



HOPE

Home Ownership for Personal Empowerment

ANNUAL JOURNAL

11TH ANNUAL
CHARITY GOLF
CLASSIC

CREATING
INDEPENDENCE



INSIDE

IMPACT
REPORT

DONOR
RECOGNITION

CAPITAL
CAMPAIGN

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 ring attached to it. This ring is connected to a chain of three more rings, which is then attached to a large, solid silver keychain shaped like a house with a gabled roof.

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Find great businesses in your area that support the mission of HOPE



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

Sign up for our newsletter at 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
*Field Rep Alberto Ruiz,
Board President
Barbara Robonson,
& Manager of
Community Relations
Ian Nevarez*

During my first year as board president, I have been continually amazed by the many successes and accomplishments of our residents and staff. Make no mistake, many of these opportunities have come with significant challenges, but nevertheless, the HOPE team has prevailed.

At our Grand Opening of HOPE's newest College to Career (C2C) housing property in September, we celebrated the addition of housing for fourteen individuals with a developmental disability. This C2C program now provides housing for 28 student who are enrolled in Long Beach City College. These young adults complete the same course work their non-disabled classmates do, maintaining a grade point average of 3.5. Most have been successfully placed into jobs upon completion of the program. At the grand opening ceremony, Assembly member Pat O'Donnell reported he was glad to witness firsthand programs like HOPE so he can go back to the state capital and tell his peers that these programs exist - and they work.

HOPE continues to set the standard across a broad range of housing models. In all of its different locations, HOPE now serves more than 300 individuals in 122 homes. In our 24-Hour Residential Care housing, HOPE provides individualized care and a sense of home that transforms lives. These transformations are marked by increased independence, opportunities for decision making, and involvement in their communities.

As you peruse this report, please be sure to read the article about the young woman for whom HOPE has made her dreams of independence come true. This article makes it clear that for every individual HOPE provides housing, not only that person, but their family and their community also benefit. She is eager to discuss her wonderful new life, as are many HOPE residents whose lives have been transformed by the provision of a safe, secure, and affordable home.

With that, I'm happy to welcome you to HOPE's Annual Journal. Here you will find stories that inspire and statistics to amaze, along with our 2017-18 Impact Report and the Tournament Guide for our 11th Annual Charity Golf Classic.

To those who have provided support for our mission in the past, thank you. We look forward to your continued involvement. For those who are considering getting involved with HOPE, I urge you to jump in. Working with HOPE will give you the opportunity to change lives and make a real difference in local communities. If that sounds like something you want, I know you will get a lot out of becoming involved with this organization.

Sincerely,

A handwritten signature in black ink that reads "Barbara Robinson".

Barbara Robinson
HOPE Board of Trustees





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Photo Credit: Nancy Foster

For more than 20 years, we've been assisting nonprofits like HOPE to manage endowments. We also help individuals manage their charitable giving. As trusted stewards, and with your support, we'll continue to help make our community strong through private donations—making a difference for generations to come.

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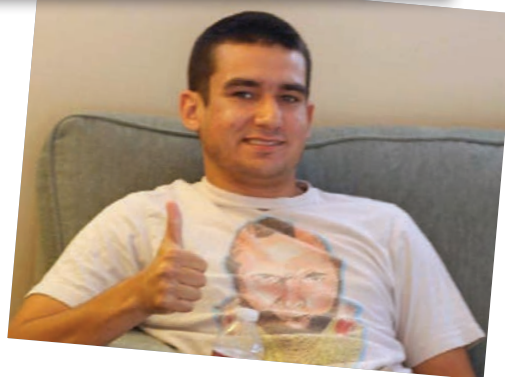
Congratulates
HOPE on a successful
year of serving the
community through
housing!



Harbor Regional Center Celebrates

24 Years of Partnership with HOPE

in the creation of housing options for people
with developmental disabilities



*Congratulations to HOPE
and many thanks for all you do
for Harbor Regional Center clients!*



about HOPE

our HISTORY

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

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 addressed by 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 models. 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 homes have allowed people with developmental disabilities to live a life they may have only dreamed about. Whether residing in a HOPE independent living, 24-Hour Residential Care, or College to Career home, HOPE 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.

HOPE, Inc. Celebrates Grand Opening of “College-to-Career” Housing for Young Adults with Developmental Disabilities Attending Long Beach City College



From left: Angie Rodriguez, Dana Delman, Jake Perry, Dr. Mike Munoz, Kristin Martin, Assemblymember Patrick O'Donnell, Herlinda Chico, Pat Del Monico, Clayton Heard, Elizabeth McCann.

Long Beach - On the morning of Wednesday, October 5th, HOPE's newest College-to-Career (C2C) housing on Clark Avenue was a buzz with community leaders, residents, volunteers, neighbors, and staff members of partnering agencies. Everyone was in attendance to celebrate the grand opening and official ribbon cutting of the new affordable housing project created to serve 14 students with intellectual and developmental disabilities (I/DDs) attending community college.

During the event program, guests heard statements of support from Assemblymember Patrick O'Donnell, as well as from representatives of Congressman Alan Lowenthal and Supervisor Janice Hahn. Executives from the C2C program partners, including HOPE, Harbor Regional Center, Long Beach City College, California MENTOR, and Social Vocational Services, each spoke to the importance of community collaboration to ensure that stable, affordable housing continues to be created for people with I/DD.

For this vulnerable population, the inability to identify and secure affordable, inclusive housing in Los Angeles County presents a severe challenge to day-to-day living, not to mention the additional barriers it creates to achieving academic success. Today, an individual earning minimum wage would need to work 92 hours a week to afford a modest, one-bedroom apartment at fair market rent, while there is no county in the State of California where a person with a developmental disability living solely on SSI can afford a median-priced apartment. This extreme cost burden acutely affects people with I/DD and serves to lock them into a cycle of poverty and housing instability.

Located just blocks from the campus of Long Beach City College (LBCC), this site is HOPE's third property dedicated to providing young adults a dorm-like residential experience while they complete college courses to obtain a certificate or associates degree, all with the ultimate goal of gainful employment. This new



Front yard of HOPE's newest College to Career Homes on Clark Avenue.

C2C location, in the Lakewood Village neighborhood of Long Beach, sits on a 17,000+ square foot lot. A charming courtyard adjoins the two neighboring buildings that include 7 residential units for students and one office unit for program staff. Students accepted into the program pay \$350-\$500 per month for their housing.

Each C2C partner plays a pivotal role in ensuring the program's success. Harbor Regional Center provides funding and case management, LBCC provides academic counseling, Social Vocation Services provides career guidance, and California MENTOR delivers onsite supportive living services. HOPE's contribution to this partnership is in the purchase, rehabilitation, and ongoing management of the housing. Additional project partners include Dilworth Construction, First Republic Bank, Appleby Property Management, and Main Street Realtors.

"At HOPE we believe a home should not just be a roof over our residents' heads," said Executive Director Kristin Martin. "It should also empower them to follow their dreams and make the most out of their lives. This housing does just that by offering dorm-like homes for young adults with developmental disabilities who are attending community college but may need additional

on campus and residential supports to achieve their goals."

Funding for this new housing included HOPE capital and foundation grants from Union Bank, Bank of the West, US Bank, Del Harbor Foundation, and Bess J. Hodges Foundation.

The event program and ribbon-cutting ceremony were directly followed by tours led by current C2C students.

HOPE's other C2C properties in Long Beach include a five-unit apartment building and a four-bedroom single family home. HOPE and its partners currently serve 28 students at these three locations.



Current residents of HOPE's newest housing on Clark Avenue.

Community members interested in supporting the mission of HOPE can find out more information on how to volunteer, attend future events, or donate at www.hope-homes.org.

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24 HOUR RESIDENTIAL CARE

How Individualized Care and a Sense of Home Transforms the Lives of Adults with Developmental Disabilities

By Erica Stiglmeier

Residents living at HOPE's 24-Hour Residential Care Home in Northridge gather each Wednesday to plan their upcoming week. They meet in the living room to discuss with staff where they want to go and how they want to be involved in the community. On some days it's bowling and mini golf, and on others it's trips to Santa Monica or the Discovery Museum.

Each resident has their unique interests and desires: Jerilyn and Rachael love singing, Nadine enjoys playing music, while Christine is a fan of watching movies. The onsite staff from Community Providers of Enrichment Services (CPES) strives to fill each of their days with engaging activities.

CPES is a behavioral health agency that provides services to people with intellectual and developmental disabilities (I/DD). Their goal at HOPE's home in Northridge is to not only empower Jerilyn, Christine, Nadine, and Rachel to get involved in the community but also to exercise their independence to the fullest extent of their abilities. Six years ago this wasn't possible, as all four of the women previously lived in Fairview Developmental Center, one of the last three state-run institutions to house people with I/DD. Each of them lived in Fairview since childhood or adolescence.



Rachael hanging out with her CPES support staff as they prepare for the day's activities.

After the Lanterman Act passed in 1969, California took action to gradually eliminate these developmental centers in favor of more personalized care. As outlined in the Lanterman Act, "People with developmental disabilities have the right to services and support to enable them to live an independent life." Developmental centers have since given way to the regional center system that is state-funded, but privately operated by 21 autonomous nonprofit organizations.

For HOPE's 24-Hour Residential Care Home in Northridge, the North Los Angeles Regional Center has been instrumental in setting these women up for success. Regional centers use a person-centered approach to help plan, access, and coordinate the services and support that their clients need. They contract with nonprofit and for-profit organizations, to provide those services to individuals with

"The home setting helped stabilize these women. They have their neighborhood, their home, and their own rooms."



HOPE's
24-Hour
Residential
Care Home in
Northridge, CA.

developmental disabilities, and they arrange, fund, and monitor those service providers that assist their clients in maintaining prosperous lives.

For the women that live here, success looks like freedom of choice. They choose their activities and hobbies while being supported by onsite staff. Daily outings and weekly trips to places like aquariums and the Queen Mary all serve to continually engage the residents in their community, while also encouraging personal interests and exploration.

"The home setting has also helped provide a normalized environment for these women," says Monique Witherspoon, Residential Administrator at CPES. "They have their neighborhood, their home, and their own rooms."

These vibrant daily routines, coupled with a stable home environment, have produced an increased quality of life for all four residents – most notably Jerilyn. Born in Detroit, Jerilyn had been in the developmental center from a very young age before

moving into her HOPE home. When she entered this new housing, she did not speak and rarely participated in community activities. However, after only a year, she became the group's social butterfly who likes to sing and cook dinner. Jerilyn's brother is amazed by how much she's flourished since transitioning to the HOPE home. "She talks more and is so much more sociable," he says. "The program provided to them by this team has been crucial to her continued development."



Jerilyn
lounges in
her favorite
recliner.

For Jerilyn, Christine, Nadine, and Rachel, choice and independence have encouraged positive change. Increased autonomy has opened a world of community engagement, which may not have otherwise been experienced. This home is a perfect example of how with the right partnerships between organizations like HOPE, CPES, and North Los Angeles Regional Center we can together continue to create life-enhancing housing options for people with developmental disabilities.

It is through the generosity of donors that new homes will continue to be created and future residents will have the opportunity to experience freedom, growth, and greater independence. To support our cause, join HOPE's sustaining gift program, Mission Makers. For as little as \$10 per month you can help make the dream of living with dignity and independence come true for HOPE's next resident.

Visit www.hope-homes.org for more information

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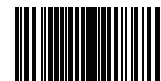
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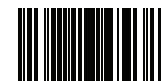
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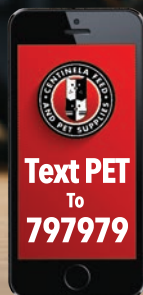
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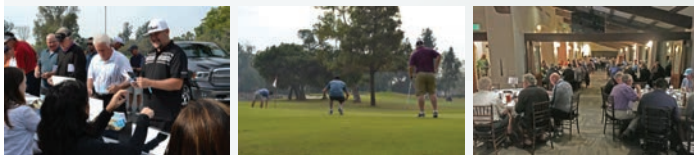
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Once again, HOPE is delighted to host our 11th Annual Charity Golf Classic that to date has raised more than \$1.2 million to support our mission. This year the event takes place at Old Ranch Country Club in Seal Beach, California, for a spectacular 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 | <ul style="list-style-type: none"> • Golf Player Registration Open • Opportunity Drawing and Raffle Tickets Sales Begin • Driving Range Open |
| 10:45 AM | <ul style="list-style-type: none"> • Golf Tournament Kick-off: Rob Fukuzaki, Weekday Sports Anchor for ABC7 Eyewitness News |
| 11:00 AM | <ul style="list-style-type: none"> • Shotgun Start • Lunch Served on the Cart |
| 4:00 PM | <ul style="list-style-type: none"> • Tournament Play Concludes • Cocktail Lounge Open, Jazz Band, and Hors d'oeuvres |
| 5:30 PM | <ul style="list-style-type: none"> • Tournament Dinner and "Creating Independence Program" with Master of Ceremonies Rob Fukuzak • Program Speakers • Tournament Winners Announced and Awards Presented • Winners of Raffles and Opportunity Drawings for Palm Beach, Pebble Beach, and Carmel Trips Are Announced |
| 7:30 PM | <ul style="list-style-type: none"> • Tournament Dinner Concludes |



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A full-length portrait of Jason E. Guerra, Esq. He is a man with short dark hair, smiling, wearing a dark grey suit jacket over a blue shirt and a blue tie. He has his arms crossed and is standing in front of a modern building with large glass windows. The ground is a light-colored paved surface.

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tournament VOLUNTEERS

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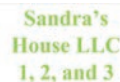
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master of CEREMONIES

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, as well as host of special sports programming like Slam Dunk, Chargers pre- and post-game shows, and Saturday Night Sports. When Rob joined ABC7 in 1994, he became the first male Japanese-American TV anchor in Los Angeles local TV News.

Rob was born on July 4 in Torrance, California, but was raised in Honolulu, Hawaii, where his family relocated when he was 3 years old.

Rob graduated from Mid-Pacific Institute High School in Honolulu. 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. While at La Verne, Rob was chosen the university's Broadcaster of the Year 3 consecutive years. He also won several awards from the Southern California Broadcast Journalism Society.

Rob worked for the Top 40 radio station KXPW in Hawaii. In 1989, Rob began working part-time for KITV in Honolulu doing sports reporting. He eventually got a full-time slot 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.

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. The goal of the foundation is to assist disadvantaged youths in the Southland through sports programs. For more info visit their website at www.headsupyouthfoundation.org.



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impact **REPORT**

Welcome to Our *impact* REPORT

Thank you for your interest in our mission, and welcome to HOPE's FY 2017/18 Impact Report. It has been quite an eventful 12 months with HOPE moving offices, acquiring and renovating new housing, expanding staff and capacity, hosting two grand opening ceremonies, and reflecting on the completion of our "80 by 18" goal!

Meeting this goal, launched in 2014, of housing "80 additional residents by the end of 2018" was an important promise to keep to our donors, strategic business partners and future residents. Our mission is powered by community trust and support. So let me take a moment here to thank my team, our Board of Directors, volunteers, and donors who have contributed to this achievement.

However, we are not stopping there. The affordable housing crisis is still one of the most pressing issues facing people with intellectual and developmental disabilities (I/DDs). In California, 80% of the total population of people with I/DD are living at family homes and receiving services directly integrated into the community. This is quite a remarkable step forward for a system that, just a few years back, housed hundreds of people with I/DDs in state-run institutions. Now that the regional center system has done such an outstanding job moving services into the community, the housing industry must be ready to provide the needed safe, stable, and affordable homes for these thousands of people living with aging parents, siblings or care-givers when they become no longer able to care for them in the family home.

This is the challenge that HOPE steps up to address. During the 2017-2018 fiscal year, we purchased three new properties in the City of Long Beach in partnership with the Long Beach Community Investment Corporation and Harbor Regional Center to serve 13 new residents; we finished renovations on three homes which are move-in ready. This year we also launched our Aging in Place program: as an effort to ensure that our existing homes are made increasingly accessible, so that current residents can continue to live there even as they become more frail or require support with mobility.



Beyond this, we continue to research and explore innovative ways to identify financing models and partnerships to create the varied housing types that people with I/DD need. This past year we began discussions with several housing developers with experience in developing affordable apartment communities funded through federal tax credits. We are actively looking at ways to set-aside units in these larger developments to service individuals with I/DD.

It's going to take many hands pulling in the same direction to meet this growing need for housing, especially in the current housing climate. Some estimates put our state at more than 1.8 million units short of needed affordable homes for people with low to moderate income. This shortage acutely affects individuals with I/DD who are living on fixed incomes or minimum wages.

This is why our contributors mean so much to us. This year HOPE received more than \$400K in grant support from the foundation community. With your help we raised \$180K through last year's 10th Annual Charity Golf Classic. Volunteers at HOPE gave more than 600 hours of direct service to our various programs. These streams of support, combined with other fundraising campaigns and increased operational revenue, has allowed HOPE to not only purchase new properties and renovate existing ones, but also allowed us to bring on new staff. New staff positions enable our organization to make an even greater housing impact in the community. So thank you for making this possible.

Finally, we are proud to be an advocate statewide for the need to rapidly increase the creation of affordable housing for people with I/DD. That is why we have continued our commitment to the coordination of the Lanterman Housing Alliance and the Long Beach Affordable Housing Developers' Roundtable as well as taking on work with the Los Angeles County Commission on Disabilities.

We cannot address the affordable housing shortage alone. I invite you to continue your support for our cause or get involved for the first time! Our mission is an important one.



Kristin Martin, *Executive Director*



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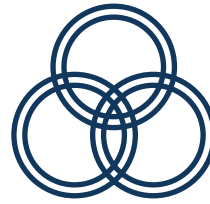
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CONTINUE ON NEXT PAGE



IN SPECIAL RECOGNITION OF AMBASSADORS 5 CIRCLE MEMBERS

The Ambassadors 5 Circle is a special cadre of HOPE friends and donors who share a commitment to our residents. To become a member, an individual or their company can make an **unrestricted gift of \$5,000 or more to support our cause.**

Special thanks to Sindee Smolowitz, Chair of the Ambassadors 5 Steering Committee, and Honorary Committee Members, Ricardo and Minnie Banos, Robert Irlen, and Mercedes Lowery, for their extraordinary efforts in the initiation of this important effort.

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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!



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highlights 2017-2018

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 three new properties in Long Beach that will house 11 people with developmental disabilities.
- ◆ HOPE finished renovation on two 24 Hour Residential Care Homes in Carson that are now home to 6 people with increased medical or behavioral needs.
- ◆ HOPE hosted two grand opening and ribbon cuttings to celebrate the completion of our newest College-to-Career Housing for 14 students attending Long Beach City College and Independent Living Homes in Norwalk for four new residents who moved into their own apartments for the first time.
- ◆ Forty-five volunteers completed 630 hours of service in support of our cause through administrative and event coordination assistance. These contributions are valued at more than \$15,554.
- ◆ HOPE's 10th Annual Charity Golf & Tennis Classic raised more than \$180K to provide additional affordable, stable homes for people with developmental disabilities.
- ◆ HOPE was awarded more than \$380,000 in grants to support our mission to create stable, affordable homes for people with developmental disabilities.
- ◆ HOPE hired a new Director of Housing Development & Asset Management, Daryl James.
- ◆ HOPE continues to be active participants in the coordination of the Lanterman Housing Alliance and the Long Beach Affordable Housing Developers Roundtable.



financials & stats AT A GLANCE

STATEMENT OF ACTIVITIES FYE 2017

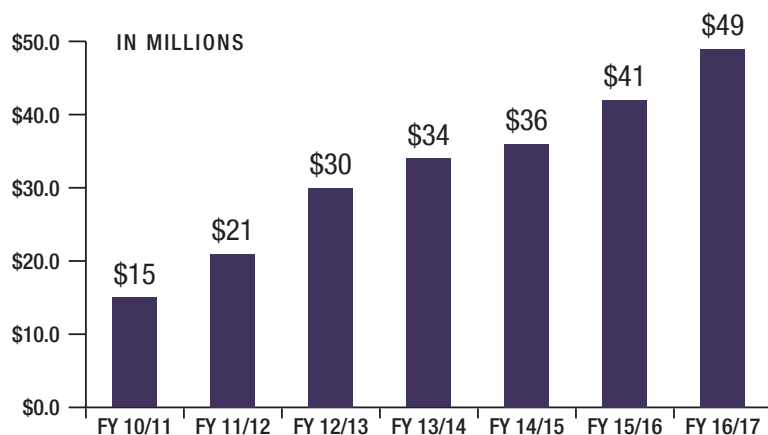
Total Revenue	\$ 4,586,484
Total Expense	\$ 3,977,222
Change in Net Asset	\$ 609,292

STATEMENT OF FINANCIAL POSITION

Current Assets	\$ 2,593,370
Land Building and Equipment Net of Depreciation	\$ 44,610,562
Other Long Term Assets	\$ 1,484,903
Total Assets	\$ 48,688,835

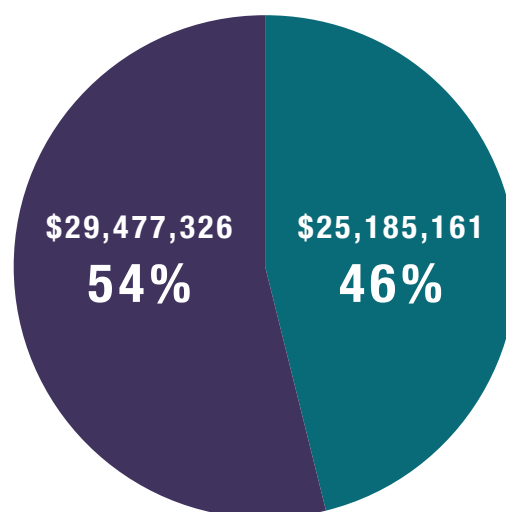
Current Liability	\$ 1,442,141
Long Term Liability	\$ 28,991,459
Total Liabilities	\$ 30,433,600
Total Assets	\$ 18,255,235

GROWTH IN FIXED ASSETS (PROPERTIES)



CURRENT MARKET VALUES

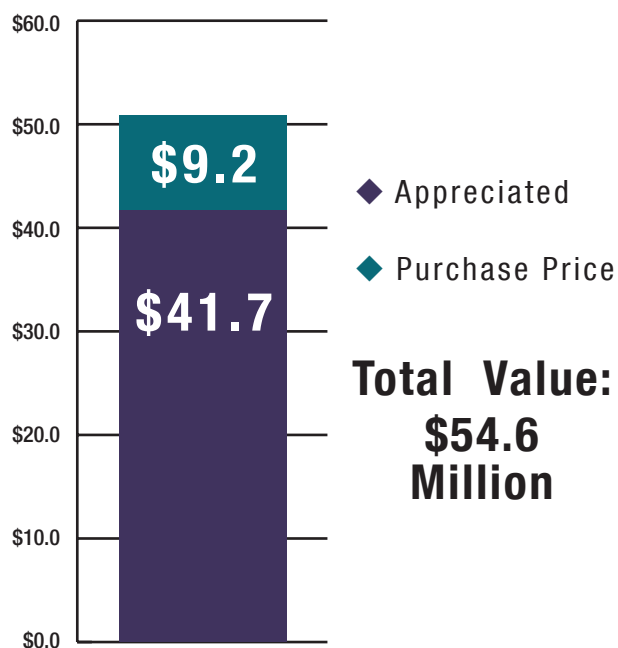
PROPERTY LOAN TO MARKET VALUE



- ◆ Bank or Government
- ◆ Unencumbered

Total Value:
\$54,662,487

PROPERTY ESTIMATED MARKET VALUE



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.irlen.com.



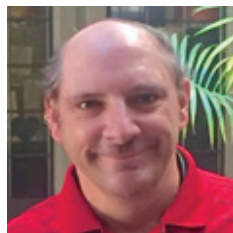
Nori Dempsey, Secretary

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.



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.



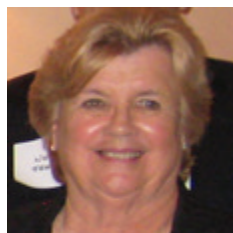
Kelly Sutton, Member

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.



Kristine Engels, Member

Kristine Engels joined the HOPE board in 2018. She is the current CEO of Life Steps Foundation located in Long Beach, CA, where she oversees over twenty programs that provide services to various disabled populations and serves clients from seven different regional centers. Ms. Engels has amassed over 40 years of experience helping children and adults who have developmental disabilities. You can find out more about Life Steps foundation at <http://www.lifestepsfoundation.org>.



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INDEPENDENCE THROUGH HOUSING



HOPE Housing Makes the Dream of Independence Come True for Resident & Her Family

By Ian Nevarez

“**S**he pays all of her bills online,” Emily’s mother Tammy chimes in, “She’s really good about rent. She’s on it and doing it all on her own.”

Emily sits in the living room of her new HOPE Independent Living Home with her mother and father Tom. She is polite and friendly and eager to speak about her recent move, her increased independence, and her next big steps in life.

For many parents, there is no guarantee that their children with developmental disabilities will grow up

to live on their own. For Emily, her journey to acquire affordable housing and achieve greater self-reliance was not a straight path. “Earlier in Emily’s life we really questioned if she could live independently,” Thomas, her father, says, “but the more she developed and got into programs like [College-to-Career], the more she grew into the young woman she is today. They prepared her to do things like this.”

Emily now shares a three-bedroom HOPE home in Norwalk with two roommates. Their rent comes out to no more than 1/3 of their income. They take care of their household chores and utilize supported living services

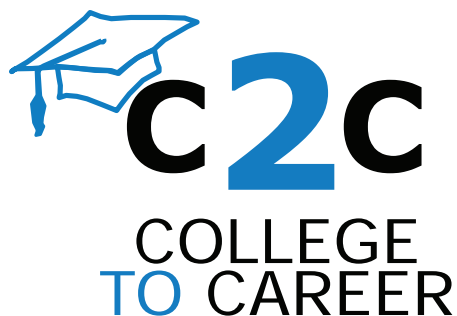


Earlier in Emily's life we really questioned if she could live independently, but the more she developed and got into programs like C2C, the more she grew into the young woman she is today.

- Tom, father

as needed through Harbor Regional Center. Adults with developmental disabilities have the same goals as anyone. They desire dignity and opportunity to grow into self-reliant members of their community. HOPE believes that housing is foundational to this journey.

"A home means living independently," says Emily.



One way HOPE and its donors support this dream is through the College to Career program. C2C homes are designed to offer dorm-like housing near Long Beach City College for students with special needs. During Emily's time in the program, from 2014-2016, she received a full range of both on-campus and residential supports. Staff members were available on site and on campus to provide additional academic counseling and assistance with independent living skills.

For Emily, the C2C program was the final step in her journey toward housing independence. Earlier in life, she benefited from a high school life-skills program that taught her budgeting and grocery shopping skills and the Torrance Transition program that taught her bus transportation and job readiness skills. Because

of these programs, Emily is now thriving in her new environment.

"I like to make my own meals in the kitchen and to water the yard," she says, "and then in my personal time I enjoy writing in my journal, watching movies, or reading books."

Emily is now in the process of searching for a job—her next important life goal. Like many young adults who finish their college education and hope to enter the workforce, Emily is facing an uphill climb. "I'm still job hunting," she admits. "I'm waiting to hear back from my last interview." She is optimistic though and determined to find work in her chosen industry of retail.

Tom is visibly proud of his daughter who has matured into an inspiring young woman. "I think her new living situation—and the independence and responsibility of running a home that comes along with it—is what is now giving her the confidence to go out and find a job." "That is how housing has influenced her," he adds.

Emily's future is truly bright. With the needed supported services through Harbor Regional Center and her stable, affordable housing through HOPE, she is on her way to living the life she always dreamed. "In the next few years, I'd like to be a married woman," Emily shares, "and maybe taking care of my kids part-time and working part-time."

HOPE believes in her ability to reach these goals, and we will be here every step of the way to ensure that her housing provides the stability needed to live life to the fullest.

Unfortunately, HOPE has a list of more than 200 adults with developmental disabilities who are standing by for their chance to have a stable, affordable home to call their own. Join us in making their dreams a reality. Donate at: <http://www.hope-homes.org/ways-to-give/donate/>



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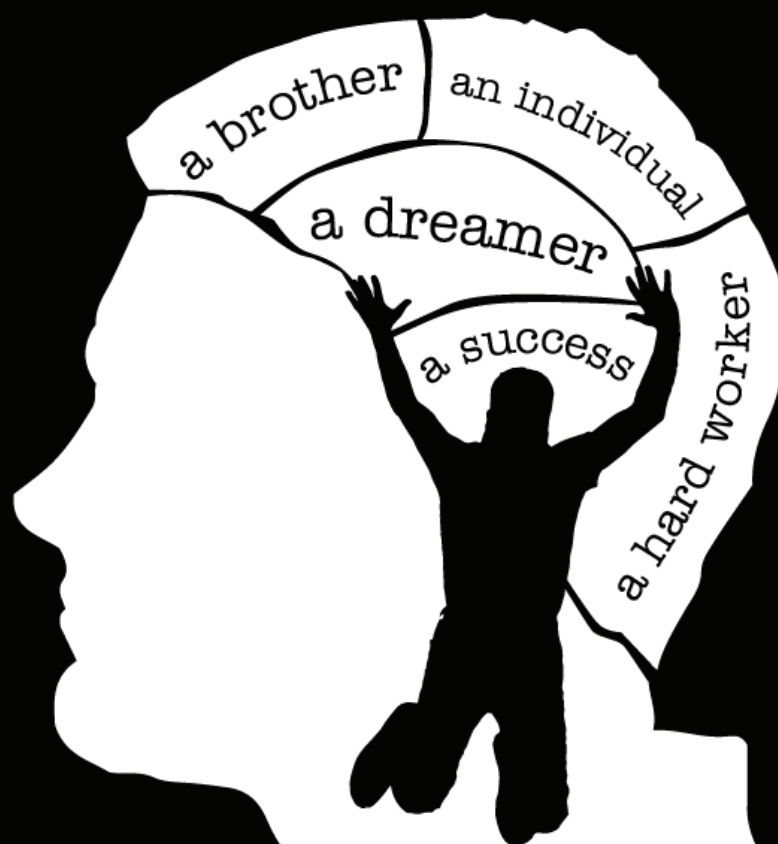
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