

STRONG COMMUNITIES START AT HOME

2014 Community Report



MESSAGE FROM THE PRESIDENT / CEO



For over 25 years, Homeport has been committed to promoting a stronger Central Ohio community. Our strategy is focused around the home, and our new tagline – “Strong Communities Start at Home” – reflects this.

We believe our mission of promoting healthy, stable, and affordable communities starts with a healthy home; and a healthy home requires everything from bricks and mortar to services and support. That’s why Homeport has always taken a multi-pronged approach to our work.

In 2013, Homeport made substantial progress on several fronts. On the Real Estate Development side, we completed 101 rental homes for limited-income seniors and families, with another 143 homes under construction or in pre-development. These homes aren’t just buildings. They help seniors age with dignity and provide safe, energy-efficient living environments for families.

We also continued revitalization efforts in two neighborhoods, American Addition and North of Broad. Our homes are helping stabilize and energize neighborhoods that have suffered neglect for decades.

On the education side, Homeport helped over 2,300 people from all over Central Ohio with housing-related education and counseling, including foreclosure prevention counseling, homeownership readiness training, and more. Our efforts to keep people in their homes – a vital part of stabilizing families and communities – is making a difference: 82% of Homeport’s foreclosure counseling clients from 2012 are still in their homes today.

Finally, our staff helped connect hundreds of families and seniors with an array of resources in 2013: books and school supplies for children, after-school and summer programming, eviction prevention services, healthy meals, and so much more.

Thanks to the support of donors, volunteers, and our hard-working staff, 2013 was a year of progress towards a healthier and stronger community. There is much work yet to do, as this report will show. But with your support and involvement, we believe the next 25 years will mark substantial progress in creating a stronger Central Ohio, one that we are all proud to call home.

Amy Klaben

OUR MISSION

To create and preserve healthy, stable and affordable communities— one neighborhood, one person at a time.

WHAT WE DO



RESIDENTIAL DEVELOPMENT & COMMUNITY REVITALIZATION

Homeport builds quality, energy-efficient homes that are affordable to those who need help the most, and builds for-sale homes to help revitalize neighborhoods.



HOMEOWNERSHIP EDUCATION AND FINANCIAL LITERACY

Homeport teaches families responsible homeownership and provides foreclosure counseling. Other classes include financial literacy and home maintenance.

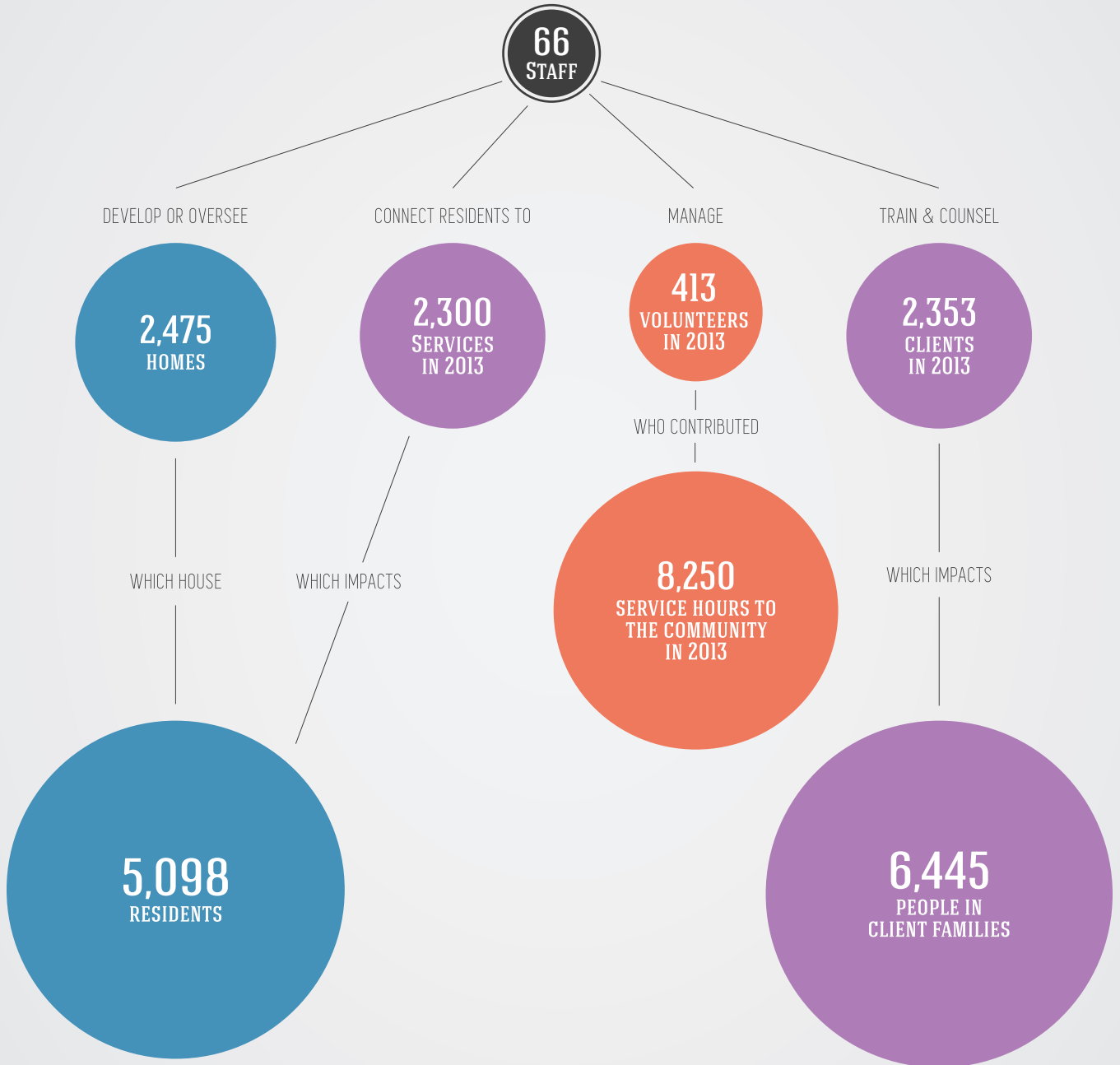


CONNECTIONS TO RESOURCES

Homeport connects families to resources such as school supplies, books, and fresh produce; eviction prevention support; and mentoring and after-school programming.

Multiplying Impact

IS HOMEPORT A GOOD INVESTMENT?



66 **IMPACT** → 11,500
IN 2013 ALONE



What Makes a Strong Community?

The list of ingredients is long and complex.

At Homeport, we believe a home that provides dignity and stability is a good place to start.

Developing affordable homes is central to what Homeport does, but it's not the end. Homeport offers services and support designed to create the healthiest homes possible – because when the home is strong, the community is strong.

Start Here



(Pictured) Jennifer, a North of Broad resident, outside her new home. Homeport has been working to revitalize Columbus' Near East neighborhood since 2004.



Strong Communities Start with Homes that Provide Dignity.

For a surprising number of families and seniors in Central Ohio, finding stable, affordable homes is a challenge. One in four renters in Columbus spend more than half of their income on housing, making it difficult to afford even basic necessities like food. Lack of housing stability leads to family instability, as constant moves bring debilitating stress, particularly to young children. Additionally, thousands of homes across Central Ohio have physical problems or lie vacant, seriously hindering the health of families and entire neighborhoods.

NEARLY **1** IN **2**, OR **128,759**
COLUMBUS RENTERS ARE "COST BURDENED"
(SPEND OVER 30% OF INCOME ON HOUSING)

6,000
COLUMBUS HOMES
ARE VACANT

&

21,300
HAVE PHYSICAL
PROBLEMS

17,377
AFFORDABLE HOMES NEEDED NEAR
PROJECTED NEW JOBS IN CENTRAL OHIO

Our Response IN 2013

Homeport built affordable, energy-efficient homes for families and seniors with limited income, and strategically invested in urban neighborhoods to catalyze economic growth. In 2013, Homeport completed 101 rental homes representing an investment of over \$16.5 million. Additional community revitalization activities included the sale of 19 new homes with another nine homes in contract.



101 NEW HOMES BUILT
IN 2013



5,000+ LOW-INCOME RESIDENTS
AS OF 2013

RENTAL DEVELOPMENT IN 2013

PRE-DEVELOPMENT

59 homes

- 1** Victorian Heritage
34 Senior / 25 Family

UNDER CONSTRUCTION

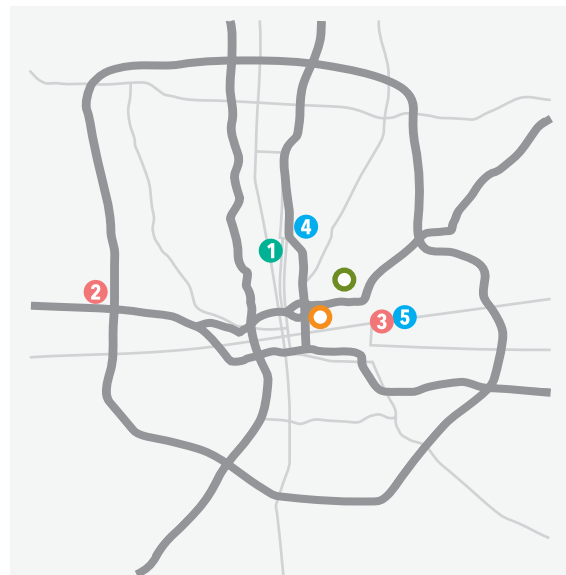
84 homes

- 2** Trabue Crossing
52 Family
- 3** Eastway Village (2nd phase)
32 Senior

COMPLETED

101 homes

- 4** Duxberry Landing
35 Single-Family
- 5** Eastway Village
66 Senior



REVITALIZATION ACTIVITY IN 2013

American Addition



5 HOMES SOLD
PHASE 1 INFRASTRUCTURE BEGUN

North of Broad



8 HOMES SOLD
7 IN CONTRACT

2013 NoBo Resident Survey



67%
SEE AN IMPROVEMENT IN
NEIGHBORHOOD FROM 2010



83%
ANTICIPATE EVEN MORE
IMPROVEMENT BY 2016

RESTORE COLUMBUS Scattered Sites

6 HOMES SOLD
2 IN CONTRACT

TOP A new home at North of Broad, in Near East Columbus. **BOTTOM** Homeport opened Eastway Village in 2013 to provide 66 homes for seniors on a limited income. A second 32-home phase is to open by early 2015, providing safe places for seniors to age with dignity.

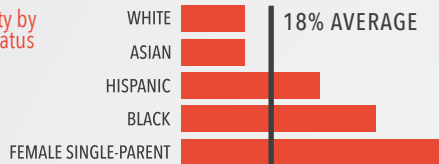




Strong Communities Create Stability through Education for All Families.

Economic stability is one of Columbus' hallmarks, but troubling trends persist. Income disparity between the rich and poor continues to widen, and poverty is distributed disproportionately among households of differing race or social status. Homeport believes a key to reversing these trends is access to education in critical areas such as homeownership and financial management.

Percent in Poverty by Race & Family Status



1 IN 3

COLUMBUS CHILDREN UNDER THE AGE OF 6 LIVE IN POVERTY

48%

OF LOW-INCOME CHILDREN LIVE IN AT LEAST 3 DIFFERENT HOMES BY KINDERGARTEN

Our Response IN 2013

Homeport trained hundreds of families from all backgrounds on the basics of homeownership and financial management, helping 200 families buy their first homes. Our foreclosure prevention efforts kept many others from losing their homes, contributing to the economic stability of vulnerable population groups in our community.



2,352

CLIENTS SERVED



6,445

PEOPLE



689

PARTICIPATED IN HOMEBUYER EDUCATION



214

FAMILIES BECAME HOMEOWNERS



89%

OF CLIENTS MAKE LESS THAN THE AREA MEDIAN INCOME



Homeport's Homebuyer Education and Financial Fitness classes are open to the public and help hundreds become successful long-term homeowners.



Strong Communities Grow by Providing Connections for Kids and their Parents.

When families struggle, children are often hit the hardest. Studies show that children who move frequently perform statistically worse in school than their peers, and food insecurity impacts a child's ability to learn. In Franklin County, high school students in low-income families have a dramatically higher drop-out rate than in other families. These challenges can create a cyclical effect in many low-income families.

6X

AS MANY HIGH SCHOOL DROP OUTS IN LOW-INCOME FAMILIES VS. HIGH-INCOME

17%

OF STUDENTS IN FRANKLIN COUNTY ATTENDED SCHOOL FOR LESS THAN A FULL ACADEMIC YEAR (2012-13)

1 IN 5

CHILDREN IN FRANKLIN COUNTY EXPERIENCED FOOD INSECURITY IN 2013

Our Response IN 2013

Homeport brought enrichment activities – such as after school and summer programs, school supplies, and nutritious meals – right to the doorstep of children in our homes. Homeport's robust book bank program and food delivery programs provided critical support to children's educational and personal development.



2,300

CONNECTIONS TO ASSISTANCE FOR HOMEPORT RESIDENTS



410

CHILDREN ENROLLED IN OUT-OF-SCHOOL PROGRAMS



17,000

MEALS SERVED TO HOMEPORT FAMILIES



2,800

INDIVIDUALS SERVED BY MOBILE MARKETS



Children participate in after-school activities through Homeport and through Homeport's partnership with the Boys and Girls Clubs of Columbus.

Summary: Homeport's Impact in 2013

HOUSING & COMMUNITY REVITALIZATION

2013 RENTAL DEVELOPMENT ACTIVITY

Predevelopment

VICTORIAN HERITAGE
\$6.5M / 59 HOMES

The renovation of homes for families and seniors will add a much needed elevator and will preserve historic housing.

Under Construction

EASTWAY VILLAGE
\$6.45M / 32 HOMES

The second phase of Eastway Village will provide an additional 32 homes for seniors with limited income.

TRABUE CROSSING
\$10.15M / 52 HOMES

Beautiful new townhomes in the Hilliard City School District will provide quality, affordable homes for 52 families.

Completed

EASTWAY VILLAGE
\$9.15M / 66 HOMES

Eastway Village brings 66 homes for limited-income seniors in Whitehall, along with a variety of services.

DUXBERRY LANDING
\$7.5M / 35 HOMES

Duxberry Landing turned dilapidated or vacant sites in North Linden into 35 new, energy-efficient single-family homes.

2013 FOR-SALE HOMES AND COMMUNITY REVITALIZATION

NORTH OF BROAD, AMERICAN ADDITION & SCATTERED SITES
\$2.5M IN SALES

Homeport's for-sale homes help revitalize two key urban neighborhoods. In 2013 Homeport sold 19 homes and had 9 more in contract, primarily in the North of Broad and American Addition neighborhoods.

HOMEPORT RESIDENTS

5,093
TOTAL RESIDENTS



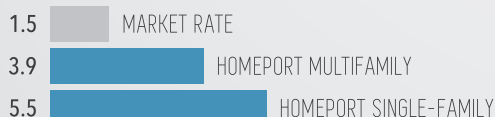
2,587 CHILDREN
270 SENIORS OVER 65
171 HOMES HAVE A DISABLED RESIDENT

68%
OF HOMES ARE SINGLE PARENT

\$8,500 - \$20,000
HOUSEHOLD ANNUAL INCOME RANGE IN HOMEPORT RENTAL HOMES

Resident Stability

AVERAGE RENTAL TENANCY PERIOD (YEARS)



HOMEOWNERSHIP EDUCATION & COUNSELING

2,352 CLIENTS SERVED, IMPACTING **6,445** PEOPLE

689
IN HOMEBUYER EDUCATION



214
FAMILIES BECAME HOMEOWNERS

1,100
FORECLOSURE CLIENTS ASSISTED

82%
OF 2012 FORECLOSURE CLIENTS ARE STILL IN THEIR HOMES

CLIENT DEMOGRAPHICS

89%
MAKE LESS THAN THE AREA MEDIAN INCOME

29%
HAVE A HOUSEHOLD INCOME BELOW \$20,000

67%
BLACK/AFRICAN-AMERICAN
20% CAUCASIAN
13% OTHER / NO RESPONSE

68.5%
FEMALE

CONNECTIONS TO RESOURCES

SERVICE COORDINATION

2,300+ REQUESTS FOR ASSISTANCE FROM RESIDENTS, INCLUDING:

- 612** EVICTION PREVENTION
- 126** EDUCATION/EMPLOYMENT SERVICES
- 46** FURNITURE ASSISTANCE
- 43** YOUTH EDUCATION & DEVELOPMENT
- 45** HEALTH RELATED REFERRALS

+ 1,400 MORE CONNECTIONS TO RESOURCES

OTHER CONNECTIONS AND SUPPORT

2,800
INDIVIDUALS SERVED BY MOBILE PRODUCE MARKETS

17,000
MEALS SERVED

410
CHILDREN ENROLLED IN OUT-OF-SCHOOL PROGRAMS

530
PARTICIPANTS IN COMMUNITY LEADERSHIP PROGRAMS

Homeport's Impact Across the Community

FAMILY COMMUNITIES

- 1 Bending Brook Apartments
- 4 Emerald Glen Apartments
- 6 Framingham Village Apartments
- 7 George's Creek Apartments
- 8 Indian Mound Apartments
- 9 Kimberly Meadows Apartments
- 10 Marsh Run Apartments
- 11 Parkmead Apartments
- 12 Pheasant Run Apartments
- 13 Raspberry Glen Apartments
- 14 Renaissance Community Village
- 15 Starr High Apartment Studios
- 16 NHSS
- 17 Trabue Crossing
- 18 Victorian Heritage





LEASE-OPTION COMMUNITIES

- 19 City View Homes
- 20 Duxberry Landing
- 21 Elim Estates
- 22 Fairview Homes
- 23 Greater Linden Homes
- 24 Joyce Avenue Homes
- 25 Kingsford Homes
- 26 Maplegreen Homes
- 27 Mariemont Homes
- 28 South East Columbus Homes
- 29 Southside Homes
- 30 Whittier Landing

SENIOR COMMUNITIES

- 2 Eastway Village
- 3 Elim Manor
- 5 Fieldstone Court
- 18 Victorian Heritage

NEIGHBORHOOD REVITALIZATION

-  American Addition 
-  North of Broad 



IMPACT STORY

Brandy & Destiny

BRANDY TOLBER, AN OFFICE MANAGER AND GIFTED JAZZ/GOSPEL SINGER, WAS GOING THROUGH A PARTICULARLY TURBULENT TIME IN HER PERSONAL LIFE IN 2013.

Determined to make a change and protect the well-being of her 10-year-old daughter, Brandy committed herself to finding a new home and getting back on her feet.

In early 2014, the 31-year-old was driving down Woodland Avenue when she came across Homeport's Maplegreen community. With Homeport's help, she was able to lease a home, which she has the option to purchase in nine years. Finding a home was critical to regaining stability for Brandy and her daughter Destiny, but struggles remained.

When they first moved in, Brandy and Destiny shared a twin sized bed and had virtually no furniture. "I used to tell my daughter, 'We're going to have a picnic in the living room!' and we'd eat sitting on a blanket on the floor. I would try to turn it into something fun and normal, so she wouldn't sense something was wrong." Deqa Mahammed, a Homeport service coordinator, learned of Brandy's situation and helped connect her with the Furniture Bank. The Furniture Bank provided Brandy and her daughter with a dining room table, chairs, and living room furniture. Mom and daughter now sleep in separate beds – and are closer than ever. Brandy says that as each week passes, "my daughter gets to see a house become a home."



New stories are ready to be written.
Which part will you play?

WATCH A SHORT VIDEO
OF BRANDY & OTHERS
SHARING THEIR STORY



THREE SIMPLE WAYS TO GET INVOLVED:

DONATE

Homeportohio.org/**give**

Your gift is an investment in families, seniors, and neighborhoods around Central Ohio.

JOIN

Homeportohio.org/**army**

Join the "Army of 1,000" and become part of a group effort to support children's programs.

VOLUNTEER

Homeportohio.org/**volunteer**

Join hundreds who volunteer with us and discover the reward of giving back.

OR

LEARN
MORE

Homeport would love to host a "Lunch N' Learn" at your workplace to share how Homeport impacts the community. No checkbook is needed – this is a learning opportunity, not a fundraiser. Contact Peter Tripp at 614-545-4853 or Peter.Tripp@homeportohio.org for more information.

“If it wasn’t for Homeport,
I would be in a rough place.”



Thank You, Supporters & Partners

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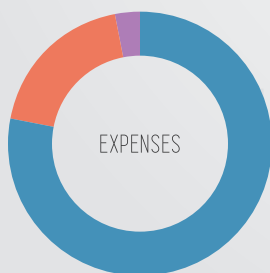
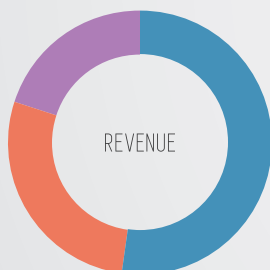
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AUDITED STATEMENT OF OPERATIONS



	2013	2012
SUPPORT & REVENUE		
GOVERNMENT GRANTS	2,982,053	2,474,034
CONTRIBUTIONS & PLEDGES	1,590,458	1,052,207
DEVELOPMENT FEES	1,126,224	2,558,139
RENTAL AND OTHER REVENUE	(137,985)	99,547
TOTAL SUPPORT & REVENUE	5,560,750	6,183,938
EXPENSES		
PROGRAM SERVICES	4,966,129	4,484,495
MANAGEMENT & GENERAL OPERATING	1,202,237	1,402,779
FUNDRAISING	187,051	206,151
TOTAL EXPENSES	6,355,417	6,093,425
CHANGE IN NET ASSETS FROM OPERATIONS (EXCLUDING ONE TIME EXTRAORDINARY ITEMS)	(794,667)	90,513
ONE-TIME EXTRAORDINARY ITEMS	1,084,976	(347,128)
CHANGE IN UNRESTRICTED NET ASSETS NOT FROM OPERATIONS	294,137	192,042
CHANGE IN TEMPORARILY RESTRICTED NET ASSETS	402,117	3,160,405
CHANGE IN PERMANENTLY RESTRICTED NET ASSETS	(215,960)	(21,825)
CHANGE IN TOTAL NET ASSETS	770,603	3,074,009
NET ASSETS - BEGINNING OF YEAR	15,173,634	12,099,625
NET ASSETS - END OF YEAR	15,944,237	15,173,634



DATA SOURCES Benchmarking Central Ohio (Community Research Partners, 2013); Columbus & Franklin County Consolidated Plan 2010 - 2014; Columbus Housing Task Force (2000); 2014 Franklin County Children's Report (Kirwan Institute, Community Research Partners); AFC Early Childcare Report for Franklin County (Community Research Partners, April 2012); Home Ownership Community Impact Measurement Survey, 2013 (MORPC / OSU partnership, with AmeriCorps volunteers and sponsored by NeighborWorks); Tenancy data from the NeighborWorks America 2010 Community Profile / American Community Survey; Homeport resident data as of June 2014.

