

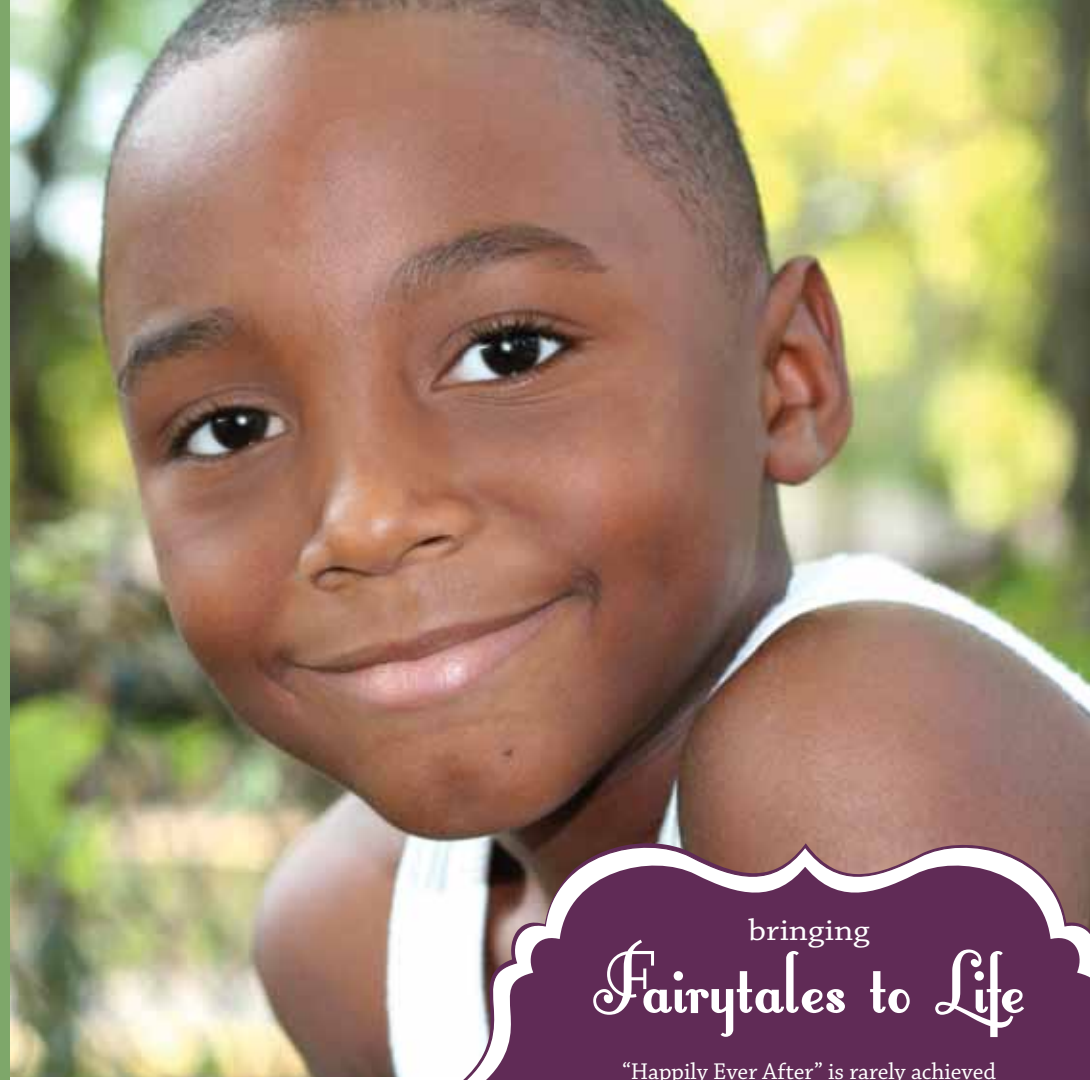


HOMES IN PARTNERSHIP, INC.  
2010 annual report

building  
*Happily Ever After*

# Table of Contents

A Message From the President	5
About Homes in Partnership	6
Current and Future Projects	8
Life Dreams Realized	12
Financial Statements	16
Board of Directors	18
Letter From the Executive Director	21
So Many Ways to Help	23
Partners and Donors	27



## bringing *Fairytales to Life*

“Happily Ever After” is rarely achieved without hard work, positive personal growth and the kindness and support of others. For 36 years, Homes in Partnership (HIP) has been building “Happily Ever After” moments and this is their story.



## A Message from the President

Dear Friends, Partners and Supporters:

It is with pride and honor that we present the Homes in Partnership, Inc (HIP) 2010 Annual Report on behalf of the Board of Directors and staff.

After 36 years, HIP continues to assist residents with low to moderate income obtain a decent, affordable, safe and energy efficient home in an effort to improve the economic condition of distressed neighborhoods and build healthy, vibrant communities. HIP has been recognized and has received numerous awards for outstanding dedication and contributions toward helping all persons achieve the American dream of homeownership without regard to race, creed, religion or national origin.

HIP along with our partners will continue to address the needs of Central Florida communities by laying the foundation for families to grow within their homes and have a “happily ever after” experience. We are pleased with the continued expansion of our communities in our service areas of Central Florida.

On behalf of the Board of Directors, staff and families we serve, we thank all who have partnered with us to help make a difference, including but not limited to: government, corporations, financial institutions, community partners, individuals, businesses and foundations. We appreciate your continued support.

Sincerely,



Vernon McQueen  
President



**V**ernon McQueen

President since 2007 and strong advocate for helping to create self-sufficient homeowners.

## About Homes in Partnership

Homes In Partnership, Inc. (HIP) is a nationally recognized community based organization that specializes in affordable housing for very low, low and moderate-income families. Headquartered in Apopka, Florida, HIP was established as a non-profit organization to reach out to families and improve housing conditions in Central Florida. Since its inception, HIP has expanded to open two additional offices to serve Lake and Sumter counties.

HIP has provided more than 4,000 families with single-family housing, both rehab and new construction. As a self-help housing program homeowners perform 65% of the construction labor for their home. Through this "sweat equity" each homeowner earns equity in his or her home, decreasing the cost burden of construction and investing in the betterment of the community.

HIP builds homes on scattered sites as well as developing subdivisions in underserved areas. In the last 36 years, HIP has developed subdivisions ranging from 5 lots to 166 lots. These subdivisions have received many awards including the Fannie Mae Award of Excellence, the Federal Home Loan Bank's Partnership Excellence Award and the Secretary of Agriculture's National Homeownership Week award.

New home construction was not the only objective for HIP in 2010 as homebuyer education and outreach was also an aim. The goal of providing counseling and education to 400 families was exceeded with HIP counselors providing daily counseling sessions and bi-monthly home-buying workshops.



## Education & Counseling

Our monthly home-buying workshops were a strong educational tool for many families.

# Current and Future Projects

The following are the areas of current and planned growth for HIP.

## Groveland – Osprey Cove

Osprey Cove is an existing subdivision in Groveland in which HIP purchased a group of lots that were already developed. These lots are the sole initiative for HIP in Lake County. Currently 26 home sites remain in this peaceful and quiet country setting.

## Wildwood – Meadowlawn

Meadowlawn is a 21-lot subdivision on 5<sup>th</sup> Street in Wildwood. The City of Wildwood partnered with HIP in completing the infrastructure by installing the water and sewer lines. Currently 18 home sites remain available for future residents.

## Webster – Live Oak Park

Live Oak Park is a 96-lot subdivision located in Webster. The City of Webster partnered with HIP by installing water and sewer lines to the site. The subdivision will be built in two phases. The first phase consists of 66 lots, which are ready and available for sale. The second phase consisting of the remaining 30 lots will be developed at a later date.



continuing to  
**Make a Difference**

Everyday is another opportunity to help someone make a better life for themselves and their family.





building a  
*Happily Ever After*

Homes in Partnership believes that fairytales can come true and with each passing year HIP expands their reach to allow more people to achieve the dream of homeownership.



## Current and Future Projects

Continually reaching out to Central Florida.

### *Apopka - New Horizons*

The New Horizons subdivision will be comprised of 56 beautiful single family homes in South Apopka. This new community will offer quality built, energy-efficient homes that will help meet the continuing need for affordable housing in this area.

### *Zellwood - Holly Creek Phase II*

Holly Creek Phase II is a 91-lot affordable housing subdivision which will be built in two phases. The first phase will consist of 62 lots which will be available in the near future.

### *You Can Help!*

See page 23 for inspiring opportunities to help children & families.

# Life Dreams Realized

## Fredricka McCants

Fredricka is currently in the process of making her dream a reality; she is working with Homes in Partnership to build her home in Coleman, Florida. She is grateful for the motivation and support that Homes in Partnership has provided to her and her 10-year-old daughter, Bra'Niyah.

"It's very important for me to buy my own home, I am a parent and a role model to my child, I want her to have a chance for a better life than mine," Fredricka says.

"Homes in Partnership is giving me the opportunity to reach my goal of being a homeowner before the age of 30," she says. Without this program I don't think I would have reached this goal; the employees work hard to get you where you need to be and push you not to give up."



Miguel and his wife, Elvia pride themselves on raising their four children in a loving and safe environment. In fact, it was because of his family that Miguel reached out to Homes in Partnership, as he wanted to live in a community where his children could play safely in the backyard.

"Homes in Partnership has given me the opportunity to have the tranquility of a stable home," he says. "It's also giving my children the chance to be proud and excited of their home and allowing them to grow up in an environment where they can believe in the power of their dreams and hard work."

Miguel not only believes in the mission of Homes in Partnership, he speaks highly of the organization to others, as they not only help people to achieve their dreams, they treat everyone fairly.

## Miguel Perez Jimenez



## Fredricka McCants ↗

"It's very important for me to buy my own home, I am a parent and a role model to my child..."

"Homes in Partnership has given me the opportunity to have the tranquility of a stable home."

## Miguel Perez Jimenez ↘





# Life Dreams Realized

## Jacara Turner

Jacara and her three-year-old daughter, Jakaria, were living with her mother before she learned about Homes in Partnership. She knew that she needed to reach her goal of raising her daughter in a home that she owned in a community where she felt comfortable.

“Without Homes in Partnership, I probably would not have a home. It is a great program that has given me the chance to own my own home at such a young age and has allowed me to feel really good about myself,” says Jacara.

Even though Jakaria is only three years old she is grateful for what her mother and Homes in Partnership have been able to provide for her. She gets excited to have friends over and even helps her mom around the house with small chores such as picking up her toys. Growing up in this environment will only help Jakaria to believe in “Happily Ever After.”

## Jacara Turner ↗

“Homes in Partnership helped me to transform my dream into reality.”

“My daughter, Miracle, believes in ‘happily ever after’ thanks to the wonderful staff at Homes in Partnership.”

## Willy Perry ↘



## Willy Perry

Willy considers Homes in Partnership his “family outside his family.” He and his 10-year-old daughter, Miracle, are living out their dreams in a new home that was built by Homes in Partnership.

Willy believes that his home has done more than just provide a roof over his family’s head; it has given Miracle the opportunity to see first hand that if you work hard, you can achieve anything you dream of.

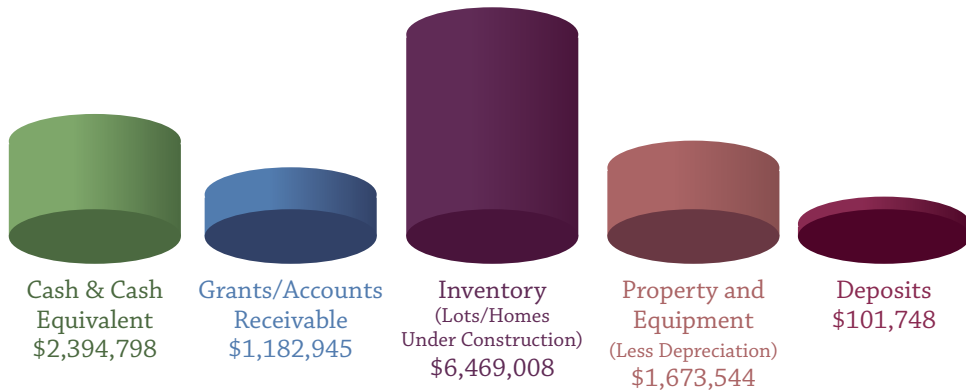
“Homeownership not only makes me feel as though I have accomplished something for myself, it allows me to set a solid foundation for my family,” says Willy.

His advice to others in regards to creating a happily ever after is: “Go to HIP and talk to someone, anyone over there, they can assist you and help you to realize that your dreams are attainable and they will be with you every step of the way.”

# Financial Statements

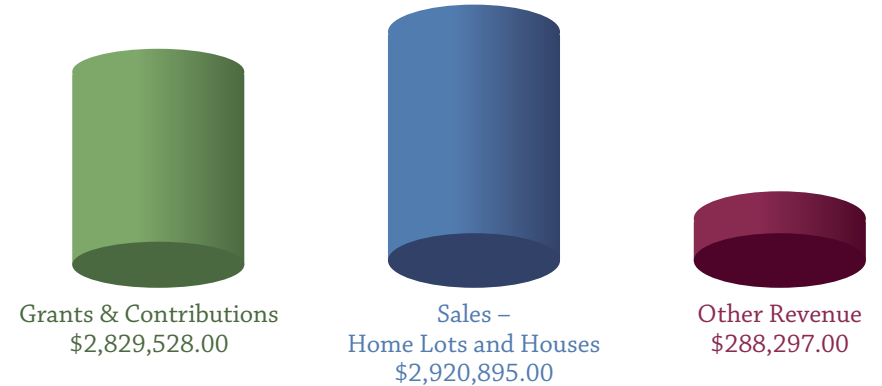
## ASSETS

Year Ending December 31, 2010  
\$11,822,043



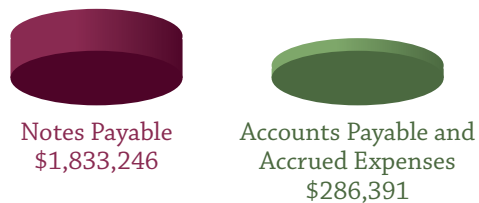
## INCOME SOURCES

Year Ending December 31, 2010  
\$6,038,720



## LIABILITIES

Year Ending December 31, 2010  
\$2,119,637



## PROGRAM EXPENDITURES

Year Ending December 31, 2010  
\$4,833,547



## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Net Assets	\$ 9,702,406
Total Liabilities	\$ 2,119,637
<b>Total Liabilities and Net Assets</b>	<b>\$11,822,043</b>

## INCOME SOURCES AND PROGRAM EXPENDITURES

Total Income	\$ 6,038,720
Total Expenditures	\$ 4,833,547
<b>Increase In Net Assets</b>	<b>\$ 1,205,173</b>

# Devoted Board Members



Vernon McQueen  
President



Ernesto Gonzales-Chavez  
Vice President



Ivera Crittenden  
Secretary



Betty Evans  
Member



John Ellis  
Member



Frances DeJesus  
Member



Helena Ryan  
Member



Valerie Hendriex  
Member



# The HIP Team

A special thanks to our hard-working employees who dedicate themselves to improving the lives of others.



## Corporate Office



## Management Team



## Construction Office



## Housing Department



## A Message from the Executive Director

Dear Friends, Partners, Supporters and Families:

Today we celebrate 36 years of doing more with less, through the worst housing crisis since the 1930's - a complete melt down of the housing industry and it is not over yet. Many can't see the need for affordable housing and what it means for the US Economy. As we face these financial woes with cut backs and downsizing we find more and more people are trying to find their way to the American Dream of Homeownership. The attack on affordable housing is real; but we look toward tomorrow when we see a better day.

Our mission has always been and always will be to provide families with a decent place to stay and raise a family. You can't give up, only keep on trying. Good intentions are not going to work, only actions will get it done.

The need and desire for housing has multiplied. It's more important than ever that we rise up together as a community. The need is dire and we need your support if we are to keep building Happily Ever After.

On behalf of the Board of Directors, management and staff we extend our sincere appreciation and thanks.

Yours Truly,

A handwritten signature in black ink, appearing to read "H. Lewis Kellom". The signature is written in a cursive style with a long horizontal line extending to the right.

H. Lewis Kellom

# H

## H. Lewis Kellom

Executive Director since 1978,  
dedicated to keeping the dream  
of homeownership a reality.



## So Many Ways to Help

Through your generosity with the More than Materials program, you can provide quality-building materials for a home under construction.

You can help someone who has experienced financial hardship overcome their past and give them the opportunity to turn their dream into a reality.

### more than a fairytale - turning Dreams into Reality

When it comes to building a house, it takes quality materials. When it comes time to turn that house into a home, it takes comfort, security and the belief that dreams can become a reality.



#### Doorway of Ownership \$600

This gift will provide for the purchase and installation of a front door that will open to the new world of home-ownership for one fortunate family.

#### Winds of Change \$200

This gift will provide for the purchase and installation of a ceiling fan that will provide a comforting breeze from above.

#### Window of Opportunity \$300

This gift will provide for the purchase and installation of a window that will open to reveal many opportunities for the future.

#### Message of Hope \$100

This gift will provide for the purchase and installation of a mailbox that will be a receptacle for messages of hope and encouragement from friends and family.

# Corporate Sponsorship Opportunities

For many Central Floridians, the dream of owning a home is a long awaited wish that with your help has the opportunity to finally come true.

A successful HIP project improves business for the entire community. Housing equals jobs; we continue to seek partners to help families realize the dream of homeownership.

Don't delay. For more information about the More than Materials program, please contact:

**Homes in Partnership, Inc.**

407-886-2451 x 222

[www.Homesip.org](http://www.Homesip.org)

235 East 5th Street • Apopka, FL 32703

501 (c) 3





generous  
**Financial Support**  
 HIP is deeply grateful for the financial support of governmental agencies, corporations, financial institutions, community partners, individuals, businesses and foundations whose contributions make this program possible.



# Partners & Donors

PLATINUM SPONSOR:

**TD Charitable Foundation**

USDA Rural Development  
 Housing Assistance Council  
 US Department of HUD  
 US Department of Labor

Progress Energy  
 City of Ocoee, FL  
 Wells Fargo Bank  
 Trustco Bank  
 Bank of America

National Rural Housing Coalition  
 Federal Home Loan Bank of Atlanta

Florida Housing Finance

Lake County Board of County Commissioners  
 Orange County Board of County Commissioners  
 Sumter County Board of County Commissioners

City of Apopka, FL  
 City of Wildwood, FL  
 City of Webster, FL  
 Shams Law Firm

HOMES IN PARTNERSHIP, INC.

Corporate Office:

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Apopka, FL 32703  
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[www.HOMESIP.ORG](http://www.HOMESIP.ORG)