

GROWING STRONGER



Building Together

HOME REPAIR RESOURCE CENTER
2015 ANNUAL REPORT



GROWING STRONGER

A Letter from Our Interim Director-Keesha Allen



As Home Repair Resource Center prepares for its 45th year as a community organization, we are more committed than ever to fulfill our mission of “empowering homeowners to maintain their homes for sustainable and diverse communities.” Since its inception, HRRC has adapted to the changes and challenges our clients face regarding housing issues. I am proud to say that we are now poised to not only continue our efforts but to expand our outreach beyond the borders of Cleveland Heights with the vision of one day becoming the regional leader in housing issues.

Prior to accepting the responsibilities of Interim Executive Director, I’ve had the pleasure of being a part of the HRRC team for several years starting as a homeownership counselor. During this time, I’ve witnessed significant internal changes resulting in positive growth and an amazing new sense of energy. This has been accomplished by the dedication of our staff and board members, members of the community and our partners all working together to enhance the sense of community and togetherness.

While HRRC’s focus has been – and continues to be – on Cleveland Heights homes and homeowners, offering our resources to wider audiences throughout Cuyahoga County will help strengthen housing for other communities experiencing many of the same challenges. It will also provide a larger base for financial support to strengthen our infrastructure and provide for continued growth. I am a realist and understand the current capacity of our staff and the reach of our programs and services. However, I also understand the power our programs have to promote community and stability within a city. This is a treasure that needs to be shared. As we aspire to extend our reach by developing new projects and programming we will solidify our footprint as being the preeminent leader in housing issues and solutions not only locally but regionally.

Over the last forty-five years, HRRC has re-invented its programs to adapt to changing housing needs. We will continue to modify and make updates in the years to come, so we remain strong, fresh and relevant in our ability to attract strong leadership, ample funding and vital support to take our mission to the next level.

Our shared vision exemplifies Cleveland Heights’ values and its people – it reaches beyond city boundaries, race and income levels. The Home Repair Resource Center is each of us. Its benefits transcend home repair issues. We ask for your energy and support as we look towards the opportunity to grow and share within our community and throughout the region.

Mission

Home Repair Resource Center empowers homeowners to maintain their homes for sustainable and diverse communities

Vision

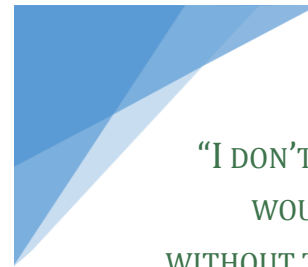
Home Repair Resource Center’s innovative programs successfully address the housing challenges of our community and support its rich diversity. As the premier resource for our homes and residents, HRRC is a respected and vital organization whose creative approach to preserving housing serves as a national model for older, first-ring suburbs

Doing So Much for So Many – Program Highlights

SENIOR HOMEOWNER REPAIR PROGRAM

Since its inception in 2012, this invaluable program has helped hundreds of mature homeowners meet their home maintenance needs through specialized services and educational presentations. Whether it's identifying and prioritizing repair needs, assistance with obtaining and reviewing contractor bids, assessing completed work or learning what it takes to age along with their homes, seniors know that they can turn to HRRC for help.

This past year, the Senior Home Stability Grant initiative made a difference for more individuals 62+ than ever before. By offering 50/50 matching



“I DON’T KNOW WHAT I
WOULD HAVE DONE
WITHOUT THE HELP I GOT
FROM HOME REPAIR
RESOURCE CENTER. THANK
YOU FROM THE BOTTOM OF
MY HEART.”

Senior Home Stability Grant
Recipient

funds of up to \$1,000, those qualifying were able to be proactive in making minor repairs thus enabling them to head off costly major repairs down the road.

The Financial Assistance Program also engaged a record number of participants and, for the first time since its origin, distributed all the funds allotted for the fiscal year.

Finally, a significant and successful effort was launched to provide senior-themed workshops to more communities. Presentations in Bedford Heights, Maple Heights and Garfield Heights were well received and attended. Plans are presently in the works to expand the coverage area and broaden HRRC’s reach even further in the coming year.

PROJECT REPAIR WORKSHOPS AND EDUCATIONAL PROGRAMMING

This past year HRRC's Educational Programming took a quantum leap forward in the expansion of program content and availability as well as ease of access. A variety of programs of general interest to homeowners held throughout the community were met with measurable success and helped raise awareness of our services. Along with more choices in basic repair workshops, advanced classes were added for those who wanted to take their learning experience a step further.



“I NEVER WOULD HAVE BELIEVED THAT I COULD TACKLE A REPAIR PROJECT ON MY OWN. THANKS TO THESE TERRIFIC WORKSHOPS I NOW HAVE THE CONFIDENCE TO DO WHAT I ONCE THOUGHT IMPOSSIBLE.”

HOME HOW-TO PARTICIPANT

Other changes include the addition of a part-time Evening Class Administrator, which allows the Teaching Center to be utilized more fully.

In continuing our efforts towards self-sustainability, workshop pricing was revised and increased to reflect a fair market value. Although the cost rose significantly, a tiered discount model was introduced to assist individuals of varying incomes with affordable tuition.

Finally, an on-line registration system was put in place to allow ease of access for course sign-up.

Financial Summary

Current Assets

Cash/cash equivalents	\$176,588.12
Certificates of Deposit	\$100,679.69
Accounts Receivable	\$10,621.66
Pre-paid expenses	\$1,774.56
Total current assets	\$305,633.91

Property & Equipment

Vehicle	\$18,201
Office Equipment	\$12,866.04
Building	\$61,500
Building Improvement	\$213,527.97
(Less Accumulated Depreciation)	(\$185,218.55)
Net Property & Equipment	\$120,876.46

Other Assets

Investments	\$325,558.12
Money Market Account	\$1,404.79
Land	\$41,000
Total Other Assets	\$367,962.91

TOTAL ASSETS **\$778,503.40**

Current Liabilities

Accounts Payable	\$43,502.19
Credit Cards	\$6,617.20
Loans Due Clients	\$14,287.26
Total Current Liabilities	\$24,406.65

Long Term Liabilities \$0

TOTAL LIABILITIES **\$48,813.30**

Unrestricted	\$407,458.67
Temporarily Restricted	\$145,137.06
Permanently Restricted	\$194,706.23
Total Net Assets	\$747,301.96
TOTAL LIABILITIES & NET ASSETS	\$796,115.26

REVENUE & SUPPORT	Unrestricted	Temp. Restricted	Perm. Restricted	Total
Grants		\$242,579.78		\$242,579.78
Contributions Program Revenue	\$86,152.13			\$86,152.13
Miscellaneous Interest Income	\$40,386.28			\$40,386.28
Special Events Investment Income	\$939.94			\$939.94
Released from Restrictions	\$69.81			\$69.81
	\$16,608.18			\$16,608.18
	\$10,118.94	\$1,279.69		\$11,398.63
				\$0
Total Revenue and Support	\$154,275.28	\$243,859.47		\$398,134.75
EXPENSES				
Program Expenses				
Financial Assistance Program	\$71,603			\$71,603.00
Homeowner Counseling Foreclosure	\$60,166.19			\$60,166.19
Home How-To	\$14,528.71			\$14,528.71
Total Program Expenses	\$146,297.90			\$146,297.90
Management Expenses	\$36,264.34			\$36,264.34
Fundraising Expenses	\$34,526.59			\$34,526.59
TOTAL EXPENSES	\$217,088.83			\$217,088.83



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Nathan Hoft-March



HRRC 2015 ACCOMPLISHMENTS

- The Cleveland Heights Down Payment Assistance Program, established in 2014, successfully assisted 18 new Cleveland Heights families to purchase a home. We facilitated over \$166,000 for down payment assistance and we're looking forward to renewing our contract with the city and helping to bring educated homeowners into the community.
- 361 households benefitted from HRRC's housing counseling program in 2015, resulting in more than 180 home purchase all across Ohio. This is a 61% growth from the prior year.
- We have conducted over 520 needs assessments for clients inquiring about repairs and financial assistance programs



HRRC 2015 ACCOMPLISHMENTS

- We've doubled the number of workshops offered throughout the year and saw a staggering 341 attendees at these workshops. We've tiered our workshops and increased our fees to attend which would prove usually a drop off in attendance. But that hasn't been the case. In fact, because the topics are so intriguing we've seen more participants from other places than in previous years. As far south as Akron, as far west as Bay Village and as far east as Chagrin Falls.
- 112 households completed repairs with the help of HRRC over the past year
- 35 communities benefited from HRRC programs in 2015, a 10% increase from the past year
- By adding another series of Home How-to for Women (one of our most popular programs) we've seen a 40% increase in attendance with more than 90 participants over the past year.



HRRC 2015 ACCOMPLISHMENTS

- 36 households received loan and or grants through our financial assistance programs
- 1200+ clients were assisted with budget counseling, repair advice and other information
- We have guaranteed four loans totaling more than 35k and still have an outstanding default rate below 5%. In 2014, we paid our guarantee on 6 loans and have not had to do so this year due to a much more thorough screening process by our staff and our board. We have built a foundation to assist clients in obtaining funds to procure the repair, and help them through counseling to ensure they are sustainable financially in the future.
- We have taken our HouseMender University lecture series on the road to communities including the St. Clair Superior neighborhood, Shaker Heights and Mayfield Heights

Thank You to Our Donors

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do would not get
done...we are so
grateful for their
continued support.”

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