



# HOPE

*Home Ownership for Personal Empowerment*  
ANNUAL JOURNAL

RESIDENTS  
OF NEW  
HOPE HOME  
ON BANNER  
DRIVE.



10TH ANNUAL  
Charity  
Golf  
Classic

INSIDE

IMPACT  
REPORT

DONOR  
RECOGNITION

80 BY '18  
UPDATE

GRAND  
OPENING



A close-up photograph of a hand holding a silver key. The key has a circular head with a textured pattern and a small hole. Attached to the key is a silver ring, which is connected to another ring, and finally to a silver keychain shaped like a house with a gabled roof.

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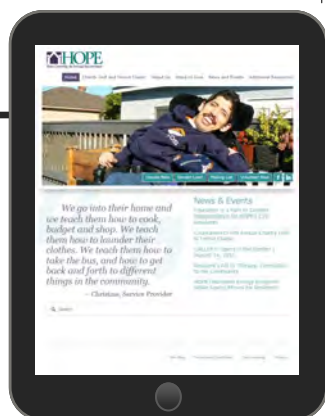
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## VISIT OUR WEBSITE FOR MORE HOPE STORIES, PHOTOS, AND VIDEOS

Sign up for our newsletter at [www.hope-homes.org](http://www.hope-homes.org). Also, follow us on LinkedIn, Twitter, or Facebook. We'd love to hear from you and continue the conversation!



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# LETTER FROM THE BOARD



## GRAND OPENING

(Top) Bob and Executive Director Kristin Martin accepting a certificate of recognition. (Bottom) David Irlen with father speaking to attendees on the importance of his HOPE home.

**DURING MY TENURE AS BOARD PRESIDENT,** I have witnessed many resident triumphs. I have seen adults with developmental disabilities, after years living in institutionalized settings, receive dignity through their HOPE housing. Other residents found gainful employment once they finally achieved a stable living situation. Some have even improved their physical and mental health once they moved into a healthy home instead of shuffling between temporary housing. Seeing these victories in the lives of those most vulnerable in our community always fueled my support for our important cause.

This year, the story of HOPE became even more personal for my family and me. My 44-year-old son with developmental disabilities has, for the first time, moved out of our family home and into his own one bedroom apartment at a HOPE affordable apartment building. I cannot express how grateful he is to this organization's donors, partners, and staff and how proud our family is to see his dream come true.

I cannot help but think back on the thousands of people who over the past 23 years have contributed to the success of this meaningful work. However, Southern California continues to struggle with a severe shortage of affordable housing. So for many aging parents who are considering a future when they are gone and are struggling to identify appropriate, safe homes for their children with developmental disabilities, it is encouraging to know that HOPE and our supporters are out there working tirelessly to make sure every person with special needs has a stable, affordable place to call home.

With that, I am excited to welcome you to HOPE's Annual Journal. Inside these pages you will find inspiring stories on the housing created throughout the year and the empowered residents who are living with new options in life because of those HOPE homes. Also included is our 2016-2017 Impact Report and the Tournament Guide to our *10<sup>th</sup> Annual Charity Golf Classic*.

To those who have provided support for our mission in the past; thank you again, and we look forward to your continued involvement in the future. For those who are considering getting involved with HOPE: I urge you to jump in. If you want to feel the satisfaction of seeing those whom HOPE serves living and taking pride in their homes, and gaining greater self-sufficiency, then I know you can receive an awful lot by becoming involved with this organization.

Sincerely,

  
Robert Irlen







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## ABOUT HOPE

### OUR HISTORY

HOPE was formed in 1994 by Harbor Regional Center and concerned parents who were worried about their children's future

### OUR MISSION

Create stable, affordable housing for people with developmental disabilities.

### OUR VISION

HOPE envisions a world in which all people with disabilities can live where and with whom they choose in safe neighborhoods at affordable rents.

## Outcomes

- Choice, dignity, and independence
- Improved health and behavior
- Stability and security
- Empowerment to succeed at school and work
- Social injustice in creating homes for a chronically underserved segment of society
- Lower homeless rate for a vulnerable population
- Safer and healthier housing in our cities
- Peace of mind for family and friends of adults with developmental disabilities

## SOCIAL IMPACT

The value of empowering individuals to live as active and contributing members of their communities is at the very heart of HOPE. And there is no doubt—living a life as independently as possible, and having a place to call home, changes people's lives.

HOPE partners with Regional Centers to offer a variety of housing programs. Regional Centers are private, nonprofit corporations that contract with the State Department of Developmental Services to provide or coordinate services and supports for individuals with developmental disabilities that include autism, cerebral palsy, intellectual disability, and epilepsy.

Since 1995 HOPE's programs have been allowing people with developmental disabilities to live a life they may have only dreamed about. Whether living in independent living, 24-hour residential care, or in a college to career home, HOPE's tenants are making their dreams come true.



## Our Programs

**HOPE Independent Living** homes empower adults with developmental disabilities to live with increased self-reliance without the threat of social isolation. Our residents pay 30% of their income toward rent and receive varying levels of in-house supported services.

**HOPE 24-Hour Residential Care** homes serve people with increased medical and behavioral needs. Our residents receive around the clock support from state licensed service providers in safe, comfortable home environments that are certified through the California Department of Social



Services and California Department of Public Health.

**HOPE College to Career** housing provides a dorm-like setting for students with developmental disabilities attending community college. These residents are in pursuit of a certificate or degree and may require additional on campus and residential supports.

# Home on Brink Ave in Norwalk Moves HOPE a Step Closer to 80 by '18 Goal



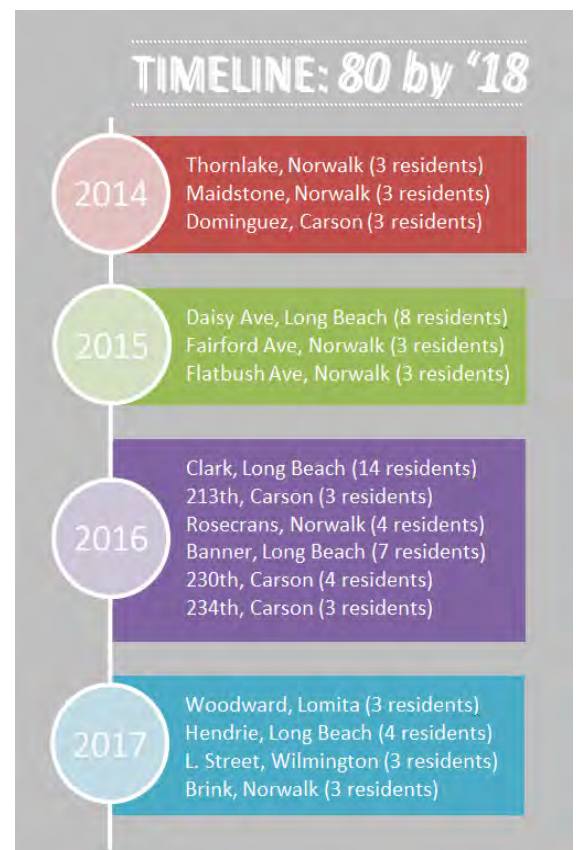
**H**OPE is doing our part to alleviate the growing affordable housing shortage for adults with developmental disabilities. With our *80 by '18* goal: an objective launched in 2014 to challenge staff and board to create homes for 80 additional residents by the year 2018, we are moving quickly to ensure that those most vulnerable in our communities do not have to live with the fear of housing instability.

At this time, we are happy to announce that with the purchase of our most recent home on Brink Avenue in Norwalk, HOPE has accomplished 88% of this goal. That translates into creating homes for 71 additional people.

HOPE's newest home on Brink Avenue was purchased in May of 2017 and was funded in part through a partnership with the City of Norwalk and the Community Development Commission of the County of Los Angeles. This 1,325 sq. ft. single family home has three bedrooms and two baths, sits on a lot of more than 6,500 sq. ft., and is now home to three people with developmental disabilities. Each resident has their own bedroom, while they share common spaces like the living room, kitchen, and yards.

After the property was acquired in the spring, Dilworth Construction immediately began renovations that included new paint, flooring, laundry room, and an additional kitchenette.

On June 21<sup>st</sup>, residents Emily and Asha were eager to get the keys to their new house. Both are moving from their parents'





homes. Emily, a graduate of Harbor Regional Center's *College to Career* program, is now prepared to take this next step toward independence.

Emily and Asha are confident that with a lot of hard work, the encouragement of their

families, and the supported living services through Harbor Regional Center they are on the path to success and greater self-reliance.

"We are nervous," Emily's mother Tammy said, "Excited but nervous."

This home on Brink Avenue is HOPE's sixth housing project in collaboration with the City of Norwalk. Since 2014 Norwalk has contributed more than \$1.5 million in HOME Investment Partnership Program funding to assist HOPE in housing adults with developmental disabilities.

Public/private partnerships have enabled HOPE to get closer to accomplishing our *80 by '18* goal. Kristin Martin, Executive Director at HOPE, knows how vital these collaborations are to our cause. "As the affordable housing industry continues to face rising property values, funding source instability, and growing need, it's become increasingly essential to bring together the right partners."

"This new housing on Brink Avenue is a testament to that spirit of cooperation and is a reality because of the vision and investment of the Harbor Regional Center, Norwalk, and the Los Angeles County CDC. Thank you for continuing to believe in our mission."

Having access to a safe, affordable home through HOPE can be life changing for a person with a de-

"This new housing on Brink Avenue is a testament to that spirit of cooperation."

velopmental disability, who otherwise would be forced to compete for scarce affordable housing in what is a highly competitive rental market. Our aim is to ensure that housing instability is never a concern for HOPE residents. Instead, we want them to have the opportunity to focus their energies on personal goals: like increasing independence, becoming contributing members of their communities, fostering personal relations, or finding and maintaining gainful employment. With stable housing as a foundation we know our residents are empowered to chase their dreams.

*To assist HOPE in reaching our 80 by '18 goal, consider joining our **Mission Makers** program by signing up to make a recurring donation of \$10 or more each month. Your sustaining gifts supports the purchase and renovation of homes for adults with developmental disabilities. Visit [www.hope-homes.org](http://www.hope-homes.org).*

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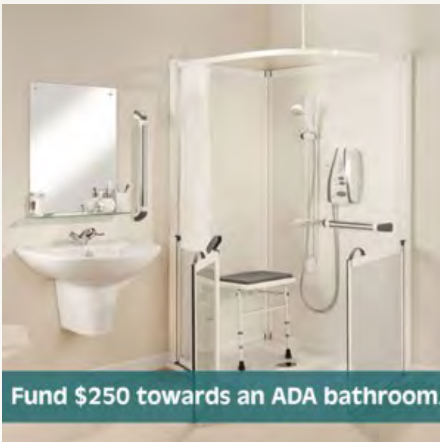
1. Choose an item to donate from our catalog
2. Help your neighbor with developmental disabilities
3. Honor loved ones with a free personalized card

## Help Turn a House into a Home

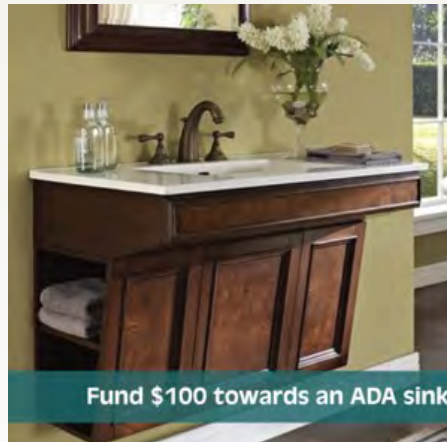
Select from the options below

Ease of access makes a home all their own.

### ACCESSIBILITY | GIVE THE GIFT OF MOBILITY



Fund \$250 towards an ADA bathroom.



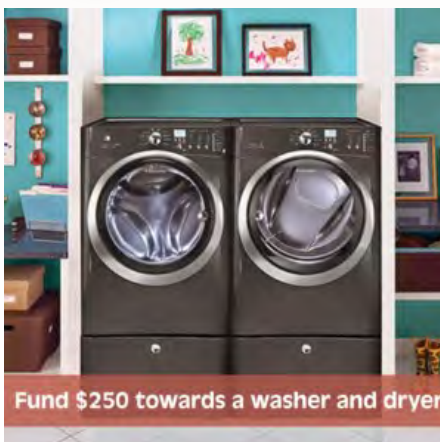
Fund \$100 towards an ADA sink.



Fund \$50 towards a ramp.

Self-determination starts in the small everyday tasks and chores.

### INDEPENDENCE | GIVE THE GIFT OF SELF-RELIANCE



Fund \$250 towards a washer and dryer.



Fund \$50 towards pots and pans.



Fund \$25 towards dishware.



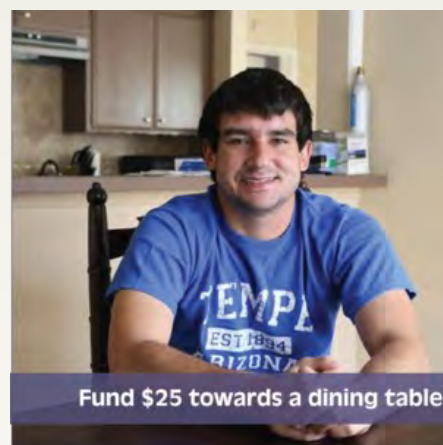
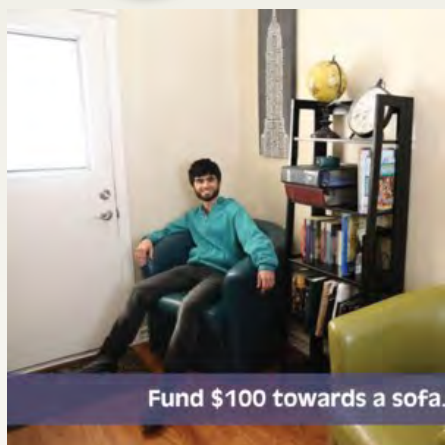
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Communal spaces promote a sense of belonging.

**GIVE THE GIFT OF ACCEPTANCE**



**Count me in! I want to help turn a house into a home.**

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Type of Tribute: ☐ Happy Holidays ☐ Happy Birthday ☐ Congratulations ☐ In Memoriam ☐ Other: \_\_\_\_\_

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# New Homes ON BANNER

**"Different people need different levels of support  
to reach their full potential and take advantage of all  
that life has to offer."**

*Kristin Martin, HOPE Executive Director*



Community leaders participate in ribbon cutting ceremony on May 27th at HOPE's newest homes in Long Beach



From left to right: LB CIC Chairman John Tomas, Councilmember Roberto Uranga, HOPE Executive Director Kristin Martin, Mayor Robert Garcia, HOPE Board Member Bob Irlen, HOPE Resident David Irlen, and HRC Executive Director Pat Del Monico.

## *Seven HOPE Homes for Young Adults with Developmental Disabilities Open at Renovated Eight-Unit Building in the Bixby Knolls Neighborhood of Long Beach*

On May 17th, 2017, community members gathered to celebrate the grand opening of a newly renovated eight-unit building off of Banner Drive in Bixby Knolls. This housing now provides permanent, affordable homes for seven young adults with developmental disabilities. These new residents are now living on their own for the first time, in a community integrated environment, with the onsite supports they need to succeed and thrive.

According to the California Department of Developmental Services (DDS), a developmental disability is a condition that begins before the age of 18 and includes intellectual disability (formerly known as mental retardation), autism, epilepsy, and cerebral palsy. Over 13,000 people with a developmental disability

and their families are served by the Harbor Regional Center (HRC) throughout Long Beach and the South Bay. Regional Centers are non-profit corporations contracted by DDS to provide case management and monitoring services to this population.

These homes on Banner Drive were acquired by HOPE in February 2016. The project was made possible through the collaborative efforts and funding of three parties: the Long Beach Community Investment Company that contributed over \$500K toward acquisition, Harbor Regional Center (HRC) which created and promoted the concept and that is coordinating and funding the ongoing housing program, and SL Start that is contracted to deliver onsite services to the residents.

Additional grant funding for the acquisition and renovation of this housing, which is the first of two projects in Long Beach, was provided by Del Harbor Foundation, S. Mark Taper Foundation, Union Bank of California Foundation, Ahmanson Foundation, and Bess J. Hodges Foundation. Additional financing was secured through Clearinghouse CDFI and First Republic Bank.

More than 120 guests attended Wednesday afternoon to hear Long Beach Mayor Robert Garcia, City Council Member Roberto Uranga, and other community leaders speak about the pressing need for this type of affordable housing. Also on hand were representatives from the offices of Congressman Alan Lowenthal, Congresswoman Linda Sanchez, County Supervisor Janice Hahn, State Senator Ricardo Lara, State Assemblymember Patrick O'Donnell, and Long Beach City Councilmember Al Austin who presented certificates that recognized this important project's completion. Later in the celebration, attendees met HOPE residents and their fami-

lies who provided tours of their new apartments.

This housing program serves extremely low-income residents that make below 30% of the area median income (below \$15,883 annually). Harbor Regional Center ensures that necessary supports are provided for the residents through the supported living service provider, SL Start.

SL Start staff is available on site, seven days a week, to provide assistance with activities of daily living, such as budgeting, shopping, cooking, medical appointments and other activities to help build resident sufficiency. This model not only creates greater independence for residents but also helps to provide peace of mind for family members.

HOPE Executive Director Kristin Martin spoke about how this type of specialized housing is designed to be more than shelter. "We believe a home should not just be a roof over our residents' heads," he said. "It should also empower them to make the most out of their lives."



Left: Executive Director Kristin Martin with Allison Gallagher from State Assembly Member O'Donnell's office. Right: HOPE residents Ian, Tami, Christina, and David





“Different people need different levels of support to reach their full potential and take advantage of all that life has to offer. Because of the hard work and contributions made by our community partners and donors, most especially the Harbor Regional Center, today seven very deserving people are now in a position to tackle life’s many challenges without the fear of housing instability.”

Harbor Regional Center Executive Director Patricia Del Monico commented, “Harbor Regional Center clients and their families are so very grateful to HOPE and the city of Long Beach for creating safe, affordable housing opportunities and welcoming people with developmental disabilities as valued neighbors.”

The building maintains much of its original historic charm. However, it is upgraded to improve safety, privacy, and comfort. A community garden was also planted to provide outdoor activity and nutritious food onsite.


There is a critical need for this type of housing in Long Beach. Today, an individual earning minimum wage needs to work 89 hours a week to afford a modest one-

bedroom apartment, and per the Los Angeles Homeless Services Authority, there are currently 1,483 people with developmental disabilities homeless in LA County.


Securing housing — especially affordable housing — for people with developmental disabilities has been a long-time objective of the Harbor Regional Center. That is why, in 1995, Harbor Regional Center formed HOPE to help address this need. Since then, HOPE’s primary mission has been to support this underserved population with housing. A total of 59 HOPE homes are located in the City of Long Beach, more than half of our portfolio, while HOPE owns an additional 55 homes throughout Southern California.

**W**ith the many challenges the affordable housing industry faces—rising property values, funding source instability, and rapidly growing need—it has become increasingly essential for local leadership to step up their support for this issue. That is why in early May, Long Beach City Council voted to adopt the Mayor’s Affordable and Workforce Housing Policy Recommendations, that when implemented would rapidly accelerate the ability of nonprofit organizations to create additional affordable housing. This policy document included the following recommendations: explore a local bond measure as a one-time funding source to capitalize the Housing Trust Fund, begin the development of an inclusionary housing policy to encourage mixed-income development, and investigate the possibility of establishing a local document recording fee to finance new affordable homes.

Implementing these recommendations would surely be a step in the right direction toward ensuring that additional homes like HOPE’s on Banner Drive have the support they need to be created.



Field Deputy Herlinda Chico represents Los Angeles County Supervisor Janice Hahn at grand opening ceremony



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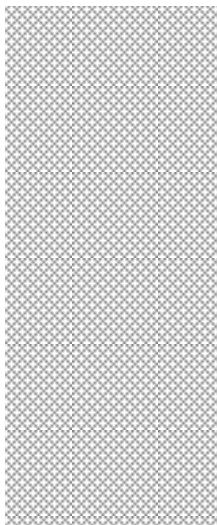
# Tournament Guide

10TH ANNUAL  
CHARITY GOLF  
CLASSIC

CREATING  
INDEPENDENCE



**November 13, 2017**  
**Virginia Country Club**  
4602 N Virginia Rd  
Long Beach, CA 90807



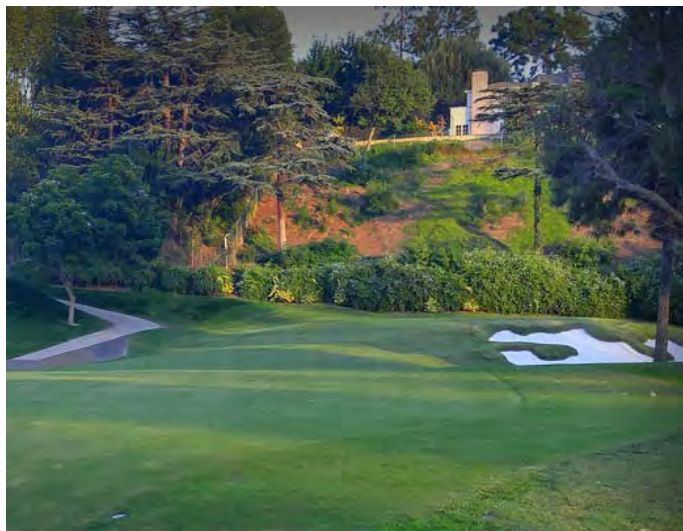
Once again, HOPE is delighted to host our *10th Annual Charity Golf Classic that to date has raised more than \$1 million to support our mission.* This year the event takes place at Virginia Country Club in Long Beach, California, for a spectacular day of golf, food & drinks, silent auctions, opportunity drawings, and prizes. All proceeds benefit HOPE for the acquisition and rehabilitation of future homes.

Players enjoy fun contests, a wonderful lunch, and beverages throughout the day. The evening's awards ceremony also provides guests with the opportunities to win fabulous items in our raffle.



## Schedule of Activities

- 9:00 AM**
- Golf Player Registration Open
  - Opportunity Drawing and Raffle Tickets Sales Begin
  - Driving Range Open
- 10:45 AM**
- Golf Tournament Kick-off: Rob Fukuzaki, Weekday Sports Anchor for ABC7 Eyewitness News & Host of Sports Zone
- 11:00 AM**
- Shotgun Start
  - Lunch Served on the Cart
- 4:00 PM**
- Tournament Play Concludes
  - Cocktail Lounge Open, Jazz Band, and Hors d'oeuvres
- 5:30 PM**
- Tournament Dinner and "Creating Independence Program" with Master of Ceremonies Rob Fukuzaki
  - Program Speakers
  - Tournament Winners Announced and Awards Presented
  - Winners of Raffles and Opportunity Drawings for Cabo San Lucas and Pebble Beach Trips Are Announced
- 7:30 PM**
- Tournament Dinner Concludes







## Special Thanks

We thank Peter Ballas who arranged for HOPE to hold our tournament at Virginia Country Club. Peter is a long-time supporter of our cause and a board member at Virginia Country Club. His firm, Peter W. Ballas & Associates LLC, represents businesses undergoing a sale and use, employment, and Los Angeles City business tax audits.



## Tournament Volunteers

It is impossible for HOPE employees alone to coordinate such a large and impactful event. A big thank you to our volunteers who each year help to make this annual tournament so special and wildly successful.



### TOURNAMENT COMMITTEE

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Nori Dempsey, *Dempsey Mortorsports*

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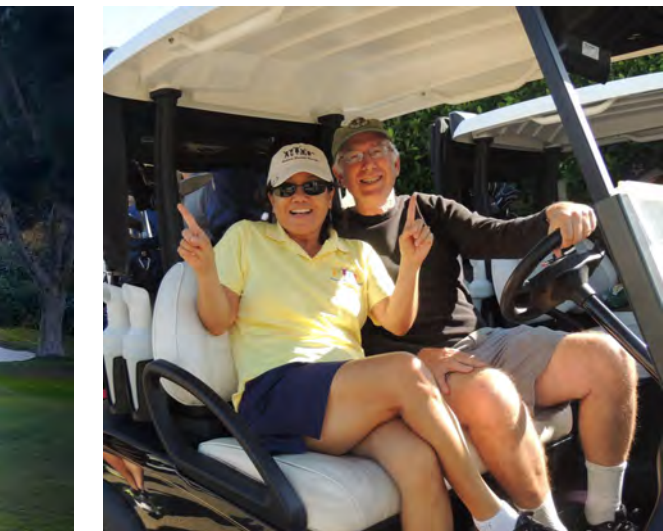
Justine Nevarez

Virginia Newmann-Cervantes

Kaye Quintero

Yalda Noorzai

Lily Lee



10TH ANNUAL CHARITY GOLF AND TENNIS CLASSIC 2017

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# MASTER OF CEREMONIES

HOPE is once again delighted to welcome Rob Fukuzaki as our emcee for this year's event.



Rob Fukuzaki is the weekday sports anchor for ABC7 Eyewitness News and hosts an NBA post game show, Sports Zone, and is a co-host on the Rams Primetime Saturday night.

Rob was born on July 4th in Torrance, California. He was raised in Honolulu, Hawaii, where his family relocated when he was three years old. Rob attended Mid-Pacific Institute, a private high school in Honolulu, and graduated in 1984. He attended the University of La Verne in Southern California and earned a B.A. in Broadcast Journalism with an emphasis in radio and television in 1988. While at La Verne, Rob was chosen the university's Broadcaster of the Year in 1986, 1987 and 1988. He also won several awards from the Southern California Broadcast Journalism Society.

In 1989, Rob began working part-time for KITV in Honolulu doing sports reporting. He eventually got a full-time slot in late 1989, working as the station's weekday sports reporter and weekend anchor. One of his more memorable assignments at KITV was an award-winning hour-long special on Sumo in Japan. The broadcast featured the three top-ranked wrestlers from Hawaii, including Grand Champion Akebono and Grand Champion Musashimaru.

Rob joined ABC7 in 1994. He was the first male Japanese-American TV anchor in Los Angeles local TV News.

Since joining ABC7, Rob has done a great deal of work for the community, hosting charity events and emceeding benefit dinners. In 1997, Rob - along with his friends and family - founded the Heads Up Youth Foundation, of which Rob is the chairman and his wife Sharil is the Executive Director. The mission of his non-profit is to help disadvantaged and underserved youth in Southern California. For more info visit their website at [www.headsupyouthfoundation.org](http://www.headsupyouthfoundation.org).

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for two at The Links at Spanish Bay and another round of golf for two at Pebble Beach.

**Donated by Bob McGuire, CEO, Pathway, Inc.**



The Torrance Refinery congratulates **HOPE** on another successful year of making homeownership dreams come true. We wish you well in 2018!

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# IMPACT REPORT

PROVIDING INDEPENDENCE,  
CHOICE, AND DIGNITY

# WELCOME TO OUR IMPACT REPORT



**NO PLACE LIKE HOPE** HOPE resident and her new housing on Banner Drive in Long Beach.

At the beginning of each year, I reflect on what a great honor it is to lead this organization and how humbling it is to have the trust and support of our donors, board members, residents, business partners, staff, and volunteers. As Executive Director, one of my responsibilities is to collaborate with these groups when creating new strategies to propel our mission forward.

At the end of each year, it is not always apparent if our tactics worked in exactly the way we thought they would 12 months earlier. However, what has always been obvious to me is that because there are so many

champions of our cause, our team tends to operate with increased resilience in the face of unforeseen setbacks. Because of you, HOPE knows we are not alone, and that there are resources in the community waiting to answer our call for support. I am amazed at how together we overcome these barriers that arise. This year was no different. Because of your support, we saw successes in each area of our operations.

Our *9<sup>th</sup> Annual Charity Golf Classic* surpassed its revenue goals. Foundation grants were awarded at increased levels for innovative projects; like the Weingart Foundation that will provide funding to begin a much-needed non-development focused housing service. City funding was secured to provide capital for new projects. Additionally, our new *Pave It Forward* campaign succeeded at tapping into our donors' creativity and desire to "cement their commitment" to our cause.

These fundraising successes allowed HOPE to increase our housing development. During the year we





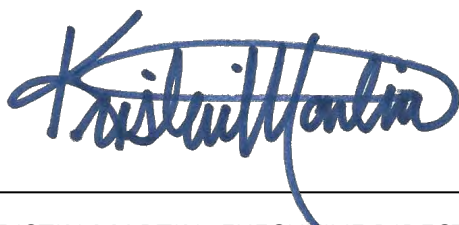
were able to acquire five properties. First-time residents moved into our newest college-to-career housing. A grand opening celebration was held at our homes on Banner Drive in Long Beach. Lastly, upgrades to our existing portfolio took place through renovations, drought tolerant garden plantings, and solar panel installations.

We were also able to engage the community in new and exciting ways. For example, we continued to assist organizing the Lanterman Housing Alliance, became a founding member of the Long Beach Affordable Housing Developers' Roundtable, and began guest speaking at local civic organizations to educate the public on our mission.

All of this culminates in having reached 88% of our *80 by '18* goal by fiscal year end. Since the objective launched in 2014, HOPE has created homes for 71 of the 80 additional people needed to meet the goal by the end of 2018. We are almost there!

In spite of this success, I remind myself that our work is far from done. Too many people with developmental disabilities are still priced out of the market and forced to live in unstable, unaffordable, and unhealthy conditions.

We know that we cannot address this vast affordable housing shortage alone. So I invite you to continue your support or join in our mission. Learn more through HOPE's social media, participate in a volunteer opportunity, attend an event, or donate to our cause. Lastly, share our successes with your family, friends, and colleagues. Our mission is an important one.



**KRISTIN MARTIN, EXECUTIVE DIRECTOR**



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Mead Duley

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Jennifer Byram, *Manager of Donor Relations*

Ian Nevarez, *Manager of Community Relations*

Inez Coquereau, *Fund Development & Comm. Associate*

Patty Evans, *Consultant*

## Contact Us

Email: [info@hope-homes.org](mailto:info@hope-homes.org)

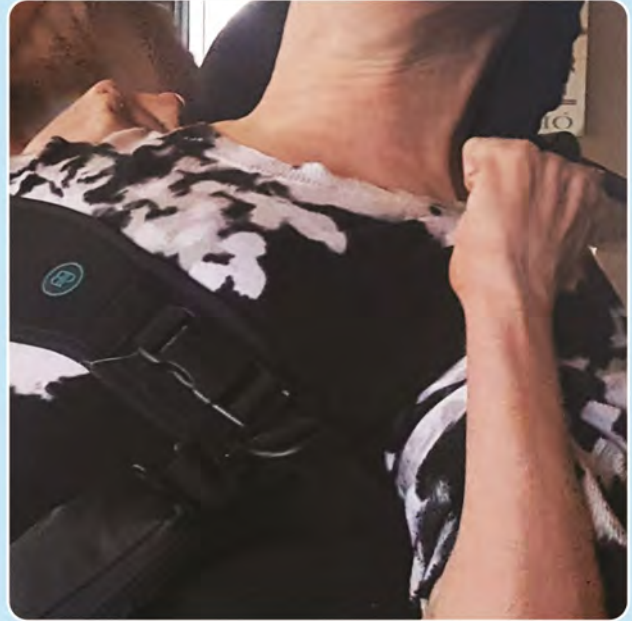
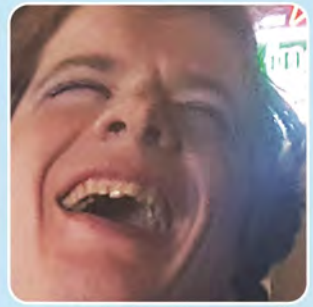
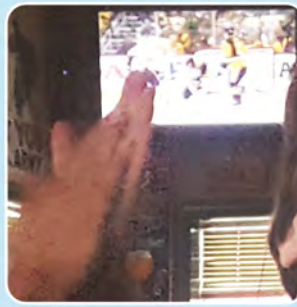
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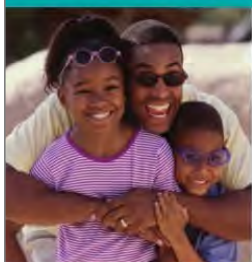
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## IN SPECIAL RECOGNITION OF

# Todd McIntosh

Since 2011, Todd McIntosh has contributed more than \$38,000 toward our mission at HOPE. This financial support came at critical times during HOPE's expansion as we moved rapidly to address the growing affordable housing crisis for those we serve. Todd has proven time and again his dedication to our cause and his belief in the importance of empowering those we serve through housing.

Todd is a real estate agent with Main Street Realtors in Long Beach, CA. He resides in Los Angeles and is an avid outdoorsmen.

From our Board of Directors, staff, volunteers, and residents... ***THANK YOU!***

## HOPE APPRECIATES ITS SUSTAINING DONORS IN THE MISSION MAKERS PROGRAM

We are pleased to recognize these individuals who provide steady financial support to HOPE throughout the year. These contributions make a tremendous difference in lives our residents. Thank you!



Masayoshi Kobayashi  
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Mike Sullivan  
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# HIGHLIGHTS 2016-2017

In a year of so much activity and progress toward our objectives, it is difficult to select our favorite highlights to share. Foremost on all of our minds is that it is because of our donors, colleagues, volunteers and corporate partners that we are even able to announce these accomplishments. So thank you for enabling our mission!



HOPE purchased a new Independent Living Home on Brink Avenue in Norwalk that is providing homes for 3 new residents.

HOPE finished renovation on two buildings just a ½ mile from the Long Beach City College that are dorm-like housing for 14 new students in the College-to-Career Program.

For residents that need additional medical attention, HOPE purchased five new 24-Hour Residential Care Homes in Carson, Lomita, Long Beach, and Wilmington that will be permanent housing for 17 more people.

HOPE hosted a grand opening and ribbon cutting to celebrate the completion of our project on Banner Avenue in Long Beach that is now home to seven new residents.

Seventy-six volunteers completed 543 hours of service in support of our cause through administrative and event coordination assistance. These contributions are valued at more than \$15,475.

HOPE reached 88% of our 80 by '18 Goal, having now created a home for 71 additional residents since 2014.

HOPE launched its new *Pave It Forward* campaign that succeeded in tapping into our donors' creativity and desire to "cement their commitment" to our cause.

The Weingart Foundation awarded HOPE \$300,000 to fund operations and develop housing services to support people with developmental disabilities to identify, apply, and maintain rental housing in the general market.

HOPE's 9th Annual Charity Golf & Tennis Classic raised more than \$175K to provide additional affordable, stable homes for people with developmental disabilities





# FINANCIALS & STATS AT A GLANCE



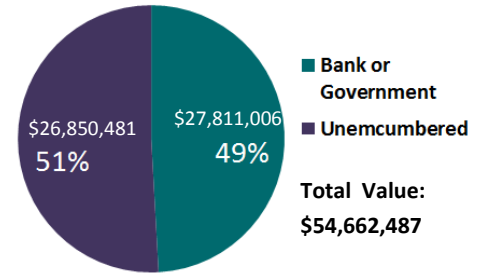
## STATEMENT OF ACTIVITIES FYE 2017

Total Revenue	\$ 4,257,002
Total Expense	\$ 3,887,668

<b>Change in Net Assets</b>	<b>\$ 369,334</b>
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## Current Market Values

### Property Loan to Market Value

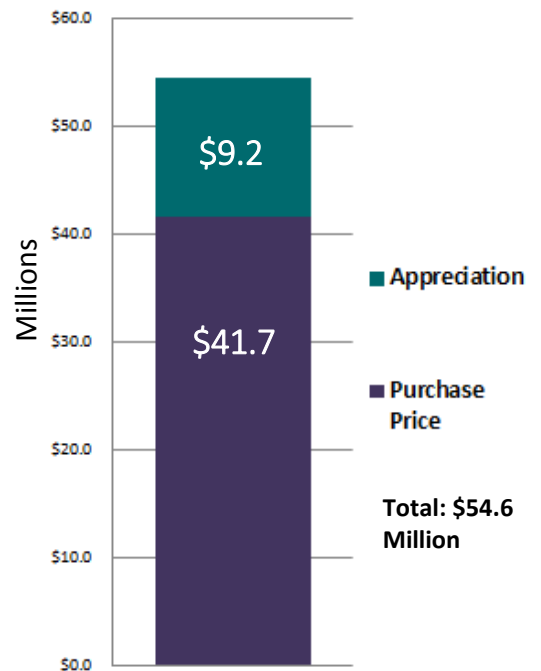


## STATEMENT OF FINANCIAL POSITION

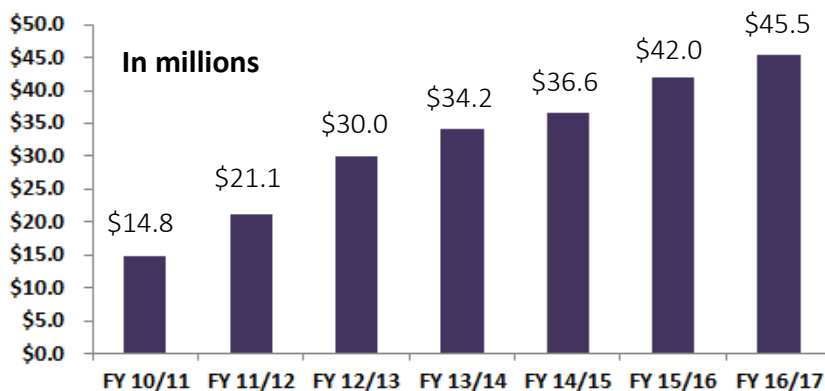
Current Assets	\$ 1,900,413
Land Building and Equipment Net of Depreciation	\$ 41,706,437
Other Long Term Assets	\$ 1,368,392
<b>Total Assets</b>	<b>\$ 44,975,242</b>

Current Liability	\$ 487,842
Long Term Liability	\$ 26,850,481
<b>Total Liabilities</b>	<b>\$ 27,338,323</b>
<b>Net Assets, End of Year</b>	<b>\$ 17,618,582</b>

### Property Estimated Market Value



## GROWTH IN FIXED ASSETS (PROPERTIES)



HOPE added a new staff position to assist in our operations and finance department.

HOPE continues to be active participants in the coordination of the Lanterman Housing Alliance and the Long Beach Affordable Housing Developers Roundtable.

# MEET THE BOARD | PROFILES

## **Barbara Robinson, President**

Barbara has a long history with HOPE and the developmental disabilities services system, and she currently serves as HOPE's Board Vice President. Barbara is very familiar with our resident population, having worked in a developmental center, various regional centers, and as a consultant to regional centers in a variety of capacities—from client fiscal management to the creation of various training modules. Barbara lives with her husband in Huntington Beach and enjoys retirement by volunteering for a variety of community and international nonprofit organizations.



## **Rhiannon Acree, Vice President**

As a long time donor and committee member at HOPE, we are proud to welcome Rhiannon as the newest member of our Board of Directors. She is an individual with an unparalleled passion for service, a unique understanding of our industry, and an ardent dedication to the betterment of her community. She founded Cambrian Homecare, an agency with more than 1,000 employees who provide assistance to people who have developmental disabilities, HIV/AIDS, or are seniors or veterans who chose to have help at home. The Long Beach Chamber of Commerce recently recognized her as the 2015 Entrepreneur of the Year.



## **Robert Irlen, Treasurer**

Bob currently serves the Board as its President. He has worked extensively with the Harbor Regional Center (HRC) Board, also having served as its President, and currently serves as a HRC Board Advisor. Bob lives in Long Beach with his family, including his wife Helen and son David, and he works as the CFO and corporate counsel for the Irlen Institute which treats a visual perceptual dysfunction for people with learning disabilities, light sensitivity, and migraines among other conditions. More information about the Irlen institute can be found at [www.irilen.com](http://www.irilen.com).



## **Nori Dempsey, Secretary**

Nori currently serves the Board as its Secretary. She is an active participant and volunteer for the HOPE Tournament. A graduate of Cornell University, Nori lives with her husband and three children in Rolling Hills Estates. Nori is very active with the South Bay Down Syndrome Association and hosts fundraising events on a regular basis at their business Pelican Parts. Nori enjoys playing tennis and spending time with her busy family. To learn more about the South Bay Down Syndrome Association visit



[www.SBDSA.org](http://www.SBDSA.org) and to learn more about Pelican Parts visit [www.PelicanParts.com](http://www.PelicanParts.com).

## **Rita Teodoro, Member**

Rita is a long time Board Member and HOPE resident who lives with her housemate in HOPE's Bellflower triplex. Rita has been living in her current HOPE residence for 6 years. Rita is self-described as a very social person. She has been working with the same Life Steps SLS (supportive living service) provider for nearly 20 years now, and she is very proud of her independence. Rita has two adult daughters and one grandson with whom she enjoys spending time. Rita also enjoys time with her long-time boyfriend engaging in activities like dining out, shopping, and sightseeing.



## **Mead Duley, Member**

Mead has been with the HOPE Board for more than 3 years and is a resident of Torrance. Currently Mead is employed at American Honda Motor Company where he has worked as a shipping and receiving clerk for several years. Mead has a love for sports, including bowling, basketball, baseball, and track among others. He participates as an athlete in Special Olympics events on a regular basis.



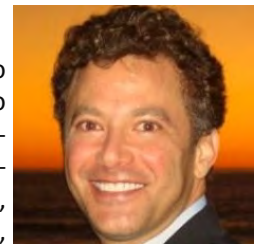
## **Kelly Sutton, Member**

Kelly is a member of HOPE's Board and has participated at a variety of HOPE events over the past several years. Currently she works at the Harbor Regional Center as the Client Advocate where she assists both clients and families in finding appropriate resources and information at the HRC Resource and Assistive Technology Center. Kelly participates in regular meetings of the Client Advisory Committee and notes that she truly enjoys her role at HRC and appreciates the opportunities she has to assist HRC clients and families. Prior to working at HRC Kelly worked as a teacher's assistant at a local preschool. Kelly lives with her husband, Chris, in San Pedro. She enjoys spending time with family, and also enjoys outdoor activities such as biking and swimming.



## **Robert Wasserman, Member**

Robert is a HOPE Board Member who brings incredible real estate expertise to HOPE as the President and CEO of Wasserman Commercial Real Estate which specializes in commercial real estate services, office, and industrial consulting services, investment sales, and investment sales consulting services. More information about Wasserman Commercial Real Estate can be found at [www.wassermancre.com](http://www.wassermancre.com).







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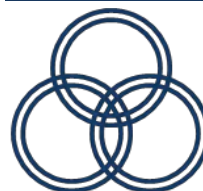
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# COLLEGE —TO— CAREER

HOUSING OPENS ON CLARK

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Robert

HOPE and its donors desire to empower young adults with developmental disabilities to attend college as a means to achieve their personal, academic, and professional goals. In an effort to increase our capacity to meet this objective, in 2016 HOPE purchased its newest *College-to-Career* (C2C) building for \$1.6M with internal equity and financing through First Republic Bank.

The C2C program was launched in 2010 as a collaboration between Harbor Regional Center, California MENTOR, HOPE, and Long Beach City College (LBCC). It was designed to offer dorm-like housing near campus for students with special needs. Currently this program provides homes to 27 residents.

This new location, off of Clark Avenue in the Lakewood Village neighborhood of Long Beach, sits on a 17,000+ square foot lot that is a mere ½ mile walk from LBCC. This property's charming courtyard layout includes two adjacent buildings that total seven units of housing. It will ultimately be home to 14 additional students, with one unit reserved as an onsite staff office.

Students enrolled in the program receive a full range of

supports. Staff is available both onsite and on campus, to provide additional academic counseling and assistance with independent living skills.

Dilworth Construction began renovations in the summer of 2016 when property improvements were ordered on the scale of more than \$21K per unit. HOPE offers a big thank you to

## KEY STAKEHOLDERS





California Mentor for partnering with us and providing \$50K toward rehabilitation.

Property enhancements included new paint, kitchen cabinets, countertops, sinks, faucets, flooring, light fixtures, and "Lawn to Garden" landscaping in partnership with the City of Long Beach. Plumbing and electrical elements were replaced as needed, and interior water heaters were relocated outside to increase kitchen space.

Beginning in December 2016, new residents started moving into the building as each unit's rehabilitation was completed. The construction phase of this project will be finished in March, just in time to allow the final group of new C2C students to move in prior to summer sessions.

Creating this much needed housing would not have been possible without financial support from our donors and community partners. HOPE wishes to offer a special thank you to Lennar Charitable Housing Foundation that contributed \$10K and US Bank Foundation that contributed \$5K toward renovations. Also, we must offer a final thank you to California Mentor that, beyond their generous contributions to the construction costs of this property, also furnished beds, dressers, tables, chairs, couches, and appliances for each unit.

A grand opening celebration for our newest C2C location will be scheduled for spring 2018. Please consider joining us at this event as a very special naming ceremony will be held to honor two longtime benefactors of HOPE, Colleen Mock and Mercedes Lowery. We are certain that this housing will serve as a solid foundation for its residents to accomplish their academic goals and begin their journeys toward adulthood. 🏠



Fourteen new College to Career residents live at HOPE's new housing on Clark Avenue.

*If you are interested in supporting the C2C program and would like to help fund future HOPE homes, please consider purchasing an engraved brick through our Pave it Forward campaign [here](#). Your donation will create a lasting memory of your support for HOPE's mission.*

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California MENTOR's leadership team extends our sincere thanks to the team at HOPE for your help in developing high quality housing resources for our clients! We are looking forward to our continued collaboration in 2018 and beyond!

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