

2009 - 2010 ANNUAL REPORT

HOME Ownership and Asset Development Center
Helping you build a brighter future.



Knowledge That  Enables You.



Programs & Accomplishments

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Home Ownership and Asset Development Center

A Letter from our Director

Dear Friends,

Challenging times in our economy mean there are more opportunities to help those in need. I believe that everyone should have opportunity to be able to obtain their basic needs of food and shelter. Furthermore that shelter should be decent and affordable, leaving a portion of your income to pay for other necessary items such as food, utilities, and gas to get to a job.

At our Homeownership and Asset Development Center and with our Homeless Prevention and Rapid Rehousing Program we are addressing these basic needs. We do this by:

1. Helping homeowners with emergency repairs such as repairing dangerous wiring, providing handicap accessibility, and helping homeowners to be able to stay warm in the winter.
2. Helping those who would be literally homeless due to an eviction from their home as a result of a loss of income, stay in their home.
3. Helping homeless persons get into a home, get a job, and become stabilized where they no longer need our temporary rental assistance.
4. Helping individuals and families overcome their credit barriers which in turn allows them to borrow money at lower interest rates and purchase a home.
5. Homeowners typically pay much less for a mortgage payment than renters do for rent. We help people obtain affordable housing by helping with a major obstacle of saving up a large down payment in order to purchase a home.
6. Helping our clients to learn how to budget the money they have and save money to invest in something that will be a long term asset for their future.
7. Empowering potential buyers by providing quality counseling and education about their options and the processes of buying a home.
8. Helping delinquent homeowners obtain a workout with their lender so that they can continue to live in their home that they worked so hard to get.
9. Building highly energy efficient homes so that our homeowners are comfortable in their home and can afford their utility bills.



Home is a sanctuary. It is where our children learn our fundamental values and it is where we build lifelong memories. I am thankful for the opportunity to be a small part of providing the four walls that our families fill with love. One of the ways our family enjoys our home time is watching old movies and musicals. Every Christmas we watch "It's a Wonderful Life" and this year while watching, I realized how close what I do is to what Peter Bailey did, the father of George Bailey (played by James Stewart). I may have a shabby little office in comparison to many, a crowded area with files strewn about in an old historical building, but I believe what Peter Bailey states to be true is true for us also, "...I feel that in a small way we are doing something important... Satisfying a fundamental urge... It's deep in the race for a man to want his own roof and walls and fireplace, and we're helping him get those things in our shabby little office."

Karen Phillips

Director of the Home Ownership and Asset Development Center

A Program of Crawford-Sebastian Community Development Council, Inc.



The path to Home Ownership

As the old saying goes...

"A house is made of walls and beams; a home is built with love and dreams."

Here at the Home Ownership and Asset Development Center we work to make those dreams a reality. Through a variety of counseling and assistance programs, we want to equip you with the knowledge and financial management skills it takes to open the door to owning your own home and building a brighter future.

Under our Homeownership Program we assist our clients with credit review, pre-purchase counseling, down payment and closing cost assistance. Let us show you how we have helped low income families and at the same time helped the local economy. Over \$23 million in home sales, mortgage loans, were brought about in conjunction with our programs.

Clients of C-SCDC
represented over \$23
million in home sales

In 2010 we helped 314 people/families to make their dream a reality in purchasing their own home.

RACE/ETHNICITY	AMOUNT
African American	23
Hispanic	69
Asian	13
Native American	2
White	204
Hawaiian	3
TOTAL	314

Housing Counseling

Within our Home Ownership Center we provide not only credit review counseling but also pre-purchase counseling and mortgage default counseling.

61 households avoided foreclosure as a result of counseling provided by our agency.

In 2009 alone we counseled 1,284 clients. As the need has risen for an increase in mortgage default and credit counseling, we have now expanded our counseling services from 3 counselors to 4. This has enabled us to increase the number of clients for counseling services to 1,419, a significant increase of 135 extra people who are receiving housing, mortgage and credit counseling.

Due to the current economic climate we have found an increase in the number of people who are delinquent on their mortgages. In 2009 we were able to prevent 30 families from being foreclosed on. This year that number doubled and we were able to prevent 61 families from being foreclosed on.

Homebuyer & Financial Management Education

We run classes throughout the year on home financing, budgeting, credit repair and home maintenance. Our Homebuyer Education classes provide information on how to purchase your home and we run over 24 classes a year. Our Financial Management course is a 5 week course which runs throughout the year. This course educates our clients on how to maintain their credit and how to save and manage their money. Our Home Maintenance course is offered once a month and is part of our Home Rehabilitation Program for emergency home repairs. Again we see increases in the number of people who were assisted through our classes. In 2009 we had a total of 483 clients and this number has increased to 540 clients for 2010, a significant increase of 57 extra clients.

Our 2010 Course breakdown is as follows:

315 Clients completed our pre-purchase Homebuyer Education Workshop
102 Clients completed our Financial Management Classes
10 Clients completed resolving or preventing mortgage delinquency workshop
113 Clients completed the Home Maintenance workshop



New Construction

Self Help Housing Program

Our Self-Help program provides the opportunity for families to work together and build their own energy efficient home in a rural area. To date we have completed 37 homes under this program. Participating families physically work on their homes which means that they move into their home with equity, the average of which was \$17,000.

Our Rural Development Grant for this fiscal year allowed us to oversee the construction of 14 new homes in rural areas such as Mountainburg, Uniontown and Alma. We have successfully completed 13 houses, with 1 home under the final section of construction. A total amount of \$1,276,669 in loans have been provided by Rural Development to our self-help participants for the fiscal year of 2010.

This October we received a new 2 year grant from USDA Rural Development for C-SCDC to oversee the construction of 25 new homes in rural areas of Crawford and Sebastian Counties. This is a substantial increase of an extra 11 homes over our last 2 year grant for 14 homes.



'The Crossing' at Clayton Park

Clayton Park is a single-family housing development with affordable, high quality homes. Entitled 'The Crossing', ground-breaking took place in August of 2008 on this beautiful development of 3 and 4 bedroom homes, complete with 2 car garages.

Construction began in January 2009 and a total of 68 homes will be built in this north-side housing development. Phase one had a total number of 34 homes with Phase two scheduled for sometime in 2011. The City of Fort Smith, Rausch Coleman Homes, Ronald Ragon Realty, and C-SCDC all worked together over these years to create this wonderful development. This project is funded by the City of Fort Smith CDBG funds. It is a mixed income development where 51% of buyers will have low-moderate income. Buyers of these homes will have the opportunity for housing counseling and education that will empower them not only to buy their home, but maintain that home, and sustain that home for the long-term. They will have the opportunity to understand how to obtain the very best mortgage and they will be given assistance, if qualified, designed to make their home more affordable to them on a monthly basis.



Housing Rehabilitation

Home Rehabilitation

Our home rehabilitation program provides emergency home repairs to those of low to moderate income who own their own home. This fiscal year we completed 43 owner-occupied rehabilitation projects ranging from \$5,000 to \$10,000 in conjunction with Federal Home Loan Bank AHP or SNAP funds and/or USDA's Housing Preservation Grant. Of these 43 clients, 40 were elderly and/or disabled. We completed 1 ADFA reconstruct where we demolished the owner's previous home and completely rebuilt a new home. A number of repair projects were leveraged with the City of Fort Smith and our Weatherization department.

43 owner-occupied home rehabilitation projects completed ranging from \$5,000 to \$10,000

Acquisition & Rehabilitation

C-SCDC acquires sub-standard homes within the city of Fort Smith and rehabilitates them bringing them up to State & Local codes. When completed, these homes are then sold on to families/individuals of low to moderate incomes. This program not only provides much needed decent affordable housing but it also greatly improves the appearances of neighborhoods in Fort Smith.

Between 2009 and 2010 we have acquired 5 homes for rehabilitation. 2 have been sold, 1 is currently for sale in Fort Smith and 1 is almost completed. We are also commencing work on the 5th property which was gratefully donated to us by Wells Fargo.

We provided emergency repairs for 40 elderly and/or disabled households this year.

HOME REHABILITATION AT WORK



BEFORE



AFTER



ENERGY STAR® Initiative



In 2008 C-SCDC began the process of making all homes built by our agency meet the strict guidelines to receive an overall ENERGY STAR Rating. In the past, we only required ENERGY STAR appliances to be placed in the homes. Now all our homes are ENERGY STAR rated and we put in many Universal Design Features so that homes are more accessible to our clients over the long term. As part of this commitment, all our homes are tested by a qualified third party home energy rater from HERS Inc. The HERS System measures and gives points for a home's insulation, ventilation, air tightness, combined heating, cooling and water heating efficiency and solar gain. A lower score means the home is more efficient. International Energy Code standards require a minimum rating of 100 and the ENERGY STAR standard is 85. Our homes receive a lower rating on this system, around 69 - 72, which means the homes are very energy efficient and well insulated ensuring lower utility bills.

The ENERGY STAR rating is also applied to any homes that are reconstructed or newly constructed under our Home Rehabilitation Program in conjunction with the Arkansas Development Finance Authority.

Partnerships

It takes many partnerships within a community to really make a difference. A partnership is co-operation among individuals or groups to achieve a common goal. All of the partners have a common goal. This goal is more than just houses. This goal is for peoples of different incomes, people with diverse backgrounds, and people of different races and nationalities to come together and live in a community united.

We have been fortunate to build strong links with many leaders both nationally and within our community:

- Arkansas Development Finance Authority
- HUD
- City of Fort Smith
- Fort Smith Housing Authority
- USDA Rural Development
- DHS
- United Way
- Department of Workforce Services
- Federal Home Loan Bank of Dallas
- Bancorp South
- Liberty Bank
- Federal Home Loan Bank
- Benefit Bank
- Citizens Bank
- Bank of the Ozarks
- University of Arkansas Fort Smith
- Rausch Coleman Homes
- Over 90 realtors trained in programs of C-SCDC
- Over 20 local lenders participating in our down payment assistance programs
- Old Fort Homeless Coalition
- ACHANGE, Arkansas Coalition for Housing and Neighborhood Growth for Empowerment
- Fort Smith and Crawford County Board of Realtors
- Next Step Day Room

A partnership is co-operation among individuals or groups to achieve a common goal and make a significant difference in the community.

Homeless Prevention & Rapid Re-housing Prevention

Our Homeless Prevention & Rapid Re-housing Prevention Program has prevented a staggering number of households from becoming homeless by providing rental assistance and by placing homeless families in housing.

Number of Households prevented from becoming homeless:	143
Number of homeless families placed into housing:	179
HPRP Applications taken:	465
HPRP Applications denied:	143

Individual Development Accounts

Our Individual Development Account Program provides a 3 to 1 ratio of match funds for Home Repairs, Starting or Recapitalizing a new or existing business, College Tuition/Books at the UA Fort Smith, and homeownership. Participants must attend financial management classes, learn to save and then purchase a long term asset with their savings.

We have had great success with this program. For the 2009 fiscal year we had a total Aggregate Savings of \$54,526 but due to the success of this program, the 2010 fiscal year our clients saved a total of \$112,545.

This past year, C-SCDC clients saved a total of \$112,545 towards their long-term goals.

A total of 89 people were assisted through this program and completed their asset purchases in four different areas, the highest of which was home repairs followed closely by small business start-up/recapitalization. It is very rewarding for us to see the benefits of the program for the small business owners. It enables them to improve their business and upgrade equipment.

Completed Asset Purchase	2009	2010
HOME	18	23
BUSINESS	7	27
EDUCATION	10	9
HOME REPAIRS	21	30
TOTAL	56	89

One of our IDA participants Tonie Scaife, recently won a competition run by the University of Arkansas Research Team who have a grant from the Ford Foundation to track the outcome of IDA participants. A video had to be submitted showing the participants story and improvements made within their lives. The winner received a \$100 dollar check. Tonie started the first 24 hour day care center in the state of Arkansas and did so with the help of the IDA program.



Events

River Valley Community Development Awards

In June we hosted the River Valley Community Development Awards. This was a wonderful event that recognized those who have greatly assisted in the areas of community and economic development.



Awards presented on the day included the Weldon Ramey Resilience Award presented to Juan Carlos Gabriel and Affordable Funder of the Year presented to USDA Rural Development. Our Master of Ceremonies was Natalie White, 2009 Winner of the hit reality show, Survivor.

Rural Development Official Grant Signing

In October of this year, USDA Rural Development presented C-SCDC with a new Housing Preservation Grant along with a new Self-Help Mutual Housing grant for the construction of 25 new homes in Crawford and Sebastian Counties. These grants were presented by State Director Mr. Lawrence McCullough at a special "Grant Signing" event which took place at our offices on October 1st.



C-SCDC Executive Director Mark Whitmer signing our new Rural Development Grant.

Lives Impacted

The greatest gift for the Home Ownership Center is seeing the impact of our work in so many people's lives and the many words of thanks and appreciation that we receive from our clients.

In their words, here is how we have made a direct impact on their lives through our various programs.

Van Buren, Home Rehabilitation Client

"I am very thankful for the professional work that was done on my home. The crew that did the work was very caring and made this program "great". It is great to know that disabled people can get help and we still live in a country that still cares. Thanks to all who were involved."

Elijah Burkhart

"This program has been an absolute blessing to me and my girls..."

Tonya Hoffsommer

Fort Smith, Home Rehabilitation Client

"I really am grateful for you all in making my home more bearable to live in. My roof was leaking and had holes in it and was having an effect on my health. I have COPD and the mold and everything kept me feeling bad, thank you again."

Linda O'Day

Alma, Self-Help Client

"Knowing that my family & I had a hand in building our home has made it even more special to us. Our personal touches are all over our home. I am a single mom of 2 wonderful daughters. I never could have financially been able to build a home like the one we live in now. This program gives so many people like me the opportunity to better ourselves with just a little bit of effort. The hard work & time that we put into the program was beyond worth what we got out of it by far. I have told so many people about it & recommended they check into it. This program has been an absolute blessing to me and my girls."

Tanya Hoffsommer

Fort Smith, Homebuyer Counseling Client

"The staff were very honest and very helpful. I received wonderful information on how to budget my finances especially in order to buy a home. The classes were extremely helpful to me."

Latoya Vann

Mortgage Default Counseling Client

"We just wanted to thank you for all you did for us and getting our house payments caught up, you have no idea how much it means to us and how very, very much is was appreciated to know we are not going to lose our home."

Anonymous

Van Buren, Home Rehabilitation Client

"Our house was increasingly becoming unsafe, one by one we kept using wall plugs and electrical appliances while watching the collapse of our wiring. An electrician told me I should check with C-SCDC and see if they could help, frankly he felt they would be our only hope. Now we have much needed light and electricity which we need in the bedroom for my husband's breathing machine. Thank you so much."

Billie Patterson

Mulberry, Home Rehabilitation Client

"They did a wonderful job. The people were very helpful and nice. I really appreciate all the improvements."

Jessie Millsap

It is great to know that disabled people can get help and we still live in a country that still cares.

Thanks to all who were involved."

Elijah Burkhart

Van Buren, First Time Homebuyer

"The staff at your office are fantastic. I couldn't have gotten to the second stage of my life without all the help and direction. I have a love for you all! Thank you from the bottom of my heart.

Julie Rose

Fort Smith, First Time Homebuyer

"Owning my own home is the best thing that could ever happen to me. I have more than enough space and the privacy is great. No more apartment living!!"

Junita Moore

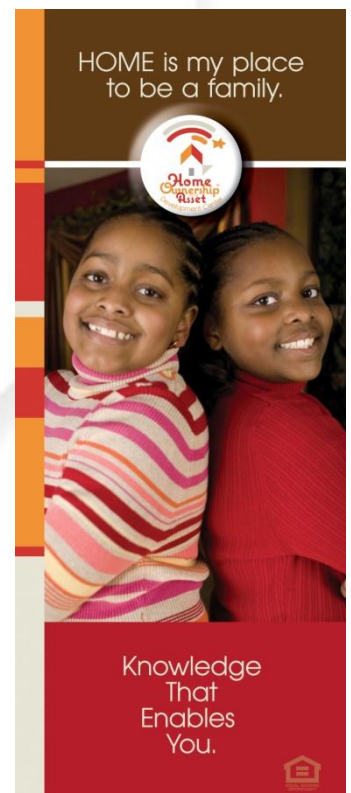
Van Buren, Home Rehabilitation Client

"Putting a handicapped accessible shower in had been a life saver. After having numerous strokes and have difficulty getting in and out of the tub, the change has greatly improved my quality of life. I now have less fear of falling. I am so thankful for all the work on my home and for the care that was shown to me. It's wonderful to know that this kind of help is available. Thank you to everyone who helped."

Melba Squires

Did You Know?

- In the space of ten years the Home Ownership Center has expanded from a staff of one person with a budget of under \$150,000 to a staff of twelve people with a current budget of \$2.5 million including direct assistance to clients.
- Every year, over \$23 million in home sales and mortgage loans are brought about in conjunction with our programs.
- In 2009, we received a HUD funded Grant for \$250,000 to be used for our energy efficient homebuilding and rehabilitation in rural areas.
- 9 out of 10 homeowners who come to our office for counseling because they are delinquent on their mortgage are able to save their home from foreclosure.
- This year we were able to help 18 homeless veterans obtain decent housing.



The Journey Ahead

As ever, we here at the Home Ownership and Asset Development Center will endeavor to work to the highest standards with families to make the dream of home ownership a reality. Our clients are of the utmost importance to us and it is so rewarding to see how their lives have been impacted and how much brighter the future is for them. By providing services that help to improve our community, we hope to continue to expand our programs finding new ways to help those of low-moderate incomes. We are delighted to announce the opening of a Crawford County branch of our offices in Van Buren in January 2011.



Green Building



Here at C-SCDC, we have been making our homes energy star certified for three years and currently our scores are running at 69-72. We want to take things a step further and progress forward by developing and improving our knowledge of green building. Our goal is to be at the forefront of green building under our various programs by implementing new and more current green building/energy efficiency techniques.

Annual Children's Creativity Competition



One of our new initiatives for 2011 will be the implementation of our annual 'Home in My Heart' Children's Creativity Competition. This competition runs from February 14th – 28th. Each year the theme and nature of the competition will change, ranging from art and photography to essay and poetry. The competition is for children and teenagers up to and including 18 years. There will also be a group category where children can work together in pairs or small groups to create their entry. The theme for the 2011 inaugural C-SCDC children's creativity competition is simply taken from the title ***The Home in my Heart***. Children will be asked to create a piece of artwork that represents what home means to them. This piece can be a painting, sculpture or a unique and individual creation! Entries can be as individuals or small groups. We want to know why home is important to them and the place it holds within their heart. With the assistance of a local gallery/venue, the top selected pieces of artwork will be shown as an exhibition evening with the individual winners (one from each age category) and the group winners being announced. We will need lots of partners to be involved to make it great! If you or anyone you know would like to be a sponsor, please contact: Elizabeth Madden-Jones on 479-785-2303 ext 125.



'A beginning is only the start of a journey to another beginning'

Find us online at www.cscdc.info and friend us on Facebook, Twitter & YouTube
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