

en•gage

[verb]

establish a meaningful connection



A Note From Our Executive Director & Board Chair

Engagement. Connection. Relationships.

We believe that these are the most essential elements of our work at Community Home Trust. Too often, the work of community organizations is largely transactional: the organization provides a service to someone who needs it, and the interaction ends there. **At Community Home Trust, we're proud that our work extends well beyond the transactions of buying, selling, and renting homes into relationship building – with our residents and our community at large.**

You'll see evidence of the depth of that engagement throughout this report on our past year at Community Home Trust, from big things like our annual-meeting-turned-community-block-party last fall (which is now officially a tradition at CHT!) and our homeowners' interactions with our elected officials to smaller but no less significant connections like our DIY video library for homeowners and a resident cat who "belongs" to an entire neighborhood – and the neighbors to him. Our staff are deeply engaged with our community as well, as evidenced by their participation in over 18 community events in the past year; their participation and leadership in groups like the Orange County Affordable Housing Coalition, of which Kimberly is the co-chair; and their relationships with CHT homeowners and tenants.

One recent CHT homebuyer told us that purchasing her home wasn't "sterile, like at the bank," but instead it felt like working with someone who really knew her and cared about her. Another told us that she had heard buying a home was supposed to be in the top ten most stressful life experiences, but her experience with CHT wasn't stressful at all because of her relationships with the people on our team. And yet another homeowner told us as he was preparing to sell his home that he encourages applicants to take advantage of the wealth of resources and support CHT offers. Specifically for young, first-time homeowners like him, he says, the chance to learn from and be supported by the team of experts at CHT is invaluable. As you'll read in this report, that support and partnership extends from the moment a person first expresses interest and inquires about applying to our program; through their application and homebuying journey and their time living in the home; all the way through the sale of their home when it comes time for them to move.

With this report, we also want to extend an invitation to *you* to engage with us! Whether you're a CHT resident, a long-time supporter, an affordable housing advocate, or a community member just now getting to know us, there's a way for you to connect with the Community Home Trust family – and we'd love to welcome you in. We look forward to getting to know you better in the coming year!



Kimberly Sanchez
Executive Director



Ava Wellington
Board Chair, 2023



Congratulations to our 2022 Annual Award Recipients!

Town of Chapel Hill, Exceptional Innovation Award; LaPerry Ward, Deanna Carson Memorial Good Neighbor Award; and Evan Hirawasa, Building Better Futures Award.

Award Granted

The U.S. Department of Housing and Urban Development (HUD) annually awards Community Development Block Grant (CDBG) funding to support community planning and development activities and promote integrated approaches to provide decent housing, a suitable living environment, and expand economic opportunities for low and moderate-income persons. This year, we received a grant for our townhomes at Legion Road. The grant will allow CHT and the Legion Road HOA to address design flaws that cause high moisture levels in crawlspaces, which has damaged insulation and created conditions that are favorable for mold. New vapor barriers and properly installed insulation will improve moisture levels and energy efficiency. Grant funds will also be used to clean existing mold and seal around plumbing and electrical penetrations. This will improve indoor air quality and homeowner health and increase energy efficiency. Additional landscaping and gutter downspout improvements will minimize the impacts of rainfall.



Bridgepoint: A New Townhome Community

This year, KB Home broke ground on Bridgepoint, a new townhome community at 2214 Homestead Road in Chapel Hill. When complete, the community will consist of 54 two-story townhomes, ranging from about 1500 to over 1900 square feet, with 3 or 4 bedrooms. Thanks to Chapel Hill's inclusionary zoning policy, five of these townhomes will become part of Community Home Trust's permanently affordable inventory and will be among the largest homes we have. We expect the first CHT homeowners to move into their homes by the end of 2023.

Annual Meeting and Block Party

Our return to an in-person format for our Annual Meeting gave us the perfect excuse to throw a party – and so many neighbors and friends joined us! In addition to the usual “business” of our meeting, we presented our annual community awards, danced to live music by CHT homeowner Kevin Baker, enjoyed delicious free food from local vendors, played games, made welcome kits for new homeowners, and just generally enjoyed being reunited with our CHT family!



*"It's a quiet, reserved community, with many 'wiser' residents," says Ava Wellington of her Meadowmont neighborhood, Greenway.
"It's prime real estate!"*



Ava has owned her Community Home Trust home since she moved to North Carolina from California in 2015. That very same year, she was invited to join the CHT Board of Directors as a homeowner representative, and this year, she is taking a turn as board chair. As a longtime CHT homeowner and board member, Ava hopes that over the course of her year in the leadership position, she can bring a balanced perspective to the work. She says that like any aspect of life, finding that balance means looking at "what's in between, to be fair," thinking about how her dual roles of homeowner and board member overlap and diverge. She says that being a homeowner definitely helps her "put on the shoes" of board leadership because of her ability to bring both of those perspectives.

As for her goals for the year, Ava shares that she's most interested in helping us move forward with our mission, helping more individuals and families move into homeownership. That requires thinking creatively about the work. She also wants to make sure board and staff members get to know each other better and have open lines of communication. She wants to ensure that our shared culture has the feeling of "home."

Personally, Ava says that her homeownership journey was at times scary and overwhelming, which is why she's focused on making sure we're serving and supporting our future homeowners as best we can. Ava is a preschool educator who shares her home with her husband and almost-three year old son – a big life change from when she moved into her home on Valentine's Day eight years ago. So although she thought it might be her forever home when she first moved in, she now knows that her family will outgrow it eventually. That's one bit of advice she has for people who might be considering becoming a CHT homeowner: think about your plans, how long you will live in the area, and how your life might change and grow. Answering those questions can help you determine if homeownership through CHT is the right step for you at the time. She says that for her, especially during the pandemic, homeownership has meant stability: "Absolutely! When you own a home, you have options and wiggle room that you don't have as a renter."

Council Engagements



This year, CHT homeowners made their voices heard by engaging with their Town Council representatives in several different ways. In March, Chapel Hill Town Council member and former CHT staff member Camille Berry met with CHT residents to talk about how and why to engage with local government. Over coffee and muffins, residents asked questions and shared their concerns, and Camille provided insight and encouragement about ways all citizens can make sure their voices are heard. Then in April, CHT homeowners Eric Bredesen, P.J. Miller, and Tina Nicholson (pictured above) each spoke for three minutes in front of the whole Council about being part of the community in Chapel Hill and what it means to them to be able to own their own homes in town. Throughout the year, CHT residents also shared their thoughts and opinions with our representatives in writing, via email and mail.

In the Community

In the past year, we've attended 18 community events throughout Chapel Hill, Carrboro, and Durham, sharing with community members and partners about the opportunities we provide. We have also presented 16 orientation sessions and 2 lunch and learn events, welcoming those who are interested in learning more, both in person and virtually.



Bus Tours

This year also saw our return to providing public bus tours, an opportunity to invite community members to drive through neighborhoods where CHT homes are located and learn more about our inventory. We kicked off the season of tours with our Board of Directors and then began offering tours that are open to the public. Tour registration is offered regularly in our newsletter, so make sure to keep an eye out for future opportunities to participate.

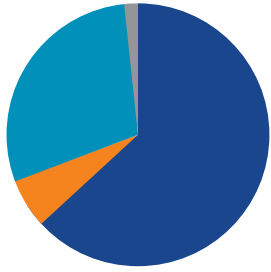


New Video Library Feature

We launched a new feature on our website this year: a curated library of DIY videos, provided to support our homeowners (and other website visitors!) as they complete small home maintenance and repair projects. The videos are sorted into categories such as HVAC, smoke detectors, and plumbing. The videos were selected by our Property Manager, Ian Morse, from trustworthy sources like Ask This Old House and See Jane Drill.

2022-2023 FINANCIALS

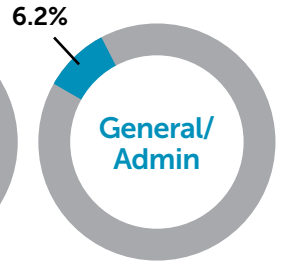
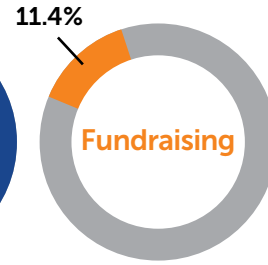
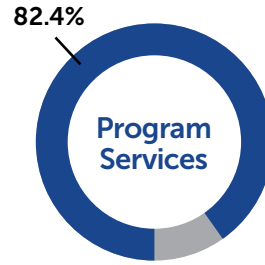
INCOME



Grants for Operations	64.3%
Contributions	5.7%
Earned Income	28.6%
Other	1.0%

SUBTOTAL: \$1,059,253

EXPENSES



SUBTOTAL: \$1,199,252

NET INCOME/LOSS: (\$139,999)*

*Does not include income/expenses for restricted transfer fees and non-cash end of year adjustments.

2022-2023 STATISTICS



\$114,000
MEDIAN COST OF A CHT HOME



\$576,250
MEDIAN SALE PRICE OF A HOME
IN CHAPEL HILL/CARRBORO



\$53,254
AVERAGE INCOME
OF CHT HOMEOWNERS



205
NUMBER OF APPLICATIONS
RECEIVED (CHAPEL HILL/
CARRBORO AND DURHAM)



11
NUMBER OF HOMES SOLD
(ALL REALES)



30%
PERCENTAGE OF CHT HOMEOWNERS
WHO ARE SINGLE PARENTS



52
NUMBER OF HOMEBUYER
EDUCATION PARTICIPANTS



273/61
NUMBER OF HOMEOWNERSHIP
UNITS/RENTAL UNITS

OUR SUPPORTERS

INDIVIDUAL DONORS

Mark Abee
Keith and Karen Aldridge
Syd Alexander
John and Barbara Aluise
Lisa Amodei
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Donna Freed
Nicci Gafinowitz

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Lindsay Garrison
Gary and Martha Giles
Ronald Godwin
Sue Goodman
Sophylaine Harrison
Maria Aliw Hernandez
Evan Hirasawa
Natasha Hito
Sue Hunter and Chuck Garrison
Rebecca Ives
Robin and Barry Jacobs
Stephen Jenks
Mary Johnson
Paul Jones and Sally Greene
Haresh and Marisa Kathard
David and Jane Kaufman
Monique Kennedy
Gayle Kirkpatrick
Prisca Laurencin
Dan Levine
Douglas and Marilyn Longman
Dianne Martin
Katherine Martyn
John McGowan and Jane Danielewicz
Briann Mendez-Valdiviezo
Austin Miles
Robyn Moore
Vivian and Jason Moore
Debra Morrow
Ian Morse
Mark Mosier
Erica Naftolowitz
Matt and Carol Nash
Mary Nelson
Gale Newport
Bernadette Pelissier and
G Vann Bennett
April Perry
Brian Reid
Sherry Roberts

David and Elizabeth Rooks
Joan Rose
Sherry Salyer
Kimberly Sanchez
Todd and Rachel Schwartz
Levia Rodriguez Shepherd
Gregory Sherman and Margaret Neville
Doris Sigl
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Sim Sitkin and Vivian Olkin
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Bruce Warrington
Elizabeth Watson
Lynn Weller and David Kaminski
Ava Wellington
Christine Westfall

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Orange County
PHE, Inc.
Pinnacle Financial Partners (PNFP)
PNC
Strowd Roses
Teresa Parker Group with
Union Home Mortgage
Town of Carrboro
Town of Chapel Hill
Town of Hillsborough
Triangle Community Foundation
UNC Health Care
Wells Fargo

*If you made a donation and are not listed or see an error in your name as listed,
we apologize! Please notify us at info@communityhometruster.org.*

**Please consider being the key to permanently affordable housing in our community by making a donation.
Visit our website or contact our office directly at 919.967.1545. Your gift will open doors!**

*Note: NC State employees can choose to make a gift to Community Home Trust
via the State Employees Combined Campaign. SECC Code:1808*





One thing is for sure: although they might not know his name, pretty much everyone in the Rosemary Place neighborhood in Chapel Hill knows Izzy. Or Peanut. Or Peanut Butter. Or Nippy. Or Nipper. Or Snipper. Or Pumpkin Pie. While his nicknames vary widely, one thing that is not in question is Izzy's luck.

*"Community Home Trust is a place
where a lot of luck happens,"*

says Izzy's current owner and CHT homeowner, Luzita. Of course, when she talks about luck, Luzita isn't really talking about Izzy — it's her own family's journey to owning their particular home in Rosemary Place that she ascribes to luck. But she could very well be talking about Izzy, who might just be the luckiest Rosemary Place resident of all.

And yes, Izzy is a cat.

Izzy's first known owner, Gina, was the very first person to reserve a CHT home in Rosemary Place when the neighborhood was built in 2002. Izzy joined her in that home in 2010, after hopping in Gina's car on what was perhaps the luckiest day of what would become a long, very lucky life ahead. Izzy has lived in Rosemary Place now longer than many current residents and has always been the darling of the neighborhood, so when Gina sold her home and moved, it made the most sense for Izzy to remain in the neighborhood under the care of another neighbor. That neighbor moved, too — and then came the part of the story where Izzy's luck and Luzita's overlapped.

Luzita is originally from Colombia, but she moved to the U.S. from England as a single mom with three kids in 2006. She married her husband Jason in 2008, and in part because of her status as a student, Luzita says it never seemed like they would make enough money to own their own home. But in 2012 when Luzita saw a house listed with Community Home Trust, she realized she might be wrong, so she and Jason applied to the program.

It wasn't until several years and a lot of patience later that they found their current home in Rosemary Place. Luzita says that she "just gasped" when she first saw the house "because it was exactly what [she] had imagined and dreamed of." Luzita and Jason were third on the waiting list for the house, but luckily, they made it to the top of the list within days. Soon, Luzita and her family (including their own three indoor cats) had moved in. And luckily for Izzy, it was his former

owner Gina's house they had purchased.

By the time Luzita and Jason purchased their home in 2018, Izzy was a fully outdoor cat, regularly making the rounds of the neighborhood to visit his friends, collect meals and treats, and entertain children and adults alike. He frequents the nearby Harris Teeter parking lot, and Gina even had to spring him from a shelter once after a well-meaning shopper picked him up, thinking he was lost or a stray.

Perhaps unsurprisingly, it wasn't long before Izzy invited himself back into his former home. Luzita and Jason's indoor cats took a little bit of time warming up to this friend they'd only seen through the window before, but it wasn't too long before a routine was established. Izzy quickly made it clear that he'd come and go as he pleased, and he would be free to go "on paw patrol" of the neighborhood whenever he wanted. And so he is.

Luzita and Jason's house is now known as "the kitty house" by at least one very young toddler neighbor. Another neighbor who regularly feeds Izzy on her porch says that at one point, she discovered it wasn't just Izzy she was feeding but an opossum, too. One neighbor shared photos of Izzy enjoying catnip they've provided, and at least one other neighbor provided Izzy with a heated bed on their porch after he claimed both their flower bed and new porch furniture as his own. Yet another neighbor shares that Izzy once spent the night in her home, too, but just like when he is at Luzita and Jason's house, he made it clear when he was ready to head back out on patrol.

As Izzy's first owner Gina shares, "Over the years I think he's taken complete and total advantage of the friendly neighbors because he's very well nourished. He definitely knows how to work the neighborhood!"

As for Luzita, she says owning her home in Rosemary Place has made all the difference for her family. When she first moved the U.S., Luzita was always very open to leaving, perhaps to head back to England, which she says Jason would have been happy to do, too. But now that they own their home, they have no plans to leave. "It's probably because we own the house that I really see the U.S. as my home now," says Luzita, "We feel well off just because of the house, although we're not. Housing makes a huge difference in how you perceive your wealth and stability. Having that certainty and peace of mind makes a huge difference on a daily basis. We feel very, very lucky."

Tanyard Branch Trace Project Approved

Our proposed affordable rental community at Jay Street – now called Tanyard Branch Trace – was approved by Town Council this past year. And fiscal year 2023-24 started off with the exciting news that the project received a coveted 9% Low Income Housing Tax Credit (LIHTC) Award! According to NCHFA, only one of four applicants for the funding receives credits annually. Selection criteria include but are not limited to project location and site suitability, market demand and local housing needs, ability to serve the lowest-income tenants, and ability to serve qualified tenants for the longest periods. Tanyard Branch Trace was the only project in Orange County selected to receive funding in 2023.



This project is the result of a public-private partnership between Community Home Trust and developer Taft-Mills Group, and it will be built on land provided by the Town of Chapel Hill. "Awards for these LIHTC funds are highly competitive," said Chapel Hill Mayor Pam Hemminger about the successful application. "We're thrilled to have been able to help bring forward a project that will allow 48 families to be part of our community and live within walking and biking distance from parks, schools, jobs, and more!"

Homestead Gardens Plans

The Homestead Gardens project, located at 2200 Homestead Road in Chapel Hill, is an innovative approach to developing affordable housing in a uniquely collaborative way. The community will provide a mix of over 100 rental and homeownership opportunities serving several target populations from extremely low income to moderate income. It will be developed on land owned by the Town of Chapel Hill in partnership with the Homestead Housing Collaborative, a coordinated initiative we are part of along



with Self-Help, CASA, and Habitat for Humanity of Orange County. We are planning to build 21 townhomes in this community, and we hope to start construction in fall 2024.

Other Projects in Development:

1100 COLUMBIA • BRIDGEPOINT • STANATS PLACE • AURA



1100 Columbia



Bridgepoint

SAVANNAH

"What do you have to lose?"

That's Savannah's advice to anyone considering applying to buy a home with Community Home Trust. "Getting this type of opportunity opens so many doors. And the people who are working there are there because they want to help you, not because they want to line their pockets. These people have an understanding of what it's like."

Savannah moved into her home at Legion Road over two years ago. She and her then-three-year-old son moved from an apartment in Alamance County, where they lived because it was all she could afford. But it wasn't in a great neighborhood, and the police were often called for domestic issues and drug and child abuse. The apartment also wasn't in great shape: the walls were covered with layer after layer of paint, and it smelled of smoke. There were even cigarette burns in the carpeting.

Worst of all, though, was the long commute. Savannah works in administration in the Carrboro Police Department, the best job she's ever had – and one that was worth the commute in spite of the fact that, as a public servant, she doesn't make what she calls "bookoo bucks."

But Savannah had a dream of owning her own home, and she had set herself a goal of doing that by the time she turned 35. She admits that when she set that goal, "it felt like a miracle would have to happen" for her to achieve it because as a single mom, she didn't have a lot of savings or a big support system. But when she heard about Community Home Trust, she decided to apply anyhow, even though she didn't have any expectations – she was just eager to pursue every opportunity and see what happened.

And a little over a year later, Savannah fulfilled her dream and moved into her own home.

One of the things she liked most about how the program worked was the matching process. Because CHT sells homes only to qualified program applicants, we make sure



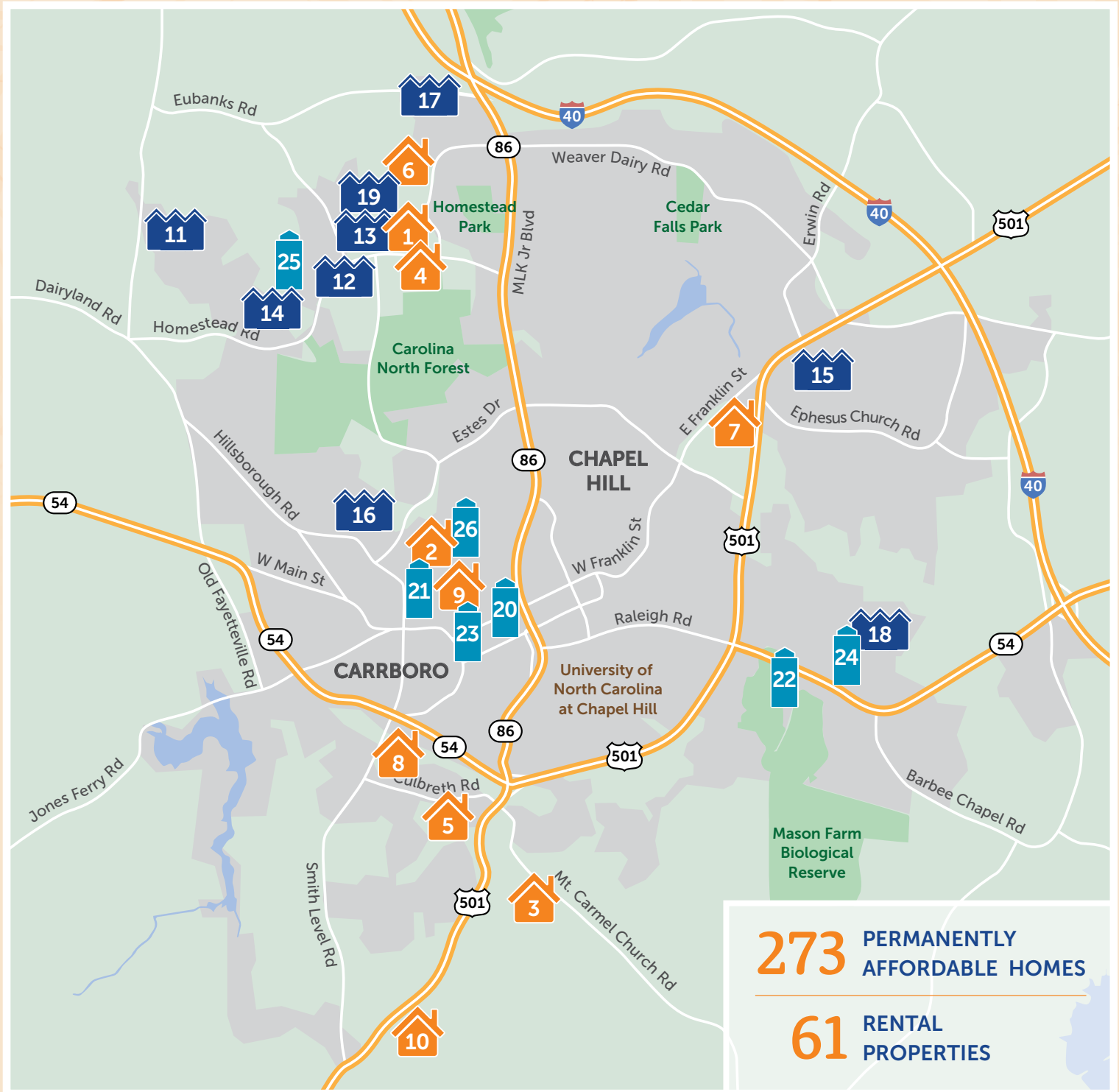
that we only offer homes to applicants that are affordable to them. Savannah says that really took a lot of the work off of her because she didn't have to look at a bunch of houses to find the right one. In fact, she saw only two other properties before she found her Legion Road home.

As for her community, Savannah says she loves living there. The people have been very welcoming, and she says they really keep an eye on each other. As one of the youngest residents in the neighborhood, she appreciates that support and knowing she's living somewhere safe for her kids. Of course, the shorter commute has been a huge improvement, and it's also really important to her that she lives in such a great school district.

"There's something to be said about owning your own property. It feels different. You have pride in that," says Savannah. "I feel proud of myself. I feel like I found a way."

Savannah's son Greyson, who is now five years old, loves their home, too. His favorite part of their house? He says it's his mom.

OUR RESIDENCES: LOCATIONS



SINGLE-FAMILY HOMES

- | | |
|---------------------|-----------------|
| 1 Bridgepoint | 6 Larkspur |
| 2 Carrboro Houses | 7 Milton Avenue |
| 3 Chancellor's View | 8 Montclair |
| 4 Courtyards | 9 Northside |
| 5 Culbreth Place | 10 Southgrove |

TOWNHOMES / ATTACHED HOMES

- | | |
|-------------------|--------------------|
| 11 Ballentine | 16 Pacifica |
| 12 Burch Kove | 17 Ramsley |
| 13 Chandler Woods | 18 Rosemary Place |
| 14 Claremont | 19 Vineyard Square |
| 15 Legion Road | |

CONDOS / APARTMENTS

- | | |
|----------------------------|-------------------------|
| 20 140 West Franklin | 25 The Landings |
| 21 Carrboro Attached Homes | 26 Tanyard Branch Trace |
| 22 East 54 | |
| 23 Greenbridge | |
| 24 Greenway | |

OUR TEAM

STAFF



Kimberly Sanchez
Executive Director



Caroline Veloso Karras
Deputy Director



Lori Woolworth
Finance Director



Daniele Berman
Director of External Relations



Thea Cola
Director of Philanthropy



Deja Gilmore
Program Coordinator



Heather Hayes
Bookkeeper/Data Coordinator



Ivelisse Mercado
Community Engagement and Outreach Coordinator



Ian Morse
Property Manager



Amy Slaughter
Sales Manager



Felicia Stroud
Community Manager



Community
HOME TRUST

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105 Conner Drive
Suite 1000
Chapel Hill, NC 27514

PO Box 2315
Chapel Hill, NC 27515

919.967.1545
communityhometrust.org