

# ***HPI*** ***Annual Report***

***2017***

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## OUR MISSION

*We are a non-profit real estate development organization that creates affordable housing opportunities to encourage family stability and support and empower our community.*

## *A letter from the President*

### *Dear friends,*

Founded in 1990, The Housing Partnership, Inc. is a non-profit real estate development organization. Our mission is to create, sustain, and promote access to affordable housing opportunities of choice. We actively engage in property and asset management, real estate development, single family home sales, home-buyer education, and financial counseling. At HPI, we have a vision that everyone has an exceptional housing experience.

This year we have had the opportunity to be involved in so many things. We partnered with KCADV to complete our 7th site, helping women and children who have experienced domestic violence have a safe place to live. We worked with Habitat for Humanity to complete Park Springs sewer and road development. We collaborated with Dress for Success and Transitioning Community Partners Coalition to provide affordable rental and homeownership opportunities. We also partnered with Jackson House and The Healing Place Men's Campus to develop facilities for their clients.

In the coming year, we will continue to provide clean, safe, affordable housing for individuals and families in Jefferson and Shelby County, Kentucky. Moving forward, our plan is to create more opportunities for new homeowners each year. We believe that access to affordable housing encourages family stability, strengthens neighborhoods, and improves our communities. We will also work to find new and innovative ways to provide a better housing experience to our residents through development of new partnerships, technology, and by expanding our focus on how we can have a positive impact in our community.

Thank you for your interest in The Housing Partnership, and thank you for taking the time to read our annual report for the fiscal year ended June 2017.

*With warm regards,*

**Mike A. Hynes**



***Fiscal Donor List***

<b>\$5,000+</b>			\$\$\$\$\$
BB&T Old National Bank US Bank			
<b>\$1,000-\$4,999</b>			\$\$\$\$
Chase Bank Mike Hynes			
<b>\$500-\$999</b>			\$\$\$
Christina Combs Andrew Hawes William Shircliff Rick Wimsatt			
<b>\$499 &amp; Below</b>			\$\$\$
Samantha Adams	Troy Jesse	Olivia Sweeting	
Lisa DeSpain	John Lundbom	James Taylor	
Lynda Gibson	Audrey Ratcliffe	United Way	
HD Supply	Desmond Robinson	WesBanco Bank	
Jo Ann Henning	Jennifer Sanders		
Linda Holland	Ronda Sears		



***We'd like to give a sincere Thank You to all of our donors.***



# Our Programs and Services

## ASSET AND PROPERTY MANAGEMENT

HPI currently owns and manages over 1,300 units of rental housing affordable for low and moderate income families.

## RESOURCE CENTER

Our Community Resource Center, a one stop shop for families looking for affordable housing in our community, provides services to families in need of financial planning, home ownership readiness courses, or resident services. With our PATH to Homeownership program, we help families go through the exciting but sometimes confusing home buying process.

## HOUSING PRODUCTION

Our team of real estate professionals provides technical assistance for parties interested in developing or providing affordable housing options in our community.





# Fiscal Year Accomplishments

## ACCOMPLISHMENTS

- Created 82 new homeowners.
- Engaged with the Pilot Program of Credit Builders Alliance to assist our residents in building credit history through rental payments.
- Installed consumption reduction technology at the Carpenter Apartments, York Towers, and St. Columbia in an effort to continue HPI green initiatives.
- Launched new website and logo design, while also enhancing our social media presence to better communicate with today’s customer base.
- Launched a new community development financial institution called LHOME, to help provide small business loans and low interest loans to the community through specialized funding.
- Our homeownership department served 232 clients, and HPI sold 21 homes in FY 2017.

## PARTNERSHIPS

- Working with KCADV to complete our 7th site, to help women and children that have experienced domestic violence have a safe place to live.
- Partnership with Dress for Success and the Transitioning Community Partners Coalition to provide affordable rental and homeownership opportunities.
- Partnership with Habitat for Humanity to complete Park Springs sewer and road development.
- Partnership with Jackson House and The Healing Place Men’s Campus to develop facilities for their clients.







2017 Board of Directors

BOARD CHAIR	PAST BOARD CHAIR	TREASURER
<b>Mr. J. Barry Barker</b> <i>Transit Authority of River City</i>	<b>Ms. Laura Douglas</b> <i>Community Leader</i>	<b>Mr. Michael A. Ringswald</b> <i>Republic Bank &amp; Trust Company</i>
<b>Mr. Tim J. Barry</b> <i>Louisville Metro Housing Authority</i>	<b>Mr. Douglas R. Leezer</b> <i>Citi Community Capital</i>	<b>Mr. Steve Stratton</b> <i>Community Leader</i>
<b>Mr. William Barry</b> <i>J.P. Morgan Chase</i>	<b>Mr. Rob Locke</b> <i>Habitat for Humanity of Metro Louisville</i>	<b>Ms. Tammy Thomas</b> <i>Citizens Union Bank</i>
<b>Mr. Steven E. Bogus</b> <i>Catholic Charities of Louisville</i>	<b>Ms. M. Diane Murphy</b> <i>WesBanco Bank</i>	<b>Mr. Joseph P. Tolan</b> <i>Community Leader</i>
<b>Ms. Maria L. Bouvette</b> <i>Louisville &amp; Jefferson County Riverport</i>	<b>Mr. Mark Offerman</b> <i>Community Leader</i>	<b>Mr. John I. Trawick</b> <i>Community Leader</i>
<b>Mr. Kyle D. Brady</b> <i>Farm Credit Mid-America</i>	<b>Mr. Andy Parker</b> <i>Wilson &amp; Muir Bank &amp; Trust Co.</i>	<b>Mr. Robert B. Vice</b> <i>Reed, Weitkamp, Schell &amp; Vice PLLC</i>
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<b>Mr. Mike A. Hynes</b> <i>The Housing Partnership, Inc.</i>	<b>Ms. Jennifer Sanders</b> <i>BKD LLP</i>	<b>Ms. Marita A. Willis</b> <i>American Red Cross</i>
<b>Mr. David C. Howard, Jr.</b> <i>Federation of Appalachian Housing Enterprises, Inc.</i>	<b>Mr. T. Clay Stinnett</b> <i>Stock Yards Bank</i>	<b>Mr. Richard F. Wimsatt</b> <i>Brown-Forman Corporation</i>
		<b>Mayor Greg Fischer</b> <i>Louisville Metro</i>

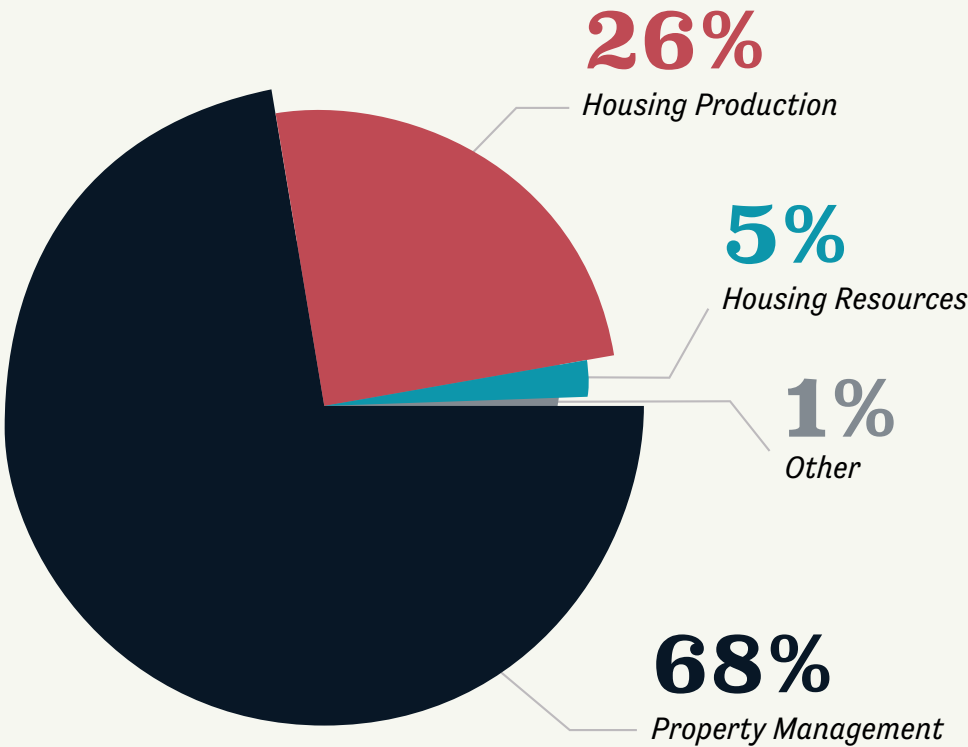
Fiscal Year\* Financial Statements

ASSETS		LIABILITIES & NET ASSETS	
Cash, Cash Equivalents, and Receivables	\$6,220,931	Current Liabilities	\$3,371,615
Other Assets		Long-term Liabilities	\$65,063,649
Prepays	\$899,254	Net Assets	
Investment in Real Estate Developments	\$79,708,293	Total Net Assets	\$20,469,942
For Sale Inventory	\$1,769,832		
Captive Insurance	\$74,000		
Office Furniture and Equipment, Net	\$118,356		
Other Assets	\$114,541		
Total:	\$88,905,206	Total:	\$88,905,206

OPERATING RESULTS

REVENUES		EXPENSES	
Housing Production	\$3,721,966	Housing Production	\$747,064
Housing Resources	\$668,505	Housing Resources	\$888,300
Property Management	\$9,606,006	Property Management	\$8,932,326
Operations	\$174,467	Operations	\$1,379,354
		Total Operating Expenses	\$11,947,044
		Debt Service	\$1,864,199
		Other	\$360,523
Total Revenues:	\$14,170,944	Net Operating Income:	-\$823

Allocation of Revenue





Our Staff



ADMINISTRATION & FINANCE

Dorothy Bedu-Addo, Beneva Bibbs, Christina Combs, Patrick Cornett, Johnny Gibson, Jo Ann Henning, Linda Holland, Mike Hynes, Carmelita Luna



HOUSING PRODUCTION

Laura Bettencourt, Landen Burcham, Jeremy Dyer, Andrew Hawes, Joshua Hooper, Homer Sarabi (Consultant), Allison Thomas



HOUSING RESOURCES

Elizabeth Agerton, Michael Gardner, Lynda Gibson, Tiffany Jacobs, Mary Ronayne, Martina Surma



MAINTENANCE STAFF

Terry Allen, Coda Alvey Jr., Fnu Ameerjan, Terrell Briggs, Cheri Craycraft, James Dumm, Cecil First III, Steven Genslinger, Michael Hinton, George Keene, Mohammad Nasir, Terrell Shelton, Raymond Smith, Carla Summers, James Taylor, Dennis Vorhees, Raymond Walker, Cedric Watson



PROPERTY MANAGEMENT

Antoya Brandon, Tara Carman, Brittany Cotton, Cynthia Dailey, Rosalie Dailey, Lisa DeSpain, Hannah Farley, Lisa Gritton, Melody Hall, Maria D. Irvin, Vernal Moore, Audrey Ratcliffe, Debbie Reid, Traci Robertson, Olivia Sweeting, Katlin Wathen, Susan Wayne, Michelle Wheeler



We would like to recognize our past board chairpersons who have helped shape The Housing Partnership into what it is today.

J. Barry Barker	Mark F. Wheeler	Nancy Lampton
Laura Douglas	Rick K. Guillaume	Morton Boyd
Richard F. Wimsatt	David H. Brooks	Michael N. Harreld
Billie W. Wade	Carl M. Thomas	William L. Skees, Jr.
Dr. Jo Ann Rooney	Malcolm B. Chancey, Jr.	







**THE HOUSING PARTNERSHIP INC**

