



HOPE

Ownership for Personal Empowerment

ANNUAL IMPACT REPORT



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2019-2020
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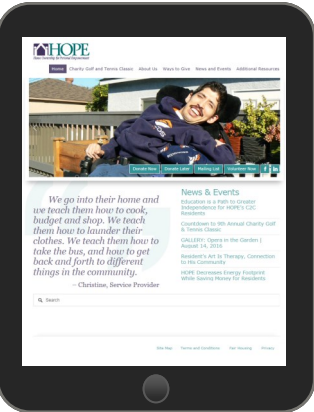
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Sign up for our newsletter at www.hope-homes.org and follow us on [LinkedIn](#) or [Facebook](#). We'd love to hear from you and continue the conversation!

On our cover: HOPE resident Brandon Osborne has lived in his HOPE Independent Living Home for five years.



CREATING STABLE, AFFORDABLE HOUSING FOR PEOPLE WITH DEVELOPMENTAL DISABILITIES

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Vice President

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Torrance, CA 90503

1155 E. San Antonio Dr,
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www.hope-homes.org

HOPE, Inc. is a 501(c)(3) nonprofit organization that relies on the generosity of donors to sustain its mission.

(EIN# 33-0618316)

from the EXECUTIVE DIRECTOR

Dear Friends,

Welcome to the HOPE 2019-2020 Annual Impact Report. This publication comes during a time of immense challenge for our nation and community. We in the nonprofit housing sector must reflect on the values that we hold as core principles and pivot our operations as needed. Together we can ensure that our mission continues to move forward. The world may be changing, but the urgent need for safe, stable, and affordable homes for people with intellectual and developmental disabilities (I/DD) hasn't decreased.

At the start of the fiscal year, we launched a new initiative entitled "Health through Housing" that focused our attention on how safe and healthy homes are vital for our residents' wellbeing and the community health of our neighborhoods. You can read the story, "Vicky and Ed Share a Happy, Healthy Life Together Thanks in Part to an Affordable HOPE Home," on page 6 to learn more about how our housing is a direct determinant of health for these two residents.

One way that HOPE followed through on this initiative was by implementing our Aging in Place renovations at several HOPE homes within our portfolio. Our residents required accessibility modifications to ensure safety, health, and comfort.

After the full scope of the COVID-19 pandemic came into focus, it reminded us that housing is an essential component of community health. People can not be "Safer at Home" or "Shelter in Place" without a safe and healthy home in which to quarantine or practice social-distancing. During the initial stages of the pandemic in California, HOPE immediately initiated the remodeling and furnishing of six vacant units to serve as emergency, short-term housing for regional center clients adversely impacted by the coronavirus.

I would be remiss if I did not also communicate that we cannot have community health without respect for life. HOPE stands in solidarity with social justice movements across the country as an organization that is evaluating our culture and operating to promote equity, inclusion, and justice.



New HOPE housing acquired in 2019-2020 in Long Beach and Pasadena supporting residents with issues related to COVID 19.



Our Board of Directors, staff, volunteers, and donors should be proud of the many organizational objectives that we have accomplished together during this fiscal year. Between July 1, 2019, and June 30, 2020, HOPE was able to develop five new affordable housing locations, consisting of 16 units that are now home to 25 additional people with I/DD. During this time, HOPE experienced our most profitable fiscal year since 2014, a testament to the hard work and dedication of all those that support our cause.

Indeed this year was not only unique in its challenges, but also abundant in opportunities for growth in our mission. I'm proud to be a part of the HOPE community.

Onward,



Kristin Martin

**KRISTIN MARTIN
EXECUTIVE DIRECTOR**

social IMPACT

The value of empowering individuals to live as active and contributing members of their communities is at the very heart of HOPE. There is no doubt — having the opportunity to live as independently as possible and having a place to call home, changes lives. HOPE partners with Regional Centers to offer a variety of housing programs for people with developmental disabilities that include autism, cerebral palsy, intellectual disability, and epilepsy.



● 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.



● OUR HOUSING MODELS

Independent Living:
Empowers adults with I/DD to live with increased self-reliance. Our residents receive varying levels of drop-in supported services.

Supportive Housing:
Provides residents with individual units and access to broader supported living services from staff out of onsite offices.

24-Hour Residential Care:
Serves residents with increased medical and behavioral needs. Residents receive around the clock support from state-licensed service providers.

College to Career: Provides a dorm-like setting for students with I/DD attending community college in pursuit of a certificate or degree who may require additional on-campus and residential supports.

● 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 historically 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





- Give A Gift. Make a House a Home.
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. Print, complete, and mail in the attached pledge card or make your gift online at www.hope-homes.org/hopehelps.

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.



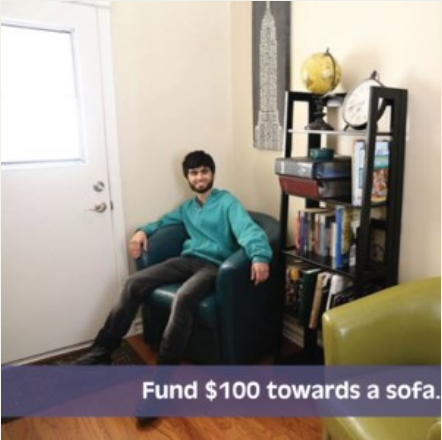
Fund \$25 towards dishware.

Check out our online HOPE Helps Gift Catalog at www.hope-homes.org/hopehelps.

Need Help? Contact us at (877) 311-HOPE.



Communal spaces promote a sense of belonging.



Fund \$100 towards a sofa.



Fund \$50 towards a patio umbrella.



Fund \$25 towards a dining table.

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

Name: _____ Gift Item: _____
Address: _____ Price: ☐\$25 ☐\$50 ☐\$100 ☐\$250
City: _____ ☐ Please charge my credit card.
State: _____ Zip: _____ ☐ MasterCard ☐ Visa ☐ Discover ☐ AmEx
Email: _____ Card #: _____
Phone: _____ Exp. Date: _____ Sec. Code: _____

TRIBUTE

Complete the following section if this gift is a tribute, and a card will be mailed to the person addressed below informing them that a gift to HOPE, Inc. has been made in their name. **(optional)**

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

Tribute's Name: _____ Mailing Address: _____

Message in Card (100 word limit):



Detach and mail 21231 Hawthorne Blvd, Torrance, CA 90503 or purchase online at www.hope-homes.org/hopehelps/.

resident PROFILE



← Vicky and Ed
in front of
their HOPE
Independent Living
home in Long Beach
California.

↓ HOPE duplex in Long
Beach that is
housing for
four people
with developmental
disabilities who are
clients of Harbor
Regional Center.

Vicky and Ed Share a Happy, Healthy Life Together Thanks in Part to Affordable HOPE Home

by Lauren Quijano

she quietly reflects on her past challenges of living with other people. Vicky grew up as a child in Ohio and moved as a teenager to Long Beach with her dad. Later, she ended up moving from one group home to the next every two years: seven group homes in total. Her dad passed away two years ago and her nearest immediate family is a sister in Salt Lake City.

Today, Ed is her main companion. In the past, housing instability was a major challenge to staying together. This is a common barrier for many couples with developmental disabilities. Prior to them moving into a HOPE home, Ed and Vicky lived in an

“We do everything together,” Vicky says as she shuts off the television and sits on a brown reclining sofa chair in the living room of her HOPE home in Long Beach. Ed adds, “We grocery shop together and run errands together.” They are sitting on matching sofa chairs that in the moment seem symbolic of their relationship as a well-matched couple. Ed and Vicky met in an adult school in Long Beach 28 years ago. They saw each other often, until Vicky had to move to Huntington Beach. Luckily, their friends reintroduced them, and they have been inseparable ever since.

Vicky says, “A home is meant to provide comfort and warmth, a place where you can be yourself and where you can exist well with others,” after which

apartment on Bellflower Blvd where they paid market rent (currently market rate rent is \$1,907 per month for a one-bedroom apartment in Long Beach). That rent was much higher compared to the 30% of their income that they pay now.

Research shows that when people are forced to pay large percentages of their income on rent, there is a direct negative impact on their physical and mental health. For example, rent burdened individuals have less money available to purchase healthy foods, pay for healthcare expenses, or participate in healthful activities. For Ed and Vicky, living together in their affordable HOPE home is the most ideal situation. Without their HOPE home, they could lose their independence and be forced to consider living in group homes or identify extended family that could provide them lodging.

Moving into their current housing was a positive step for Ed, a long-time resident of North Long Beach. He was able to stay near the community where his mom worked as a caterer after his father passed away at a young age. Ed started learning skills in the kitchen like helping her do dishes. He recalls, “That is how I learned how to cook. I always liked to cook. I said to myself ‘I could do this, I could do this!’” He worked at the local Golden Corral for many years and later transitioned to doing sanitation work at Home Depot.

At HOPE, we believe that ensuring our homes are well maintained is very important for the health and well-being of couples like Ed and Vicky. In 2015, HOPE updated their home fixtures, replaced the carpet with laminate wood flooring, added a fresh coat of paint, and built a patio and fence in the backyard where Ed and Vicky relax in the summertime. HOPE conducts bi-annual health and safety inspections in partnership with Appleby Property Management, checking all the electrical outlets, appliances, smoke alarms, etc. This is especially important for

CONT. ON PAGE 8.





↑ Vicky and Ed enjoying their morning with their pet cat Tommy.

moment, Ed reminds Vicky, “You have an upcoming eye doctor appointment too.”

Each year they participate in the Special Olympics, and Ed enjoys helping other people who are participating for the first time. Ed has created teams with their neighbors who are also HOPE residents. They both have their share of medals proudly hung on display in the living room. Ed’s latest achievement was winning a gold medal at a golf tournament.

As they consider the next stage of their life together, they hope to move up north one day to be closer to family and celebrate the holidays with them. They are on a waiting list for a seniors’ home in that area. Until then, they look forward to more holiday seasons to come in their HOPE home in Long Beach.

“Listen to each other,” is Vicky’s simple advice to young couples on how to stay in love after 28 years. Ed agreed, “She always asks how I am feeling, especially after my brother and cousin passed away recently. I was really close to them.” They comfort each other in times of need, and also use humor and laughter to feel better by watching their favorite tv shows together.

Thanks to donors who support HOPE’s mission, loving couples like Ed and Vicky continue to live happily, healthily, and independently in their home and community. They foster their relationship that is 28 years strong, a beautiful reminder that when donors support HOPE’s critical mission, we are supporting community members to maintain lifelong relationships and pursue their future hopes and dreams.

HOPE is proud to present this resident profile. There are many more couples 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: www.hope-homes.org/ways-to-give/donate/

CONT. FROM PAGE 7.

Ed, who frequently cooks Vicky’s favorite dishes in the kitchen such as hamburgers, spaghetti, and pork chops.

Vicky, now retired, supports Ed who is in the process of finding an evening job in the sanitation or culinary field with the help of their supportive living service (SLS). Their SLS staff member Gus recalls fondly how Vicky always has Ed’s back whenever he cannot remember something, like a doctor’s appointment. “She remembers it for Ed.” In this

highlights 2019-2020

Snapshot of our impact during the fiscal year

During a year of ups and downs, HOPE in partnership with our donors, partners, and volunteers was able to take meaningful strides forward in pursuit of our mission.



New 24 Hour Residential Care Home in Lakewood



12th Annual Charity Golf Classic

- **New Partnership**
HOPE acquired three new housing locations in Pasadena in partnership with FDLRC that now provide homes to 19 people with I/DD.
- **Ongoing Collaboration**
HOPE continued its long standing partnership with the City of Norwalk and the City of Long Beach with the acquisition of housing on Hayford Ave and Cedar Ave respectively.
- **New 24 Hour Residential Care**
For residents with increased medical and behavioral needs, HOPE purchased new 24-Hour Residential Care Homes in Lakewood off of Tern Bay Lane.
- **Aging in Place Renovations**
HOPE received \$172K in “Aging in Place” foundation grants to complete renovations across its portfolio, assisting residents to maintain their independence and health.
- **Volunteer Support**
Fifty-eight volunteers completed 488 hours of service in support of our cause through administrative and event coordination assistance. These contributions are valued at more than \$15,376.
- **Fundraising Total**
HOPE raised more than \$820K in donations, sponsorships, and grants in FY 2019-2020.

- **COVID-19**
HOPE renovated and furnished six units for people with I/DD impacted by the virus.
- **250 by 2025**
The Rose Hills Foundation awarded HOPE a \$500K grant over two years to support our 250 by 2025 campaign.
- **Charity Golf Classic**
HOPE raised more than \$215K to provide additional housing at our 12th annual event.

thank

HOPE'S JULY 2019-JUNE 2020 DONORS

\$100,000 to \$300,000

California Community Foundation
The Rose Hills Foundation

\$20,000 to \$99,999

Del Harbor Foundation
UniHealth Foundation
Wells Fargo Foundation

\$10,000 to \$19,999

California Mentor
Cambrian Homecare
City National Bank
Kaiser Permanente Hospitals South Bay
Long Beach Community Foundation
LRA Interpreters Inc.
Pat Del Monico
Social Vocational Services

\$5,000 to \$9,999

Amanda Gerhardt-Jones
Bank of the West
Bob Irlen
Diverse Journeys, Inc.
Embassy Management, LLC
Integrated Life

Life Steps Foundation

Opus Bank

U.S. Bank

\$1,000 to \$4,999

Alipio Quality Homes
Appleby Property Management
Ariel Resurreccion
Bella Home Care Inc.
Bess J. Hodges Foundation
Brown & Brown Insurance
Community Provider of Enrichment Services, Inc.
Darrin Freeman
De Leon Billy, Inc.

Del Sol Homes, Inc.

Digital Security Services, Inc.

Dungarvin

Easterseals Southern California

Edgardo Fermin

Edgepoint Capital Advisors

EGA America Inc.

Fern Snir

Fidelity Charitable - Donor
Advised Fund

Flormine Resurreccion

Genesis LA

Gonzalez Construction

Graphics and Designs Plus

Guaranty Escrow

Harris Financial Advisors

Hi-Hopes, Inc.

Hiroshi Kira

In Joy Life Resources Inc.

Innovative Housing Opportunities

International City Bank

James Frawley

James M Walsh

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Melinda Sullivan

Mercedes E Lowery

Merci Gonzales

Metal Exchange Corp

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National Support Services, Inc.

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SoCal Office Technologies / MCR

TABC

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Trusted Life Care

Wasserman Commercial Real Estate

Westside Financial Management

Windes

\$500 to \$999

AGT CPA's & Advisors

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Allied Argenta

Andrew Difer

Aspire Advisors, LLC

Barbara Robinson

Catherine Carothers

Century Housing

Ezra Bolds Jr

Forrest Riopelle

Gary Tani

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Lisa Biernot

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Maria Rivas

Maribel Pena

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Matt Bourdeau

Musick, Peeler & Garrett

PBF Energy

Plaza De Madrid Inc.

Ricardo Perdomo

Robert Mosher

Ronald Tanaka

RSM Home, Inc.

Sara Hofmann

Shipmates Restaurant & Grill

Terence Kennedy

Thomas Scott

Yong Joon Moon

\$100 to \$499

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Ana Osborne

Anthony Di Bernardo

Antoinette Perez

Ashley Brown

Avel Manalang

Barbara Schlosser

Benicio Espitia

Benjamin Kim

Bjoern Petersen

Brandon Hovard

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Brenda J Bane

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Brian Carrillo

Bunim Murray

Burnham Benefits Insurance
Services

Carol Smith Switzer

Catherine McConville

Cathy Lugo

Centinela Feed Inc.

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Christine Chatterton

Christine Mei

Christopher Patay

Ciavash Mousavinia

Ciera Clark

Cindy Garcia

Claudia Lopez

Connie Stewart

Cora Manalang

Corina De Leon

Courtland Hall

Cynthia Montero

Dae Ho Suk

YOU

YOU'VE BEEN GENEROUS

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Del Miller

Delano & Kay Seraphine

Delia Juarez

Denise Callender

Denise Muscarella

Dinora Moran

Douglas Judson

Dr. Monica Sifuentes M.D.

Dr. Sri Moedjono Schuster

Dragan Simic

Edgar Marroquin

Edward Gonzalez

Edward Kutik

Elsa Barany Lucas

Eri Kameyama

Erica Magony

Erica Reimer Snell

Erika Braxton-White

Erika Castillo

Geomara Cross

George Stevens

Ginette Skelton

Gregory D Eckhardt

Heather Flores

Ian Arthur Nevarez

Ingrid Camberos

James Alcantara

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Jennifer Byram

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Kristin Martin

Kristine Engels

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Laura Thompson

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Leonard Rick Travis

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Long Beach Nonprofit
Partnership, Inc.

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Melina Casillas

Melissa M Estrella Guzman

Melody S May

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Troy Rankin

Una Warde

Ute Czemmell

Valeria Alvarez

Vanessa Alcoser

Vincent Sancez JR

Virginia Newman-Cervantes

West Coast Care Agency

In Kind Donations

Aquarium of the Pacific

Bank of Southern California

Burnham Benefits Insurance Services

Catherine McConville

City National Bank - Long Beach

District Wine

Fern Snir

Four Sons Brewery

Grammy Museum

Hornblower Cruises & Events

Island Packers Cruises

James Alcantara

Jim Haney

Kelly Sutton

Knott's Berry Farm

Long Beach Symphony Orchestra

Original Tommy's Hamburgers

Pasadena Playhouse

Pathway

Ricardo Banos

Rock Bottom

Six Flags Magic Mountain

Skirball Cultural Center

SoCal Office Technologies / MCR

Spirit Cruises

The Broad

The Huntington Library,
Art Collections and Botanical Gardens

Tito's Vodka

Tyler Surfboards

Universal Studios Hollywood

Washington Square Hotel

financials & stats

AT A GLANCE

Dear Supporters,

I am thrilled to introduce you to the “Financials & Stats at a Glance” section in our 2020 Annual Impact Report. As the Chief Financial Officer at HOPE, I am proud of the vital work that our team accomplishes day in and day out supporting the mission of creating stable, affordable homes for people with developmental disabilities.

At HOPE, we understand how essential it is to build trust among our community partners. That starts with our values of honesty and transparency. To ensure that we operate at the highest possible financial standards, we look forward to our annual audits that evaluate our internal control systems, liquidity, credit risk, and accuracy of tax-returns. You can review our most recent audited financials at www.hope-homes.org/audited-financials.

I also feel personally connected with HOPE’s values of learning and growth. I have learned as much from the struggles in my life as I have from the victories. I approach both the obstacles and successes that life has to offer as opportunities to learn and grow. I am truly humbled and honored to serve this important cause. Additionally, our finance team as a whole is committed to growth, as we continually pursue strategies and innovations that benefit HOPE’s housing and residents.

Please see the presented information on the following page. We believe that it tells the story of our sound financial position, growing portfolio, and responsible management of HOPE assets.

We look forward to future partnership and support.

Sincerely,



CHARLES DECUIR, CHIEF FINANCIAL OFFICER



STATEMENT OF ACTIVITIES FYE 2020

Total Revenue	\$ 5,623,152
Total Expense	\$ 4,695,851
Change in Net Assets	\$ 927,301

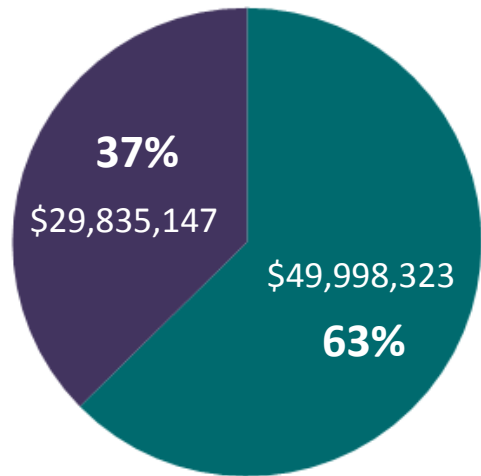
STATEMENT OF FINANCIAL POSITION

Current Assets	\$ 1,614,403
Land Building and Equipment Net of Depreciation	\$ 55,783,245
Other Long Term Assets	\$ 1,696,748
Total Assets	\$ 58,094,396

Current Liability	\$ 1,041,212
Long Term Liability	\$ 37,628,840
Total Liabilities	\$ 38,670,052
Total Assets	\$ 19,424,344

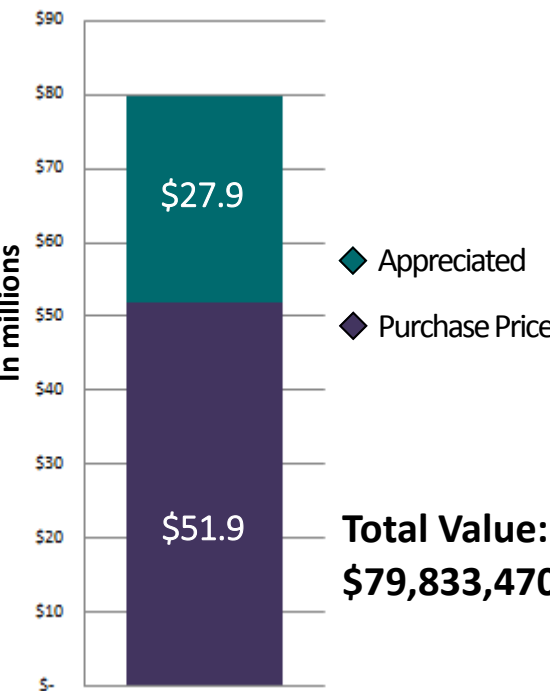
CURRENT MARKET VALUES

PROPERTY LOAN TO MARKET VALUE

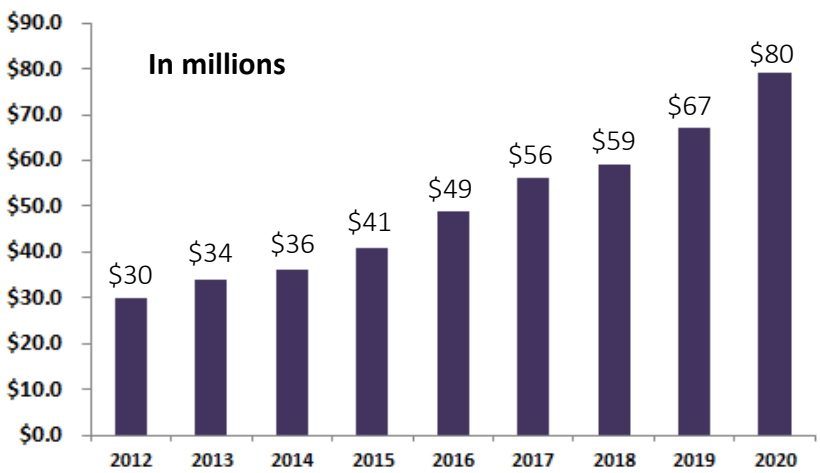


◆ Bank or Government **Total Value:**
◆ Unencumbered **\$79,833,470**

PROPERTY ESTIMATED MARKET VALUE



ESTIMATED GROWTH IN FIXED ASSETS (PROPERTIES)



(Based on pre-audited financials from July 1, 2019 through June 30, 2020)

meet the board **PROFILES**

Barbara Robinson, President

Barbara has a long history with HOPE and the developmental disabilities services system. She currently serves as HOPE's Board President. Barbara is very familiar with our resident population, having worked in a developmental center, various regional centers, and as a consultant in a multiple capacities -- from client fiscal management to the creation of various trainings. Barbara enjoys retirement by volunteering for a several nonprofit organizations.



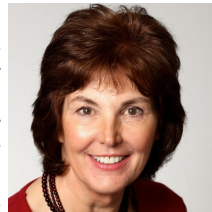
Nori Dempsey, Vice President

Nori currently serves the Board as its Vice President. She is an active participant and volunteer for the HOPE Tournament. A graduate of Cornell University, she is active with the South Bay Down Syndrome Association and hosts fundraising events on a regular basis. Nori enjoys playing tennis and spending time with her busy family.



Rhiannon Acree, Treasurer

Rhiannon is a long time donor and committee member at HOPE, and joined our Board of Directors in 2018. She is an individual with an unparalleled passion for service and a unique understanding of our industry. She founded Cambrian Homecare, an agency with more than 1,000 employees who provide assistance to seniors, veterans, and people with disabilities who choose to have help at home. The Long Beach Chamber of Commerce recognized her as the 2015 Entrepreneur of the Year.



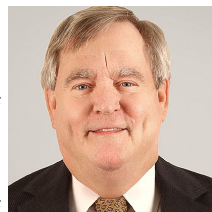
Robert Irlen, Secretary

Bob currently serves the Board as Secretary. He has worked extensively with the HRC Board, also having served as its President, and currently serves them as a Board Advisor. Bob 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.



Jim Haney, Member

Jim joined our Board of Directors in 2019. As a long-time contributor to HOPE and our mission, he now brings his 34 years of banking experience to his leadership at HOPE. He began his banking career in 1985 at Bank of America and is now with Cathay Bank. He is an alumnus of the University of Utah and lives today in Manhattan Beach. Currently Mr. Haney also sits on the Board of the Foundation for the LA Community Colleges.



Kelly Sutton, Member

Kelly is a member of HOPE's Board and supports HOPE events in a variety of ways throughout the year. Currently she works at the HRC Resource and Assistive Technology Center as the Client Advocate where she assists both clients and families in finding appropriate resources and information. Kelly is also a participant in HRC's Client Advisory Committee. Prior to working at HRC Kelly worked as a teacher's assistant at a local preschool. She enjoys outdoor activities and spending time with family.



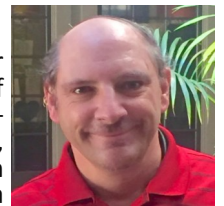
Kristin Engels, Member

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.



Mead Duley, Member

Mead has been with the HOPE Board for more than 4 years and is a resident of Torrance. Mead has a love for sports, including bowling, basketball, baseball, wrestling, and track among others. He participates as an athlete in Special Olympics events on a regular basis.



Rita Teodoro, Member

Rita is a long time Board Member and HOPE resident who lives with her housemate in Bellflower. Rita has been living in her current HOPE residence for 9 years. Rita is self-described as a very social person. She has been working with the same Life Steps Supportive Living Service provider for nearly 20 years now, and she is very proud of her independence. Rita has two adult daughters with whom she enjoys spending time, as well as engaging in activities like dining out, shopping, and sightseeing.



Robert Wasserman, Member

Robert is a dedicated donor and Board Member at HOPE who brings incredible real estate expertise to our leadership team. He is the President and CEO of Wasserman Commercial Real Estate which specializes in commercial real estate services, office, and industrial consulting services, and investment sales. Robert lives with his family in Santa Monica.

