



2012-2013 Annual Report

Celebrating 200 Homes in 12 Years



Sandra Neagle, our 200th Homeowner, shares her Home Trust story.

Community Home Trust hosted the second annual Opening Doors silent auction and reception fundraiser on September 21, 2012 at Greenbridge. Thanks to the numerous sponsors and attendees, the Home Trust raised \$32,000 to further their mission of providing affordable homes in Orange County. Kevin Foy served as host.

Director's Report



Robert Dowling
Executive Director

Inclusionary housing is alive and well in Orange County. The mighty staff of Community Home Trust sold 21 homes in the 2012-2013

fiscal year. Seven of those homes were new to our inventory of affordable homes. As of June 30, 2013 there were 203 homes in our inventory. We expect that number to grow to more than 220 homes by June 2014.

For the year, we had an operating deficit of \$42,532, which was similar to our operating deficit in the prior fiscal year. We are fortunate to have sufficient reserves to fund these deficits. We are very grateful to the local governments that provide us with \$385,500 in operating grants. This represents 56% of our operating budget. Our other major sources of revenue are earned

income, fundraising and federal subsidy funds.

Numbers alone cannot capture the value provided to our community. The true strengths of inclusionary housing are visible in the neighborhoods that include Home Trust homes. Here, lower wealth individuals and families have an opportunity to live in close proximity to places of employment, to public transportation and to some of the best public schools in the state.

Furthermore, our homeowners add diversity to these neighborhoods, which benefits everyone. Integrating lower wealth people into market-rate neighborhoods can be a powerful antidote to the class separation that is so pervasive in our society. When it comes to housing, almost everyone wants the same thing for themselves and their families – a nice home in a safe neighborhood.

Board of Directors

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Town of Chapel Hill

Town of Carboro

Town of Hillsborough

Executive Director

Robert Dowling

New Faces at the Home Trust



Bronwyn Merritt, Interim Broker-in-Charge, joined the Home Trust staff in July 2013. She brings with her extensive experience in both residential and commercial real estate in the Triangle area. Bronwyn is an artist and member of the Orange County Arts Commission.



Gordon Merklein, board member, was appointed to the Home Trust board in September 2013. He is the Executive Director of Real Estate at the University of North Carolina. Gordon joined UNC in 2009 and has more than 20 years of experience in commercial real estate.



Penny Rich, board member, was appointed by the Orange County Board of Commissioners in September 2013. Penny was elected to the Orange County Board of Commissioners in November of 2012. She also served on the Chapel Hill Town Council from 2009-2012. She is currently a small business owner of a personal chef/catering service.

Home Trust Highlights



Welcoming the Thayers to the Home Trust!



2012 Annual Picnic Meeting



Spring Bus Tour



UNC Community Outreach Event

Farewells



Bruce Runberg

Bruce Runberg served on the Home Trust Board of Directors from 2008 until September 2013.

He is the Associate Vice Chancellor for Facilities Services at UNC-CH. Bruce's experience and commitment to our success was invaluable during the past five years. We will miss his clear-eye perspective and low-key demeanor. You will be missed, Bruce!



Crystal Fisher accepting the Pauli Murray Award in 2013

After nine years of service, the Home Trust was sad to announce the departure of Crystal Fisher in July 2013. Crystal has worked tirelessly as an advocate for affordable housing for low income people in Orange County as the Home Trust's Broker-in-Charge. The board and staff wish her professional and personal success as she pursues new opportunities in the private real estate market.



200th Home Sold in Montclair.

Our mission: To create permanently affordable housing

Thank you for your support

The Home Trust would like to thank the following individuals and businesses for their generous contributions during the 2012-2013 fiscal year.

\$2,500-\$5,000

Anonymous
 Bertsch Family Charitable Foundation, Inc.
 Ram Real Estate 140 West Franklin LLC
 UNC Health Care
 Whole Foods Market (5% Day)

\$1,000-\$2,499

AIG Matching Grants Program
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Continued...

and preserve land for the benefit of the community.

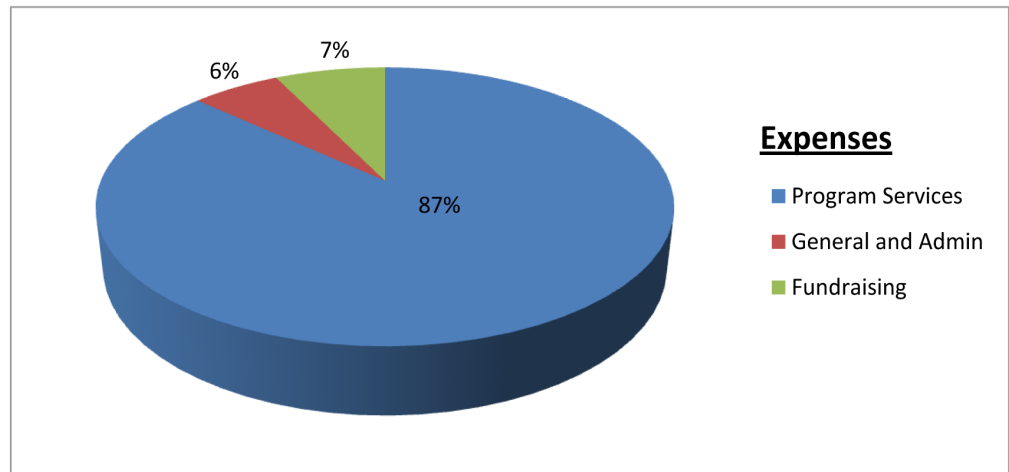
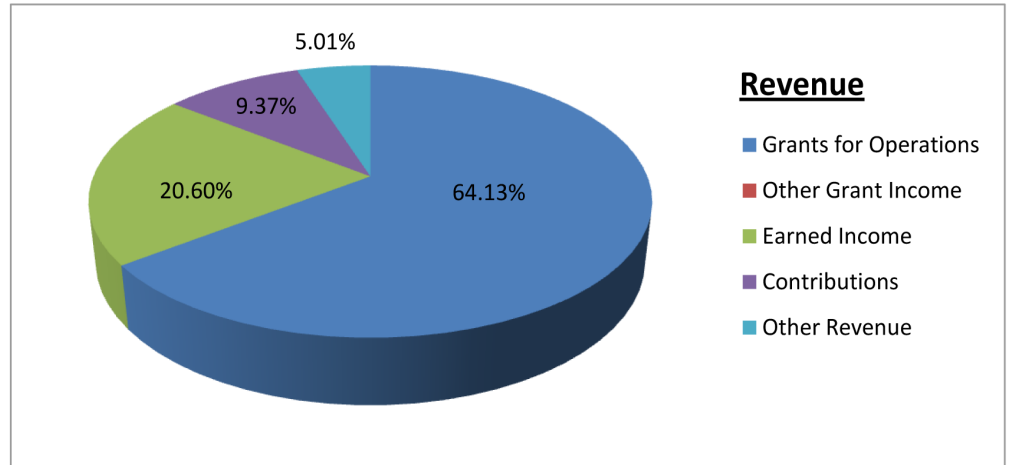
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 Tish Galu
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Revenues & Expenses for FY 2012-2013

Income	
Grants for Operations	409,000.00
Other Grant Income	5,758.00
Earned Income	131,351.00
Contributions	59,738.00
Other Revenue	31,933.00
Operating Revenue	637,780.00

Expenses	
Program Services	589,801.00
General and Admin	40,236.00
Fundraising	50,275.00
Operating Expenses	680,312.00
Operating Net Loss	(42,532.00)



Want to Donate?

State Employees

You can donate to the Home Trust through payroll deductions. We are a participating agency of the NC State Employees Combined Campaign. Code #1808. For more information visit www.ncsecc.org

For every dollar donated:



\$0.79 goes to program services

\$0.07 to fundraising

\$0.14 general administration

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Questions? Contact Development & Communications Manager, Jenna Graber, at 919-967-1545 ext. 310 or jjgraber@communityhometrust.org.

Thank you for your support!

