STRONG COMMUNITIES START AT HOME

2013 Community Report
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
To create and preserve healthy, stable and affordable communities—one neighborhood, one person at a time.
Multiplying Impact

IS HOMEPORT A GOOD INVESTMENT?

66 Staff

- Develop or oversee
  - 2,475 homes
  - Which house
- Connect residents to
  - 2,300 services in 2013
  - Which impacts
- Manage
  - 413 volunteers in 2013
  - Who contributed
  - 8,250 service hours to the community in 2013
- Train & counsel
  - 2,353 clients in 2013
  - Which impacts

5,098 residents

6,445 people in client families

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.

(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.

Our Response

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.
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.
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.

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.

Strong Communities Create Stability through Education for All Families.

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

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.

Our Response
IN 2013

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**
  - $7.3M / 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.

**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**
- **13% Others/No Response**
- **68.5% female**

**HOMEPORT RESIDENTS**

- **5,093 total residents**
- **2,587 children**
- **270 seniors**
- **171 homes have a disabled resident**

- **$8,500 - $20,000 household annual income range in homeport rental homes**

- **68% of homes are single parent**

**Resident Stability**
- **Average rental tenancy period (years)**
  - **1.5** Market Rate
  - **3.9** Homeport Multifamily
  - **5.5** Homeport Single-Family

**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
2. Emerald Glen Apartments
3. Framingham Village Apartments
4. George’s Creek Apartments
5. Indian Mound Apartments
6. Kimberly Meadows Apartments
7. Marsh Run Apartments
8. Parkmead Apartments
9. Pheasant Run Apartments
10. Renaissance Community Village
11. Starr High Apartment Studios
12. NHSS
13. Trabue Crossing
14. 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?

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.

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

SUPPORTERS

A
Joe Adam
ADS Alliance Data Systems, Inc.
Roger & Dianne Albrecht
Danielle Alexander
American Electric Power
Atline Armstrong
Brenda Arnold
Kelsey Arnold
Lauren Ashe
B
Bank of America
Bank of America Foundation
Josh Barkan
Tessie N. Belue
Ilsa Beyl
Karen Bigelow
Ilsa Beyl
Tessie N. Belue
Lauren Ashe

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Jill Davis
Marcie Delia
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Lisa Dolin
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Gary Dunilon
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Kevin Dunn
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E
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Eldridge Edgecombe
Melena D. Eldridge
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G
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J. S. Jindal
Elizabeth Jones
JP Morgan Chase & Co.

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Julie Keckstein
Jeffrey J. Keiser
Michael Kelley
Rian C. Kennedy
KeyBank
KeyBank Foundation
Casey King
Robert Kitchen
Amy Klabin and Jordan Finegold
Bernice Klabin
Sara Klabin
Nan Klemmnauber
KMM Builders, LLC
Robin Koehler
Thomas J. Konitzer
Ryan Kovaskie
Andrea Krugman Powell
Catherine Kupsky

L
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Ryan Lazen
Beverly R. Lee
Bill Lepper
Michael A. Lex
Neila Lieberman
Misty Linn
Roy Lowenstein
Bruce Luchek

M
M/I Homes Foundation
Abigail Mack
Meghan Mannion
Sam Marcellino
Steve Marcus
Joshua Martin
Michael Martin
Jessie Masters
John O. McCandless
Aaron McDermott
Mark McCullough
Susan Fuller McDonough
Anne McNab
Megan Melby
Michael C. Mentel
Rosie Middleton
Lauren Miller
Nathan Mineard
Lisa Minneci
Joyce Minnix

N
National Community Land Trust Network
Nationwide
NeighborWorks America
Narina Neikirk
Houm Nil
NiSource Charitable Foundation
Liz Nuksen

O
Thomas J. O’Hara
Oakland Nursery
Oakwood Management
Ohio Capital Corporation for Housing
Ohio Commission on Service and Volunteerism
Ohio Department of Development
Ohio Housing Council
Ohio Housing Finance Agency
Oswald Companies

P
Sam Palumba
Nicole Papa Odegard
Brandon Pargeon
John W. Partridge
Jim Pavichov
Cassaudria Patterson
J. A. Patton
Joseph M. Peller
PNC Bank
PNC Bank Foundation
Rochelle Poling
Stacy V. Pollock
Joseph Powell
Anne M. Prack
Primrose Schools
Lisa M. Pringle
Mark Pringle

Q
Sandi H. Quick

R
Kyle & Megan Randolph
Dave Rawn
Red Mortgage Capital, LLC
David Reierson
Adam Rich
Timothy Rieder
Valerie J. Robbins
Rockford Homes
Alexander Romstedt
Rob Roshon
Alex Rushley

S
Sandy Goldston Memorial Foundation of Columbus
Jewish Foundation
Dominic Sanzo
Michelle Sceva
### AUDITED STATEMENT OF OPERATIONS

#### SUPPORT & REVENUE

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<tr>
<th>Source</th>
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<th>2012</th>
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<td>Government Grants</td>
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<td>2,647,034</td>
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<td>Contributions &amp; Pledges</td>
<td>1,590,458</td>
<td>1,052,207</td>
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<td>Development Fees</td>
<td>1,126,224</td>
<td>2,558,139</td>
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<td>Rental and Other Revenue</td>
<td>(137,985)</td>
<td>99,547</td>
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<td><strong>TOTAL SUPPORT &amp; REVENUE</strong></td>
<td>5,560,750</td>
<td>6,183,938</td>
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#### EXPENSES

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<td>Program Services</td>
<td>4,966,129</td>
<td>4,484,495</td>
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<td>Management &amp; General Operating</td>
<td>1,202,237</td>
<td>1,402,779</td>
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<td>Fundraising</td>
<td>187,051</td>
<td>206,151</td>
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<td><strong>TOTAL EXPENSES</strong></td>
<td>6,355,417</td>
<td>6,093,425</td>
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#### CHANGE IN NET ASSETS FROM OPERATIONS (EXCLUDING ONE TIME EXTRAORDINARY ITEMS)

<table>
<thead>
<tr>
<th>Description</th>
<th>2013</th>
<th>2012</th>
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<tr>
<td>Change in Net Assets from Operations</td>
<td>(794,667)</td>
<td>90,513</td>
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<td>One-Time Extraordinary Items</td>
<td>1,084,976</td>
<td>347,128</td>
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<td>Change in Unrestricted Net Assets Not from Operations</td>
<td>234,137</td>
<td>132,042</td>
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<td>Change in Temporarily Restricted Net Assets</td>
<td>402,117</td>
<td>3,160,405</td>
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<td>Change in Permanently Restricted Net Assets</td>
<td>(215,980)</td>
<td>(21,825)</td>
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**CHANGE IN TOTAL NET ASSETS**

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<th>Description</th>
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<th>2012</th>
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<tr>
<td>Net Assets - Beginning of Year</td>
<td>15,173,634</td>
<td>12,099,025</td>
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<tr>
<td>Net Assets - End of Year</td>
<td>15,944,237</td>
<td>15,173,634</td>
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**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); AEC 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.