

# Statement of STATEMENT OF ACCOMPLISHMENTS 2009-2010

HOPE meets the most basic need for all persons with developmental disabilities – housing. In 2009-2010, HOPE enabled over 100 persons with a developmental disability to realize “the dream of living in a house.” Foundations, cities, individuals, corporations, and volunteers contributed their time, talents and funds to make all of these accomplishments possible. Here is their story:

- For 16 years, HOPE has collaborated with its partner, Harbor Regional Center, to provide affordable rental housing for persons with developmental disabilities. Harbor Regional Center has asked that HOPE develop “permanent sustainable housing” for persons with developmental disabilities. HOPE will purchase and lease 3-4 bedroom, 2- bath single-family homes to licensed service providers who will provide both housing and support services to persons with moderate to severe developmental disabilities. HOPE will purchase properties with \$3 million grants from the California State Department of Developmental Services Community Placement Plan and \$12 million in matching funds from a variety of sources to include traditional mortgage financing from lenders such as Community Development Financial Institutions (CDFI) Fund and public funding sources such as HOME and CHDO funds. To date, seven sustainable housing properties have been purchased and are being remodeled – five of the seven are in Long Beach, one is in Lakewood and one in Torrance. An estimated 24 individuals with moderate to severe developmental disabilities will be able to access permanent, sustainable housing units previously unavailable to them.
- HOPE has been approved as a Community Housing Development Organization (CHDO) by the City of South Gate and will receive \$483,000 to purchase two single family residences to provide permanent, sustainable housing for at least eight additional persons with moderate to severe developmental disabilities.
- In July, 2010, the Board of Directors hired an Executive Director for HOPE, Nancy Bargmann. She has worked in the field of developmental disabilities for 25 years including positions with Inland Regional Center for 12 years. Her responsibilities included the oversight of all quality assurance and resource development activities. Ms. Bargmann was the Vice-President of Operations for California MENTOR. As a Vice-President for a national provider she has extensive operational experience, with an expertise in business development and organizational management.



(above) HOPE's new Torrance property for persons with developmental disabilities

(below) Rita Teodoro, HOPE Board Member

- In June 2010, HOPE received a grant from the Ahmanson Foundation to complete the renovations at HOPE's affordable housing duplex property located in Long Beach where four persons with developmental disabilities reside. In 2009, the City of Long Beach Non-Profit Assistance Program provided over \$50,000 for remodeling the back unit's kitchen and bathroom, and for installing lawn sprinklers in the front and back yards. Prior to funding becoming available, no major remodeling had been completed at the property since its purchase in 1997.
- The City of Long Beach Non-Profit Assistance Program has provided \$24,045 in HOME funds that will be combined with a \$20,000 grant from the John Gogian Family Foundation for repairs and remodeling at another of HOPE's Long Beach duplexes. In addition, HOPE plans to paint the exterior of the property and to install sprinklers and landscaping on the grounds. Crucial remodeling in both of these properties ensures that they are properly maintained and in safe condition for habitation by HOPE's tenants.
- On Saturday, May 2, 2009, HOPE held its 13th annual dinner and auction, "Motor Cars & Memories" at the Petersen Automotive Museum in Los Angeles. HOPE was joined by 270 guests and as in previous years, the evening included a Live and Silent Auction. An exciting Live Auction was conducted by auctioneer John Kunkle. Donors bid on items that included passes for the "Dug Out" Club at Dodger Stadium, an 8-day, 7-night stay at the Marriot's Koolina Beach Club in Oahu, a 7-night stay at the Palm Beach Shores Resort and Vacation Villa in Palm Beach, Florida, and a meal for eight prepared by George Bird and his sons at the winning bidders' homes. Generous contributors to HOPE's programs were honored and included the City of Long Beach Non-Profit Assistance Program, Greater Los Angeles New Car Dealers Association, Wells Fargo and Union Bank of California, the John Gogian Family Foundation, and long-time individual donors and volunteers, Doc and Susan Rivers. All together, the event raised \$87,745 gross income and netted \$33,948 for HOPE's affordable housing programs. Luis Gonzales from Plaza De Madrid won a \$2,500 gift certificate from Pleasant Hawaiian Holidays that can be used for travel to any of the Hawaiian Islands, Mexico, or Costa Rica. Chances for this opportunity were sold in advance and raised over \$11,000.
- HOPE held its Second Annual Charity Golf Classic on Monday, Nov. 2, 2009 with 141 golfers in attendance. The tournament was chaired for the second year in a row by HOPE's Vice President, James Artiano, Artiano and Associates in Torrance. The tournament raised \$66,829 gross income and netted \$36,315. Major sponsorships from City National Bank, People's Care, and many others increased the amount of money raised by 56% over 2008's initial tournament. First place winners were golfers from Cambrian HomeCare, and in second place, golfers scored well from City National Bank. A silent auction was on display and a 7-day vacation at "The Cliffs at Peace Canyon" in Las Vegas, offered as an opportunity prize, was won by Alex Ordonez of Aquarius Homes. The trip was made possible by a gift from Maureen De Leon. HOPE is looking to raise \$80,000 at the Third Annual Charity Golf Classic on November 8, 2010.
- HOPE continues to receive support from Private Foundations and Corporate Giving Programs such as Bess J. Hodges Foundation, Employees Community Fund of Boeing California, ECHO (Employees Charity Organization) of Northrup Grumman, Farmer's and Merchant's Bank, The Greater Los Angeles New Car Dealer's Association, JP Morgan Chase, Sidney Stern Memorial Trust, Wells Fargo, and Union Bank of California. Marissa Mashburn and Michael Gammon are HOPE's most generous individual donors and as Marissa assists with HOPE's property purchases, she continues to donate all her commissions to HOPE.

Robert Irlen, *Board President*

# Executive Director's MESSAGE

Dear Friends of HOPE:

As the newly appointed Executive Director of HOPE, I am honored to share HOPE's annual report with you. HOPE had an amazing year offering affordable and sustainable housing to over 100 individuals who have a developmental disability.

Over the past 16 years, HOPE grew from two properties for five persons, to our current 35 properties offering housing opportunities to over 100 persons with developmental disabilities.

Thanks to the dedication of HOPE's Board of Directors and the support of Harbor Regional Center, HOPE made great strides this year. We provided 22 affordable rental properties while expanding our mission to include permanent and sustainable housing. As a result, HOPE now owns 13 properties, which are leased to licensed community care providers, offering 39 persons with developmental disabilities the opportunity to live in their community of choice.

## **Looking Forward: Expanding Affordable and Sustainable Housing Throughout Los Angeles County**

Through grant funding from the Department of Developmental Services, HOPE is planning to work with Regional Centers in the Los Angeles area to expand housing opportunities for persons with developmental disabilities even further.

In the next three years, HOPE has set a benchmark of adding five to seven homes and/or properties per year - resulting in new housing opportunities being offered to more than 20 individuals.

## **Our Partners**

HOPE is now in its third and final year of funding from the Weingart Foundation's Developmental Disabilities initiative. Thanks to the Foundation's support, HOPE will have a dedicated staff to support many new initiatives and opportunities for persons with developmental disabilities.

HOPE will maintain its partnership with Regional Centers to carry out the mission to offer affordable housing. We are proud that HOPE gives persons with developmental disabilities a chance to be successful in living on their own, with rent held at an affordable one-third of their income. Through this partnership HOPE tenants are able, with or without supports, to live independently, work at local businesses (such as Home Depot, Target Stores, Community Colleges and theaters) and use public transportation to access their work sites, grocery stores and medical facilities.

As HOPE enters into its seventeenth year, we are deeply appreciative of the many contributors and volunteers who have contributed to the success of HOPE and the progress in securing housing for persons with developmental disabilities. We are especially grateful to our Board of Directors who has consistently supported our affordable housing programs with their fundraising activities and events.

On behalf of all persons with a developmental disabilities currently living in our properties, and those waiting for the opportunity, I look forward to an exciting future working together with everyone involved.

Sincerely,  
Nancy Bargmann, *Executive Director, HOPE*



*A new permanent, sustainable  
housing development in Long Beach*

**HOPE**  
*Home Ownership for Personal Empowerment*

# Donations

DONATIONS FROM JANUARY, 2009-JUNE, 2010

## **FOUNDING BENEFACTOR - \$10,000 and above**

Ahmanson Foundation  
California Community Foundation  
City of Long Beach, Non-Profit  
Assistance Program  
City National Bank  
City of South Gate  
Greater Los Angeles  
New Car Dealers Association  
John Gogian Family Foundation  
Marissa Mashburn and  
Michael Gammon  
Weingart Foundation,  
Developmental Disabilities  
Initiative

## **BENEFACTOR - \$5,000 AND ABOVE**

James Artiano, Esq.,  
Artiano & James Artiano, Esq.,  
Artiano & Associates LLP  
Rhiannon Acree,  
Cambrian Homecare  
Ricardo and Minnie Banos  
Patricia Del Monico  
Maureen De Leon,  
De Leon Homes  
ECF of Boeing California  
Express Energy Services, Inc.,  
Susan and Doc Rivers  
JP Morgan Chase & Co.  
Old Ranch Country Club,  
Seal Beach  
People's Care  
Wells Fargo

## **PATRON - \$2,500 and above**

Randy Flores, President and  
CEO, Alert Security Systems  
Jim Walsh, President/CEO,  
Ambitions Developmental  
Disability Services  
California MENTOR  
ECHO (Employees Charity  
Organization) of Northrup  
Grumman  
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Hyland Software, Inc.  
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Counseling, Gary Geer  
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Vocational Services  
Ron Kulek, Windes & McClaughry

## **SPONSOR - \$1,000 and above**

AIM Living Services, Gina Woodruff  
AirTran Airways  
Appleby Real Estate Brokerage &  
Property Management, Phil Appleby  
Autism Spectrum Therapies,  
Dr. Ronit Molko  
Nancy Bargmann  
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Lourdes Bielecki  
George F. Bird, Jr. and Karen Hunter  
Bird, Bird & Bird, A Law Corporation  
Mike Bush, Senior Vice President,  
Brown & Brown of California, Inc.  
City of Torrance, Community  
Services Commission  
Comerica Charitable Foundation  
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Mervyn Hecht  
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Robert and Helen Irlen  
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Abdullah Caheel Kuwait  
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Millicare of Southern California  
Modern Support Services, LLC,  
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Mutual Wholesale Liquor, Inc.  
A Pestmasters Solutions Incorporated  
Hayk Mnatsakanyan, Safari  
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Janet and Gerald Thomas  
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## **FRIEND - \$500 and above**

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ADT Security Services  
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The Columbus Organization  
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d'Escoto West, Mike Witte  
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Tyler Residential Care, Inc.  
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William J. Rea, Jr. and Meredith Rea  
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Sharon Shueman, Ph.D. and  
Warwick Troy, Ph.D.  
Ronald Schuster and  
Sri Moedjono Schuster  
Southwest Airlines Co.

*(Donors continued on next page)*

Stonefield Josephson, Inc.,  
Jeff Garrison  
Telepayroll.com, Michael Gilberst  
Greg and Charmiley Andres

**COMPANION –  
\$250 and above**

Aacres, CA LLC  
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Dr. Sarkis and Tammy Arevian  
Stephen Bethel  
Hiram Bond, Jr.  
Eric Bueno  
Walt Ciszcon  
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Chatterton and Associates  
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Dana Delman  
Disneyland Resort  
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Ethan Duche  
Earshot Innovations, LLC  
Michael Rymer, Ergowork  
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Dennis Nassery,  
Lomita Business Machines  
Long Beach Symphony Orchestra  
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Miracle Springs Resort & Spa,  
Desert Hot Springs  
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Silvia Miniot  
Michael Monk, Musick,  
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Morck Financial & Insurance  
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Pala Casino, Spa, Resort  
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Piazza, Donnelly & Marlette,  
Steve Love  
Alan Rodriguez  
Robert and Lynne Stahl  
Robert Stevens  
Jill Thompson

Derek Tomita, BP/ARCO  
Liberty Ventura, Lakeview  
Home Mission Viejo  
Brian and Lori Weaver  
Michael Weber  
Eddie Wong  
Xerox  
Soko Yan  
Wendall Yoshida

**ASSOCIATE – \$100 and above**

Abeita & Associates, Brad Silverman  
Ronnel and Annabelle Agliam, Pioneer Homes  
Clete Albitz, Albitz/Miloe & Associates, Inc.  
Mark Alvarez  
Amytony Home  
Bill Barnhart  
Oscar and Cleopatra Cachuela  
Art Campuzano  
Cannon Business, Brent Spirlin  
Catalina Flyer, Newport Beach  
Cathy Ko-Yuen Chang  
Civic Light Opera, South Bay Cities  
Comedy and Magic Club, Hermosa Beach  
Robert Colacion  
Dermalogica  
Dominicos Pizza, Inc.  
Downey Civic Light Opera  
Michael Ellington, Strategic Equity Group  
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Deborah and Phillip Goldberg  
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Monica and William Stephens  
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Victoria Strickland  
Unipharma, Inc., Gary Goco  
George Walker  
Cheri Warren  
Patricia Watts  
Kevin Willison  
Daly and Lina Yuan  
Patricia Zalenski  
Zoological Society  
of San Diego



*(above) Arlene and David, tenants at a HOPE property  
in Long Beach*

*(left) Jeff, tenant at HOPE's Long Beach duplex*

# 2009-2010 BOARD OF DIRECTORS

Robert Irlen, *President*

Jim Artiano, *Vice-President*  
Partner, Artiano and Associates, Attorney at Law

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Richard O. Schwartz  
Attorney at Law

Sandra (Rita) Teodoro

*Happy winners at the Second Annual  
Charity Golf Classic*



*Golfers registering  
and purchasing  
their raffle tickets*



*Golfers getting ready for  
the shotgun that begins  
tournament play*



*Volunteer with the  
Silent Auction at the Petersen  
Automotive event*



*(above) Golfer taking a practice  
swing before the tournament begins  
(left) Jim Artiano, Vice-President of  
the Board, with wife, Linda Artiano*



*Registration volunteers  
greet the arriving guests at the  
Petersen Automotive Museum event*



*Patricia Del Monico, Executive Director, Harbor  
Regional Center and George Bird, Harbor Regional  
Center Board Member.*