

# Neighborhood Housing Partnership

of Greater Springfield



## 2018 Annual Report

### EXECUTIVE DIRECTOR'S MESSAGE

2018 was an important year for NHP and our community. After many years of planning, The Community Gardens senior housing community was completed, and Springfield's first pocket neighborhood became available for eligible seniors. Our goal was always to provide safe and affordable housing for the men and women who have lived and worked in Springfield. The Community Gardens created fifty units of senior housing that incorporates the innovative Pocket Neighborhoods concept pioneered by Ross Chapin. Pocket neighborhoods are clustered groups of neighboring apartments gathered around a shared open space with interconnected walking paths and front porches to encourage activity and neighbor engagement. We are excited to pursue a second phase of our development and will apply for funding to complete our development concept and meet the strong demand for these homes.

I am also excited to share that I have assumed the new role of Special Projects Coordinator for NHP. Greg Womacks, our Finance Director, has assumed the title of Acting Executive Director. I am confident that our leadership is in good hands and am excited for NHP's future. Greg and our team remain committed to our mission of supporting affordable and quality housing. We know that homebuyer education and financial literacy are foundational for individual empowerment and we remain firmly committed to the continued delivery of these services. As always, we thank you all for your support and partnership. Truly, it does take a village...

-Tina Koumoutsos

### IMPROVING COMMUNITIES ONE HOMEOWNER AT A TIME



When people have a stable place to live, they become better parents, neighbors, workers and citizens. From New Carlisle to South Charleston and everywhere in between, NHP is helping Clark County residents become successful homeowners.

### CURRENT BOARD OF DIRECTORS

**Board President:**

**Cheryl Hesson**

**Vice President**

**Mortgage Origination  
Richwood Bank**

**Board Vice-President:**

**Scott Beals**

**Attorney**

**Cole Acton & Dunn**

**Board Treasurer/Secretary:**

**Mark Beckdahl**

**Deputy Finance Director**

**City of Springfield**

**Andy Birch**

**Trust Officer**

**Security National Bank**

**Harry Fisher Sr.**

**Resident**

**Craig Genet**

**McCall Sharp Architecture**

**Theresa Hartley**

**Owner**

**Ohio Real Estate Title, Inc.**

**Gloria Holloway**

**Resident**

**Promise Neighborhood**

**John Howard**

**Resident**

**Fair Vista**

**Neighborhood**

**Joel Kain**

**Richwood Bank**

**Sheila Rice**

**Real Estate Agent**

**Fernando Romero**

**Resident**

**Mark Whitt**

**Commercial Lender**

**WesBanco, Inc.**

**Natalie Williams**

**Resident**

# FINANCIAL REPORT

	2018	2017
<b>Assets</b>		
Cash & Investments	1,087,579	1,347,721
Mortgages Receivable	398,127	321,927
Property & Equipment	1,730,442	1,759,359
All Other Assets	1,319,547	286,354
<b>TOTAL ASSETS</b>	<b>\$ 4,535,695</b>	<b>\$ 3,715,361</b>
<b>Liabilities</b>		
Accounts Payable	9,345	32,879
Accrued Wages & Benefits	31,465	32,547
Mortgage Note Payable	2,012,645	1,496,837
All Other Liabilities	122,522	99,880
<b>TOTAL LIABILITIES</b>	<b>\$ 2,175,977</b>	<b>\$ 1,662,143</b>
<b>Net Assets</b>		
Unrestricted	1,870,528	1,324,018
Restricted	489,190	729,200
<b>TOTAL NET ASSETS</b>	<b>\$ 2,359,718</b>	<b>\$ 2,053,218</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>\$ 4,535,695</b>	<b>\$ 3,715,361</b>

# 2018 COMMUNITY IMPACT

**269** Individuals Coached & Educated

**76** New Homeowners

**50** Rental Homes Constructed

**226** People educated in Financial Literacy & Homebuyer Workshops

**46** Homes Repaired & Foreclosures Prevented

**\$14,443,114** Total Invested in Our Community (Private, Philanthropic and Public)

**8** Total Staff

**62** Rental Homes Owned

*Our Supporters Make It Happen!*

## FUNDED IN PARTNERSHIP BY

- Amazon Smile
- American Mortgage Service Company
- Assurant
- City of Springfield
- Clark County DJFS
- Clark County Ohio
- Fifth Third Bank
- Fuller Center for Housing
- Home City Federal Savings Bank
- Housing and Urban Development (HUD)
- Huntington Bank
- Key Bank
- NeighborWorks America
- New Carlisle Federal Savings Bank
- Ohio Development Services Agency
- Ohio Housing Finance Agency
- PNC Bank
- Security National Bank
- Walmart
- WesBanco Bank
- Wright-Patt Credit Union



## INDIVIDUAL DONORS

- Susan Backus Starr
- Gene Barnett
- Irma Bass
- Scott Beals
- Andy Birch
- Kerri Brammer
- Richard & Linda Butler
- Frank Catanzariti
- Peg Foley
- Craig Genet
- Rachel Goff
- Henry & Miriam Harshaw
- Teresa Hartley
- John Herzog
- John Howard
- Jan Jones
- Micheal & Rachel Kapraly
- James Klay
- Tina Koumoutsos
- Kroger Community Rewards
- Ed Leventhal
- Robert Mauch
- Stephen Metzger
- Amy Miller
- Rachel Moran
- Paul Parlato
- John & Rae Raisbeck
- Steve Sharp
- Wayne Southward
- Mike Trinkle
- Mary Wells
- Greg Womacks

