



Community
**HOME
TRUST**

Board of Directors

Alan Lee, *President*

Gloria Beissinger, *Treasurer*

Gordon Merklein, *Secretary*

Jess Brandes

Cresha Cianciolo

Kathleen Ferguson

Jennifer Ferris

Lisa Inman

Michelle Johnson

Jaimie Lee

Jim Merritt

Penny Rich

Maryann Toone

Jim Ward

Jonathan Weiler

Funders

Orange County

Town of Chapel Hill

Town of Carrboro

Town of Hillsborough

Executive Director

Robert Dowling

2013-2014 Annual Report

SOLD! Welcome to 40 New Homeowners



The sales team at Community Home Trust had a banner year in selling 40 homes in 2013-2014. 24 new homes were sold in the following communities: 140 West Franklin, Ballentine and Claremont. Additionally, 16 new homeowners joined the Home Trust community by purchasing existing condos, townhomes and single family homes throughout Chapel Hill and Carrboro.

Director's Report



*Robert Dowling
Executive Director*

It was another year of change and accomplishment at Community Home Trust. Although the year started with the departure of our long-time sales manager, the mighty Home Trust staff sold 40 homes in the 2013-14 fiscal year that ended on June 30th. As Gerald Ramoin would say, WOW. That's an amazing feat. All the credit goes to our hard-working staff, led by Sales Manager, Anita Badrock. Anita got lots of help from Finance Manager, Lori Woolworth, Property Manager Trish Cates, Senior Sales Associate Deanna Carson and Administrative Assistant Felicia Stroud. Together, they accomplished more than any five people could reasonably be expected to accomplish.

24 of those homes were new to our inventory of affordable homes. As of June 30, 2014, there were 228 homes in our inventory. We estimate the market value of those homes to be about \$40 million.

For the year, we had an operating deficit of \$112,300, but that was mostly due to a timing difference between revenues and expenses. Our operations resulted in a gain of about \$13,000.

We are very grateful for all the support we receive from the local community, from local businesses and our local governments. Without that support we would be unable to provide homes for our lower income workers. Big thanks as well to the board of directors. They work hard to keep us focused on long term goals.

New Faces at the Home Trust



Camille Berry, Development and Communications Coordinator, joined the Home Trust staff in May 2014. Camille, a NC native, brings a wealth of development and marketing experience to her role at the Home Trust having advanced the mission of a number of nonprofits located from Massachusetts to Florida.



Kathleen Ferguson, board member, was appointed to the Home Trust Board by the Hillsborough Town Board in December 2013. She came to Hillsborough in 2001 after accepting a position with Quintiles. Kathleen has served the local community in volunteer and appointed capacities since co-founding the Hillsborough Heights Neighborhood Watch in 2004.



Michelle Johnson, board member, was appointed to the Home Trust Board by the Town of Carrboro in December 2013. She has lived in Carrboro since 2001 and has remained well connected in the community. She lives and works in the heart of downtown Carrboro as a social worker, an artist, a yoga instructor, and a social justice activist.



Jim Ward, board member, was appointed to the Home Trust board by the Town of Chapel Hill in December 2013. A four-term Council Member, Jim is an UNC employee working as Director of Horticulture at the North Carolina Botanical Garden.

Opening Doors 2013



Farewells



Gloria Beissinger was appointed to the board in July 2012 after serving on our Finance Committee since late 2011. This summer, Gloria relocated to Houston, TX where she is the Senior VP and Treasurer at AIG Life & Retirement. We are grateful to Gloria's valuable input due to her extensive experience in the mortgage finance business.



Jess Brandes came to Chapel Hill in 2007 to get her Masters in City and Regional Planning at UNC. She currently works at CASA, a nonprofit affordable rental housing developer. We are grateful to Jess for her commitment to our success and her positive energy.



Lisa Inman, was elected to the Home Trust board in October 2008. Lisa is Dean for Student Development and Support at Durham Technical Community College. She has been a homeowner in the Legion Road Townhome community since November 2006. We are grateful to Lisa for the commitment, intelligence and energy she brought to the board.



Jonathan Weiler, is a faculty member and Director of Undergraduate Studies in Global Studies at UNC Chapel Hill. He has owned his Home Trust home since 2003 and is a blogger for the Huffington Post in his spare time. We are grateful to Jonathan for his clear-eyed perspective on our work.

Thank you for your support

The Home Trust would like to thank the following individuals and businesses for their generous contributions during the 2013-2014 fiscal year.

\$5,000+

Bertsch Family Charitable Foundation, Inc.
East 54 Associates, LLC
David and Karen Jessee

\$2,500-\$4,999

Anonymous
Ron Strom and Cathy Pascal
UNC Health Care
Wells Fargo Foundation

\$1,000-\$2,499

AIG Matching Grants Program
BB&T
Margaret Brehmer
George and Cresha Cianciolo
Fenwick Foundation
Glen Lennox Delaware, LLC
Alan Hirsch and Lynn York
Investors Title Insurance Company
Wayne and Sharon Kuncel
M/I Homes of Raleigh, LLC
Northern Blue, LLP
James and Florence Peacock
Ram Real Estate 140 West Franklin LLC
David and Elizabeth Rooks
SMA Greenbridge

\$500-\$999

Keith Aldridge
Anonymous
Bagwell Holt Smith Jones & Crowson, PA
Beemer Hadler & Willett, P.A.
Gloria Beissinger
Jack and Jennifer Boger
Carol Woods Retirement Community
Alan Lee and Christina Cornell
Gordon Merklein and Catherine Duncan
Jay Miller and Ebeth Scott-Sinclair
Michael Parker and Linda Prager
Gregory and Bryna Rapp
Kenneth and Kristin Reiter
Residence Inn by Marriott, Chapel Hill
Andrea Rohrbacher
Bruce and Cynthia Runberg
The John R. McAdams Company, Inc.
Gerhart and Rosemary Waldorf
Edith and Sheldon Wiggins

\$250-\$499

Bil Banks
Ronii Bartles
Robert and Christine Berndt
David Brehmer and Megan Matchinske

Ken and Margie Broun
Brown & Bunch
Jane Brown and James Protzman
Tom Daly
Robert Dowling and Bethaney Dale
Franklin Street Realty
Gary Gaddy and Sandra Herring
Harrington Bank
Higgins, Frankstone, Graves & Morris, P.A.
Victor Miller
Aaron and Sonja Nelson
North Carolina Housing Finance Agency
Pam Herndon State Farm
RE/MAX Winning Edge
Mary Jean Seyda and Maggie McGlynn
Eric Stein and Maxine Eichner
Synergy Building Company, Inc.
The Cedars of Chapel Hill, LLC
Patricia Therrien
John and Kathy Tyrrell
Jim Ward and Lynne Wentworth
Briggs Wesche
Yadkin Bank

\$100-\$249

Allen and Judith Barton
Jerome and Rosalie Beloff
David and Lynne Bookhout
Mary Bratsch
Katherine Brice
Sim and Liz Cozart
Allison DeMarco
John and Pat Dorward
Jeannette Eddy
Kevin Foy and Nancy Feder
Angela Frizzell
Gary and Martha Giles
Michael and Karol Gray
Bruce Guild and Linda Convissor
Barry and Robin Jacobs
William and Virginia Janzen
Lydia Lavelle and Alicia Stemper
Sandy and Bet McClamroch
John McGowan and Jane Danielewicz
Gwen McWilliams
Jim Merritt
Terry Noah and Margaret Helton
North Carolina Shares
Diane Race
State Employees Combined Campaign
Robert Seymour
Garry and Kathleen Sronce
Fred and Ramelle Stevens
David Stuckey

Curt Torrell and Pat Sprigg
Ted and Betsy Vaden
Anna Waller
Jonathan Weiler
Charles and Nancy Zimmerli

\$10-\$99

Syd and Laura Alexander
Lisa Amodei
Anonymous
Lara Bailey
Mary Bauman
Donna Bell and Jason James
Lisa Berley
Jess Brandes
Scott and Mia Burroughs
Trudy Burroughs
Roy Campbell and Dale Traugott
Katherine Cardoza
James Carnahan
A. Miller Cochran
Kathe Cotton-Reusing
Ben and Lizzie Cozart
Susana Dancy
John Davis and Paula Gee
Rory and Erin Dowling
Kathleen Ferguson
William and Jennifer Ferris
Carl Fox
Teresa Gengler
Michael Giarla and Ellen Michelson
Kevin Gray
Ed Harrison
Jeff Herrick and Michelle Johnson
Evan Hirasawa
Lauren Johnson
Beverly and Michael Kawalec
Gayle Kirkpatrick
Howard and Lillian Lee
Barry and Donnabeth Leffler
Trisha Lester and Jerry Oster
Douglas and Marilyn Longman
Mike and Judith Maloney
Debra Markley and Beth Rosenberg
Anne Menkens
NC Community Shares
Brian Newport
Lee and Barbara Pedersen
Bernadette Pelissier and G Vann
Bennett
David and Lisa Price
Stephen and Margi Rice
Penny Rich
Lucille Richardson

Continued...

Donors continued...

Pamela and Henry Rivers
 Bill and Jamie Rohe
 Allan Rosen
 Darren Royer
 Andrew Sachs and
 Katherine Murphy
 Carl Schuler
 Todd and Rachel Schwartz
 Damon Seils
 Jeff Teague
 The Poster Guys
 James and Doris Tippens
 Maryann Toone
 Teresa Truitt-Brown
 Gwen and Jonathan Van Ark
 Hudson Vaughan
 Roger and Ann Waldon
 Judith Wegner
 Christine Westfall
 Diana Whittinghill-Steele

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

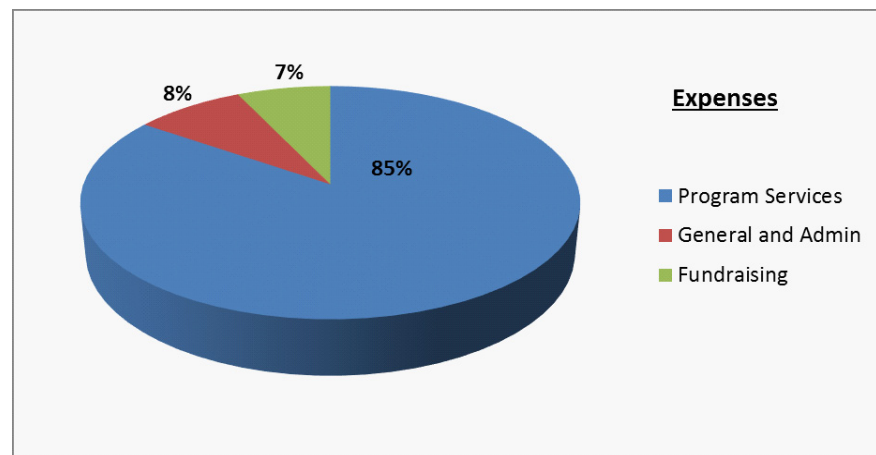
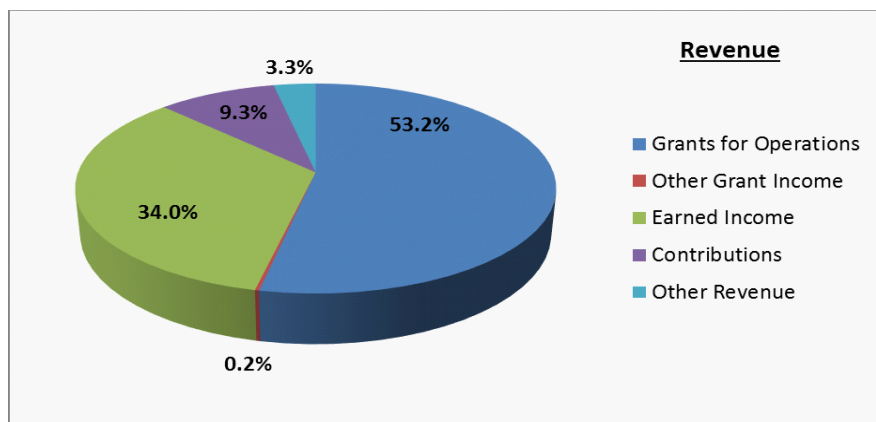
\$0.07 to fundraising

\$0.14 general administration

Revenues & Expenses for FY 2013-2014

Income	
Grants for Operations	404,500
Other Grant Income	1,842
Earned Income	258,244
Contributions	70,308
Other Revenue	24,857
Subtotal: Operating Income	759,751

Expenses	
Program Services	632,605
General and Admin	61,746
Fundraising	52,549
Subtotal: Operating Expense	746,900
Subtotal: Net Operating	12,851
Loss on Sale of Rental Property	(125,151)
Net Operating Loss	(112,300)



Community Home Trust is a nonprofit 501(c)3 corporation. Donations are tax deductible to the extent permitted by law. Federal Tax ID #56-2141179. NC Solicitation License #SL003262. Financial information about this organization and a copy of its license are available from the State Solicitation Licensing Branch at 1-888-830-4989. The license is not an endorsement by the State.

Questions? Contact Development and Communications Coordinator, Camille Berry, at 919-967-1545 ext. 310 or cberry@communityhometrust.org.

Thank you for your support!

