year loan from the Morgan Family Foundation. In partnership with the nonprofit St. Mary Development Corporation of Dayton, they then developed a plan for a 54-unit apartment building.

Much of the past year was devoted to 16 “listening sessions” in which the development team solicited the views of local seniors and other stakeholders, including neighbors of the building site. As a result, the architect, Rob Humason, designed a building that will be four stories at its highest point and step down to three and two stories for units facing Marshall Street neighbors. Feedback had made it clear that neighbors preferred multiple stories to using up surrounding green space for a lower building.

Also occupying the attention of Home, Inc. last year was securing

zoning for the building, which did not meet the requirements of the Residence B zone in which it will be located. In January of this year, Village Council unanimously approved rezoning of the site from Residence B to a Planned Unit Development and underlying Residence C.

Much is yet to be done—chiefly, finding the money for this project. Estimated cost for the new building is \$10,457,000. The plan is to raise the funds through selling low income housing tax credits, a complex process in which Home Inc.’s partner, St. Mary Development, has considerable expertise. The application was submitted in February and awards will be announced in mid-May.

“These awards are very competitive,” says Brittany Parsons Keller, Home, Inc.’s development coordinator. “There’s a point system—fortunately, we were able to submit a perfectly scoring application and are in the running” she explains. “After achieving a perfect score, the award is based on several tiebreaker considerations, and we’re competing against all the other non-urban

projects in Ohio. There is no way to know how we will fare relative to other projects.”

Still, Brittany says, “good stuff will be coming out of this project whether or not we get the award the first time around.” For example, among the qualifying requirements for the award is that the town have access to a free clinic within five miles. To meet that requirement, Home, Inc. sought out Reach Out Dayton to sponsor the free clinic now established at the local AME Church.

Home, Inc. executive director Emily Seibel remains optimistic. “We put forward the best application we possibly could.” She says. “A tremendous amount of time, money, and expertise went into project planning, and we are confident in presenting a project that reflects the values, needs, amenities, and preferences of Yellow Springs. Regardless of the outcome of this funding round, we are grateful to the nearly 40 individuals and organizations that supported the project and our re-zoning effort to date, and we are dedicated to seeing this much-needed project through.”



Yellow Springs Senior Apartments



2018 Projects and Programs

Forest Village Homes Update

2018 saw the construction and near completion of Forest Village Homes, our pilot multifamily rental project. With construction kicking off in April, the community saw the quick rise of a duplex and a fourplex on Dayton St. Much of the \$1+ million cost of the new rentals was defrayed by funding from the Ohio Housing Finance Agency, the Federal Home Loan Bank of Cincinnati, the Ohio Department of Developmental Disabilities, the Finance Fund, a generous land donation by Jane Baker, and in-kind support from the Greene County Department of Development and The Huntington National Bank.

At the end of December, applications opened for the two 2-bedroom units. Both are now rented to income qualified households with special needs. The four 1-bedroom

units are nearly completed and applications are open. The accessibility, affordability, and green features of these apartments will help fill a void in the Yellow Springs market, and plans are in the works to replicate the project on other sites. More than 100 households remain on an interest list for the project, indicating the pent-up demand for accessible, affordable rentals in Yellow Springs.



"Yellow Springs Home, Inc. is helping to address the state's affordability crisis one new unit at a time. OHFA was pleased to have awarded \$500,000 in Ohio Housing Trust Funds to Yellow Springs Home, Inc. to aid in the construction of the Forest Village Homes development, serving seniors and individuals with disabilities."

*-Kelan Craig, Director of Planning, Preservation and Development
Ohio Housing Finance Agency*

2018 Projects and Programs

2018 Stewardship Report



Camilla Varandani, (left) purchased her Thistle Creek home for her and her children last year. When asked about her home, she said,

"This house is in such good shape, [it's] bigger than the one I've been renting, and the mortgage is substantially less than the rent payment."

The Yellow Springs Home, Inc. financial coaching and stewardship program resulted in a record number of client applications and households pursuing rental and homeownership opportunities in 2018. Designed to address the needs of current and prospective homeowners as well as renters, the program included over 800 interactions with clients and stakeholders, in the second half of the year alone.

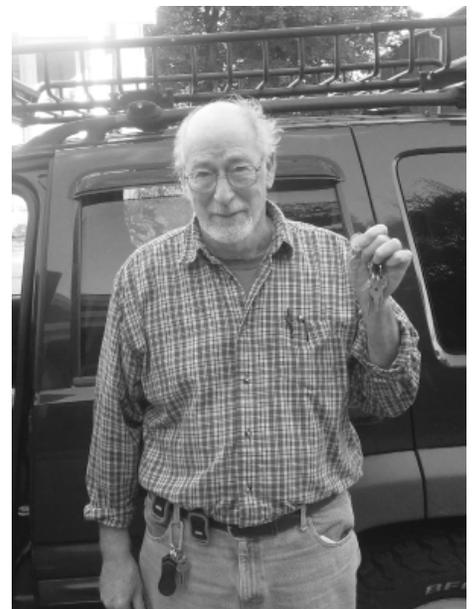
Overall, a record 125 households actively engaged in the financial coaching and stewardship program were served in 2018.

A rental intake program was developed in response to Home, Inc.'s newest project: Forest Village Homes. The program will support renter success and includes connec-

tion to area resources, an overview of energy-efficient practices, and the option for budgeting assistance. In 2018, Home, Inc. also implemented a successful affirmative fair housing marketing and outreach plan to reach underrepresented, diverse populations.

A record 115 applications were received in 2018 for homebuyer and renter programs.

Other highlights from 2018 include the re-sale of an affordable community land trust home and two low-interest mortgage closings in-house, making homeownership possible for first-time homebuyers of low-income.



"Being a homeowner gives me control over my destiny and more involvement in my community and neighborhood. Now, I feel that I am a part of what makes things work in this community...The beauty of all of this is in the results, it works."

- Rich Lewis, Homeowner (pictured above). Rich closed on a Rural Development loan this past year.

2018 Projects and Programs

2018 Stewardship Report

Stewardship programming also supports current homeowners. One 2018 highlight included Home, Inc.'s first use of the Federal Home Loan Bank's Carol M. Peterson Housing Fund grant. The grant allowed Home, Inc. to access funding to install a new accessibility ramp for homeowner Moya Shea. Discussing what the ramp means to her, Moya said, **"It's a major improvement for me" and, "so safe."**

Stewardship programming continues to be integral in preparing clients for successful homeownership and supporting homeowners following closing. The program now also works to provide services to Home, Inc.'s expanded renter clients.



"It's delightfully attractive!" Moya (pictured above) said of her new ramp that was installed through the Carol M. Peterson Housing Fund.

YS Village Council Commits to Affordable Housing

In 2018, the Village of Yellow Springs created a housing goal to: "promote retention, rehabilitation, and development of diverse types of rental and homeownership housing to meet current and future needs with focus on low-income, workforce, and senior households to result in mixed-income, environmentally sustainable neighborhoods." A Housing Advisory Board was established to help create momentum to address village housing needs.

A housing needs assessment con-

ducted in 2017 by Bowen National Research highlights the need for more housing in Yellow Springs, especially affordable housing to support those who are not currently served by the market. As a result of this study, Village Council put affordable housing high on its list of priorities. **"Home, Inc. is a critical fiber in the fabric of our Yellow Springs community,"** Council member **Lisa Kreeger** stated. **"They continue to grow and innovate towards their mission to provide affordable and sustainable housing."**

As a first step, Council voted unanimously to invest \$60,000 in the Glen Cottages Pocket Neighborhood project phases I and II, which will result in a mix of eight rentals and for-sale homes for first-time homebuyers, renters with special needs, and seniors of low income.

The Village and Home, Inc. continue to build a collaborative partnership to address the housing needs of Yellow Springs.

OPENING DOORS: 20 YEARS OF COMMUNITY IMPACT

Donna Sorrell



Once Donna Sorrell, who lives with bipolar disorder, bought her home with Home Inc., she gained the peace to help her found a chapter of the National Alliance on Mental Illness (NAMI) here in Yellow Springs. Sorrell firmly believes owning her own home in Thistle Creek has made all her work in the community possible. “Before, I wasn’t in my own safe secure space”, Sorrell said, “This is my sanctuary.”

After Sorrell bought her home, she gained training from the NAMI Cincinnati chapter to facilitate a peer support group in Yellow Springs. With Sorrell’s major support, YS NAMI partnered with the YS Human Relations Committee to develop a mental health task force. The group raised money to fund a Mental Health First Aid workshop for local police, firefighters, and clergy. As she looks around her garden with pride, Sorrell concludes, “Coming from where I did, owning a home was huge. I plan to stay here until the 99 year lease is up.”

Owning this home allows me the freedom to modify and use the space as I see fit. For the past year-and-a-half, I’ve been baking naturally leavened bread made from mostly organic ingredients with the goal of providing the tastiest and healthiest loaves I can provide to village residents. This home bakery operates under Ohio’s cottage industry laws, and to honor the fact that it is this particular home that makes this business possible, the bakery is called Blue House.

The bread is ordered by interested folks via an email bake schedule newsletter that I send out each week and customers pick up the bread at the Blue House by simply walking in the front door, finding their freshly baked loaves on a table in the front room, and making their own change in a box provided. All weekend long folks are coming and going, stopping to chat with Tanya or me or to play a little with our son August, happy to have their bread to take to their own homes.

James Lockett and Tanya Maus



“In this way, the Blue House is not just a site of production and trade, but of a community as well, which is what this door provides more than anything—an entrance for our family into the lives of all those we find around us here and in the life of Yellow Springs.”

-James Lockett

OPENING DOORS: 20 YEARS OF COMMUNITY IMPACT

Luisa Bieri Rios and Mariano Rios



Luisa Bieri Rios and Mariano Rios purchased their home in 2014 proclaimed, “We value being members of a community land trust and integral to the fabric of Yellow Springs. During our years in Yellow Springs,

we have seen many young families like ours not be able to live here. These families then invest their professional potential in other area cities and towns where they were able to afford a house.”

Homeownership has enabled Mariano and Luisa to support the Yellow Springs Community where their son is thriving at Mills Lawn elementary. Luisa was recently promoted to Assistant Professor of Cooperative Education at Antioch College and Mariano was able to expand his small business, La Pampa Grill, this year. Reflecting on their experience working with Home, Inc. and as homeowners, the family stated,

“We are happy to be part of this new generation of young family homeowners with Home Inc., which allowed us to return to Yellow Springs and be able to afford to stay. Thank you, Home Inc. We hope that you’ll be able to grow to serve many others in the years to come!”

Cathleen Tong

Cathleen Tong, a single mom, moved to Yellow Springs in 2005, in large part because she wanted some stability for her young son. They started in a small apartment, but what she really wanted was their own home—a dream that seemed out of her reach on a teacher’s salary. Until she came upon Home, Inc. “Home, Inc. was so amazing, she says. “[Then Home, Inc. director] Marianne MacQueen not only walked me through all the banking and financial stuff I knew nothing about, but came to help with her hammer and saw. Lots of people came to help . . . they put their hearts and souls and backs into it and asked nothing in return.”



In the years since then, she herself has spent many volunteer hours helping to build other Home, Inc. houses. And when current director Emily Seibel nominated her as a resident ambassador to the Grounded Solution Network, she gladly takes time to advocate for the cause of

affordable housing as far away as Washington D.C. Cathleen, who currently teaches at the Antioch School, moved into Home, Inc.’s third house in 2005. She’s been giving back ever since and recently joined the Home, Inc. board.

OPENING DOORS: 20 YEARS OF COMMUNITY IMPACT

"Yellow Springs Home, Inc., is an exceptional partner. Their knowledge of the Yellow Springs community combined with their expertise in housing development make them extremely effective."

*-Tim Bete, President
St. Mary Development Corporation*



"Home, Inc. addresses the entrance level affordability of the Village, promoting a healthier community. Because Home, Inc. is so well managed, our support is a very low risk/high reward investment in the Village's future."

Richard Lapedes and Maureen Lynch, Friends of Home, Inc.



"Yellow Springs Home, Inc. is a tremendous asset to this community. As the director of the Senior Center, it has been my great pleasure to work with this knowledgeable and energetic group of volunteers and staff. They always rise to whatever comes their way."

*Karen Wolford, Director
Yellow Springs Senior Center*

2018 Financial Summary

STATEMENT OF FINANCIAL POSITION* DECEMBER 31, 2018 ASSETS

CURRENT ASSETS

Cash and cash equivalents	\$	4,174
Cash and cash equivalents – temporarily restricted		36,012
Endowment investments – temporarily restricted		4,922

TOTAL CURRENT ASSETS		<u>45,108</u>
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OTHER ASSETS

Pledges receivable – temporarily restricted	\$	0
Grant Project Receivable		905,048
Community Land Trust Land**		1,134,064
Equipment		105,206
Affordable Community Land Trust housing construction in progress		522,051

TOTAL ASSETS	\$	<u>2,711,477</u>
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LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Lines of credit for affordable Community Land Trust housing	\$	411,704
Accounts payable		0
Accrued payroll and related expenses		5,749
Deposits		3,050
Deferred revenue		905,049
Current portion of note payable		2,220

TOTAL CURRENT LIABILITIES		<u>1,327,772</u>
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LONG-TERM LIABILITIES

Note payable for affordable Community Land Trust housing		<u>0</u>
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NET ASSETS

Unrestricted	\$	554,215
Temporarily restricted		829,490

TOTAL LIABILITIES AND NET ASSETS	\$	<u>2,711,477</u>
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*Financial statements are preliminary, compiled by a third party enrolled agent, BK Dye, Inc. and awaiting further input from the audit firm regarding proper classification of grants for affordable housing projects. An audit has not yet been conducted on 2018 financials but will be available upon request once completed. An audit for 2016 financials is available upon request.

**Grant Project Receivable includes grants that are committed but not yet earned/received for affordable housing projects.

***Community Land Trust Land is comprised of properties placed into service to further the mission, including homes sold to households of low income subject to 99-year ground leases and affordable rentals.

2018 Financial Summary

STATEMENT OF ACTIVITIES* FOR THE YEAR ENDED DECEMBER 31, 2018

	UNRESTRICTED	TEMPORARILY UNRESTRICTED	TOTAL
SUPPORT AND REVENUE			
Contributions	\$ 46,604	\$ 0	\$ 46,604
Grant Revenue	110,561	420,285	530,846
In-Kind Contributions	12,168	0	12,168
Homebuyer Application Fees	360	0	360
Rental Income	20,280	0	20,280
Special Events	8,148	0	8,148
Net Assets Released from Restrictions	0	0	0
TOTAL SUPPORT AND REVENUE	198,121	420,285	618,406
OPERATING EXPENSES			
Program**	196,004	0	196,004
Administrative	35,426	0	35,426
Fundraising	12,139	0	12,139
TOTAL OPERATING EXPENSES	243,569	0	243,569
OPERATING MARGIN	(45,448)	420,285	374,837
OTHER REVENUE			
Interest and Dividends	4	2,376	2,380
Gain/(Loss) on Sale of Property	4,038	0	4,038
Unrealized Gain on Investments	0	0	0
TOTAL OTHER REVENUE	4,042	2,376	6,418
CHANGE IN NET ASSETS	(41,406)	422,661	381,255
Net Assets - Beginning of Year	595,621	406,829	1,002,450
Net Assets - End of Year	\$ 554,215	\$ 829,490	\$ 1,383,705

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**Note that program expense does not include expenditures for affordable housing development. Please see Other Assets for affordable housing projects in progress. Grants received for affordable housing projects are recognized on the income and expense statements.

2018 Financial Summary

STATEMENT OF FUNCTIONAL EXPENSES* FOR THE YEAR ENDED DECEMBER 31, 2018

	PROGRAM	ADMINISTRATIVE	FUNDRAISING	TOTAL
OPERATING EXPENSES**				
Salaries and Wages	\$ 129,886	\$ 24,354	\$ 8,117	\$ 162,357
Payroll Taxes	10,054	1,885	629	12,568
Depreciation	6,860	0	0	6,860
Insurance	3,694	1,280	0	4,974
Professional Fees	0	3,500	0	3,500
Development and Membership	0	0	1,414	1,414
Office Supplies	265	4,407	0	4,672
Facility Maintenance	7,777	0	0	7,777
Property Tax	3,164	0	0	3,164
Organization Dues and Subscriptions	2,362	0	0	2,362
Telephone	2,053	0	0	2,053
Interest Expense	3,893	0	0	3,893
Volunteer Programs	197	0	0	197
Advertising	2,194	0	0	2,194
Office Rent	1,082	0	0	1,082
Homebuyer Services/Special Events	3,599	0	1,979	5,578
Travel and Training	3,944	0	0	3,944
VISTA/Grant Expenses	14,936	0	0	14,936
Bank Fees	44	0	0	44
TOTAL OPERATING EXPENSES	\$ 196,004	\$ 35,426	\$ 12,139	\$ 243,569

*Financial statements are preliminary, compiled by a third party enrolled agent, BK Dye, Inc. and awaiting further input from the audit firm regarding proper classification of grants for affordable housing projects. An audit has not yet been conducted on 2018 financials but will be available upon request once completed. An audit for 2016 financials is available upon request.

**Note that operating expenses do not include expenditures for affordable housing development. Please see Other Assets for affordable housing projects in progress. Grants received for affordable housing projects are recognized on the income and expense statements.

Recognition and Acknowledgement

2018 DONOR LIST

Membership Level \$1-\$34

Elizabeth Anderson
Linda Butler
Andrea Carr
Sylvia Carter and Denny Miller
Harvey Curran and Mary Fahrenbruck
Nathania Dallas
Anthony Fife
Julie Ford
Paul Graham
Amy Harper
Susanne Hashim
Ann Hogarty
Jim and Cheryl Keen
Adrienne Kramer
Toni Liricchiuta
Kevin and Eden Matteson
Kathleen McCloud
Steve and Char McQueen
Linda Rudawski
Alexandra Scott
Cynthia Sieck
Tawn Singh
Maxine Skuba
Donna Sorrell
The Springfield Foundation
Laura Taylor
Cathleen Tong

General Level \$35-\$59

Stanley Bernstein
Dan and Kathy Beverly
Jane Brown
Pauline Brown in honor of Cathleen Tong
Kay Curley
Katie Egert
Susan and Dave Finster
Patrick and Joyce Hemenger
Honchel Household
Wilhelmina and Kenneth Huber
Janice Jones
Jeanne Kay
Kimberly Novak
Pizer Household in honor of Ilse Tebbetts
Liz Porter
Janeal and Chris Ravendal
Dimitra Reber
Eden Robertson
Liz and Dan Robertson
Jane and Bob Scott
Sherraid Scott
Marianne Whelchel
Gary Zaremsky and Mary Beth Burkholder

Family Level \$60-\$119

Barcus-Merhemic Household

Vijay and Saba Bathija
Abigail and George Bieri-Cobb
Chris and Naomi Bongorno
Bruce Bradtmiller and Carol Cottom
Diane Chiddister
Pam Conine
Vernon Courtney
Karen Deibel
Sheila Drennen
Larry Gerthoffer
Jeanna Gunderkline
Bill Felker
Joy Fishbain
Joan Horn
Brian Housh
Regina Joyce
JP Morgan Chase & Co.
Henry and Ruth Lapp
Nancy and Raymond Lewkowicz
Nancy Lineburgh
Amy Keller
Shirley Kristensen
Marjorie McLellan
Phil and Susan Miller
Sharen and David Neuhardt
Brian Potts and Beth Rubin
Catherine Roma
Cynthia Sanford
Emily Seibel and Penny Adamson
Perry Stewart
Carol and Paul Van Ausdal
Mary White
Jo Wilson and David Wishart
Mike Zwart

Carpenter Level \$120-\$299

Joseph and Marjorie Anthony
Paul Beck
Andree Bogнар
Robert and Katharina Brecha-Seidl
Carl Champney and Charlene Prestopino
Cassidy Clark
Celia Diamond in honor of David Seitz and Daniele Norman
Rick Donahoe
Gary Dixon
Heidi and Roy Eastman
Helen Eier
Victoria Hennessy
Dr. Carl Hyde
Ellis Jacobs and Desiree Nickell
Abi Katz
Michael Kraus
Kroger Community Rewards
Mek and Darla Logan
Kevin McGruder
Kurt Miyazaki
Harvey Paige

Suzanne Patterson
Jackie Radebaugh
Roger and Macy Reynolds
Dwight Smith and Leslie Young-Smith
Mary Kay Smith and Melissa Heston
David and Helen Westneat

Homebuilder Level \$300-\$999

Jackie and Liam Anderson
Lori Askeland and Frank Doden
Fred and Joy Bartenstein
Gordon Cowperthwaite
Susan Gartner
Joseph and Anita Kohler
Toni Dosik and Len Kramer
Marc Holser
Carolyn Ray
Richard and Elaine Szulewski
Larry Turyn
Naomi Ewald-Orme
Zombie Walk

Community Builder Level \$1000-\$2499

Adkins Household
Charlotte and Rubin Battino
Ruth and Tony Bent
Al and Donna Denman
Bob and Tia Huston
Sue Parker
David Seitz and Daniele Norman
Susan Stiles and Alan Raney

Marianne MacQueen Society \$2500+

Jane Baker
Maureen Lynch and Richard Lapedes
Linda Griffith and Scott Kellogg
Lee and Vicki Morgan
Al Schlueter
Helen Seitz
Ilse Tebbetts
Malte and Pam Von Matthiessen

Special thanks to all those who contributed to our 20th Anniversary Glen Cottages Pocket Neighborhood Capital Campaign

Special thanks to all those who contributed to Giving Tuesday

Recognition and Acknowledgement

2018 BUSINESS SPONSORS

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Adoption Link in honor of Sonia and

Larry Ewald

WesBanco

SPECIAL THANK YOUS

All of our members who weighed in, participated in events, and got involved

Malte Von Matthiessen and the 20th Anniversary Capital Campaign Committee

Joan Horn and the Progressive Dinner planning group

Charles Allberry of Allberry, Cross, Fogarty for his real estate legal services and expertise

Kathi Dye of BK Dye, Inc. for her accounting and finance leadership

All of the Progressive Dinner hosts and those who donated lovely homemade desserts

Suzanne Patterson and the Senior Housing Working Group members for keeping momentum going and enthusiastically supporting PUD zoning

The Winds Wine Cellar for providing wine for the Progressive Dinner

The Wheat Penny for providing appetizers for the Progressive Dinner

Yellow Springs United Methodist Church for giving our office a home

David Roche for being an all-star volunteer and inspector

The partners of Yellow Springs Home, Inc. staff for volunteering - a lot!

Yellow Springs Hardware for the discount on painting supplies

IN KIND DONATIONS

Jackie and Liam Anderson

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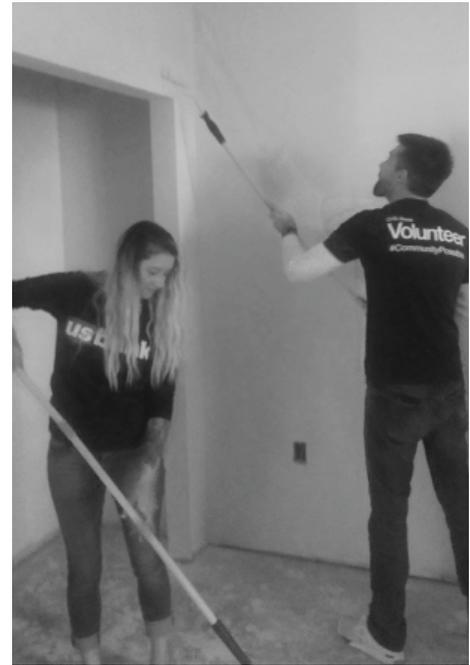
Richard Zopf

Recognition and Acknowledgement

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"We've supported Yellow Springs Home Inc.'s Pre- and Post-Purchase Stewardship Program for many years, so when YSHI came to us with the pocket neighborhood proposal, we had no doubt they could take this new concept through to completion. We're excited to be a part of the success of this unique, innovative project."

*-Rachel Goodspeed, Community Relations Manager
Vectren Foundation*



Recognition and Acknowledgement

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Fairborn Sherwin-Williams

"WesBanco is proud to support Yellow Springs Home, Inc. To be able to support the Home, Inc. mission of providing sustainable, affordable housing, through the Community Land Trust, reaffirms WesBanco's commitment to the growth and long-term success of the Yellow Springs area."

-WesBanco, Community Partner and Sponsor



"We are proud to play a role in helping to fund the success of Yellow Springs Home, Inc. through our Affordable Housing Program. Their efforts to create affordable housing are making a real difference in Yellow Springs and Miami Township."

*-Damon Allen, SVP, Housing and Community Investment Officer
Federal Home and Loan Bank, Cincinnati*

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**Thank you for your
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