



*Home Ownership for Personal Empowerment*

## ANNUAL JOURNAL

12<sup>TH</sup> ANNUAL  
CHARITY GOLF  
CLASSIC

CREATING  
INDEPENDENCE



INSIDE

IMPACT  
REPORT

DONOR  
RECOGNITION

HOPE HELPS  
CAMPAIGN

GRAND  
OPENING



# Harbor Regional Center celebrates 25 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!*



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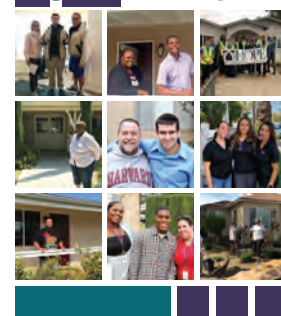
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## VISIT OUR WEBSITE FOR MORE HOPE STORIES, PHOTOS, AND VIDEOS

Sign up for our newsletter at [www.hope-homes.org](http://www.hope-homes.org).

Also, follow us on LinkedIn or Facebook. We'd love to hear from you and continue the conversation!



On our cover: HOPE residents and California MENTOR Supported Living Staff shine outside the front entrance of their beautiful home. From left: Jeri Miles (Area Director), Crystal Williams (Clinical Direct Support Professional), Lea, Ashley Shaw (Program Supervisor), Michelle



# Congratulations on 25 Years of Creating HOPE through Housing



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# letter from THE BOARD



## GRAND OPENING

*Board President*  
Barbara Robinson

**It is an exciting time to be the Board President at HOPE!** It is an honor to work with such a dedicated team that is laser-focused on addressing the affordable housing needs of people with developmental disabilities, and it is incredible to see the innovative and resourceful ways that they are getting this job done. Our mission is challenging, but with the collaboration of our staff, donors, volunteers, and community partners, we have once again taken a giant step forward this past year.

I am happy to welcome you to our Annual Journal. This publication features our Impact Report, Tournament Guide for the 12th Annual Charity Golf Classic, poignant stories about our mission in action, and stunning photos that bring to life our work in the community.

The stories in this issue discuss not only our core function of creating housing that is least restrictive for our residents and most inclusive in the community, but also how we recognize that employment is key to achieving one's goals in life. I invite you to read the story, "HOPE Is Proud to Partner with SVS on Landscaping Services That Keep Our Homes Looking Beautiful and Employ People with Intellectual and Developmental Disabilities," that highlights this topic. We also feature two stories that focus on new Supportive Housing locations on Redondo and Daisy Avenue in Long Beach that were designed for individuals looking to live with greater self-reliance.

As you'll see in our Impact Report, HOPE continues to grow our housing portfolio and now serves 338 individuals in 136 homes. Our four housing models: 24-Hour Residential Care Homes, Supportive Housing, Independent Living Housing, and College to Career Housing are designed to create the options needed to balance the supports and independence desired by our residents.

Inside this issue, you'll also find the Tournament Guide for our 12th Annual Charity Golf Classic. This event launched in 2008 and since then has raised more than \$1.6 million to amplify our work. This guide highlights this remarkable event's details, schedule, sponsors, recognition of our committee members and volunteers. A big thank you to our 2019 participants!

So here is my call to action: Get involved in whatever way feels right for you. You can volunteer, become a donor, or advocate for our mission. Visit [www.hope-homes.org](http://www.hope-homes.org) to find the many ways to get involved. I promise you, your efforts will make a significant impact on the life of a person with developmental disabilities by empowering them through housing to follow their dreams.

Sincerely,

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

Barbara Robinson  
HOPE Board President







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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 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 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



## 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, Supportive or College to Career housing, 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 Supportive Housing** provides residents with individual units and access to broader supported living services from staff working out of dedicated, on-site offices. This model is designed for people who are interested in moving from more restrictive housing models, such as 24-hour residential care homes, institutions, or hospitalized settings, or who are transitioning out of living in a parent's home.

# Community Celebrates Grand Opening of HOPE on Redondo!



From left: Daryl James, John Thomas, Councilwoman Suzie Price, Mayor Robert Garcia, Joe Ramirez, Derrick Mims, Herlinda Chico, Nicholas Cabeza, and Kristin Martin. (HOPE)

By Ian Nevarez

**Long Beach:** We were deeply moved on June 26th by the outpouring of support that HOPE received at the grand opening of our newest homes on the 100 block of Redondo Avenue. Thank you to those in attendance, volunteers, and, of course, our many project partners. This day would not have been possible without you. Our guests heard from Mayor Robert Garcia, Councilwoman Suzie Price, HRC Executive Director Pat Del Monico, and many others about how important housing like this is for the community and specifically for people with intellectual and developmental disabilities.

This rehabilitated, six-units of housing is now home to seven low-income adults with I/DD, while one onsite unit is reserved for supportive living service staff. The project was funded with







Joe Ramirez, new resident of HOPE on Redondo



Mayor Robert Garcia

support from the City of Long Beach and the Long Beach Community Investment Company, as well as foundation grants from Bank of the West, Wells Fargo, Bess J. Hodges Foundation, Union Bank, The Ahmanson Foundation, Del Harbor Foundation, and Opus Bank. On-site services will be made available to residents through Harbor Regional Center and Ambitions CA.

To learn more about this project and the housing needs of people with developmental disabilities,

read this excellent article published in the **Long Beach Post**: [bit.ly/2kzrjFQ](https://www.longbeachpost.com/story/news/2019/04/24/hope-homes-grand-opening/1000000001/)

To find out more about our grand opening celebration and one of our newest residents, read the below article published in the **Press-Telegram**: [bit.ly/2kYhhya](https://www.press-telegram.com/story/news/2019/04/24/hope-homes-grand-opening/1000000001/)

With your support, HOPE will continue to pursue our important mission with a sense of urgency, passion, and integrity.



Living room of HOPE's newest Homes on Redondo 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](http://www.hope-homes.org).

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1. Choose an item to donate from our catalog
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3. Honor loved ones with a free personalized card.

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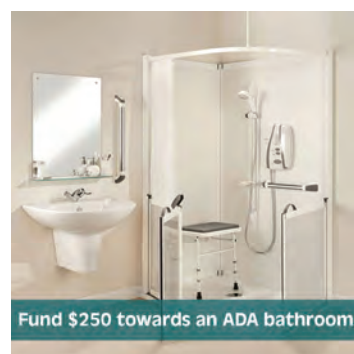
Fund \$25 towards wide doors.



Fund \$50 towards a ramp.



Fund \$100 towards an ADA sink.



Fund \$250 towards an ADA bathroom.

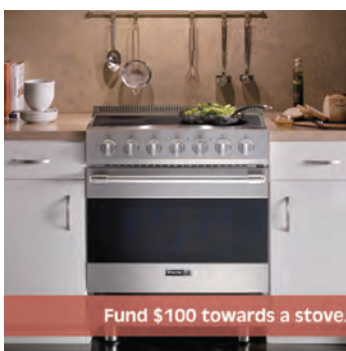
## INDEPENDENCE | GIVE THE GIFT OF SELF-RELIANCE



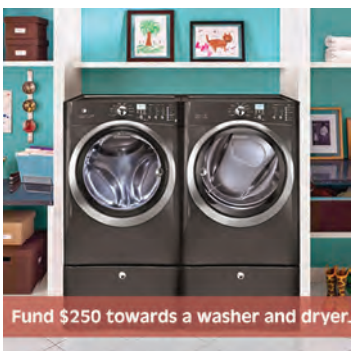
Fund \$25 towards dishware.



Fund \$50 towards pots and pans.



Fund \$100 towards a stove.



Fund \$250 towards a washer and dryer.

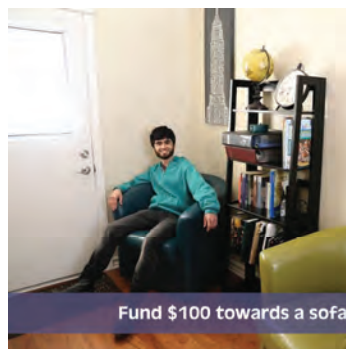
## COMMUNITY | GIVE THE GIFT OF ACCEPTANCE



Fund \$25 towards a dining table.



Fund \$50 towards a patio umbrella.



Fund \$100 towards a sofa.



Fund \$250 towards patio furniture.



SVS Team provides landscaping at a HOPE home. From left: Luis, Wilber, Donaciano, Ignacio, and Mario. Front: Gabriel. (SVS)

## HOPE Partners with SVS on Landscaping Service That Employs People with Developmental Disabilities

*By Ian Nevarez*

**H**OPE knows that living an ordinary, independent life is a primary goal for people with intellectual and developmental disabilities (I/DD). Housing plays an enormous role in achieving that objective, but how can someone afford a home in this challenging real estate market without a job? If HOPE truly wants to be a part of the solution, then we also must prioritize creating employment opportunities for this population. That is why, in 2016, we started a contract with the landscaping arm of Social Vocation Services (SVS), a statewide service provider for people with I/DD.

SVS was founded in 1977 as a small after-school program for teenagers with autism. Since its establishment, SVS has grown to serve over 4,000 individuals with intellectual and developmental disabilities throughout California. They offer a wide variety of services to meet the needs and interests of a diverse population, from day programs, work programs, and licensed group homes. Their landscaping business has been operating for nearly 20 years while providing jobs and personal growth

opportunities for people with I/DD. The current employment rate for people with intellectual and developmental disabilities in California lags far behind the rate for those without disabilities, as well as the rate for people with all other types of disabilities. While a majority of people with I/DD desire to work, the State Council on Developmental Disabilities (SCDD) reports that during the past decade, little more than 13% of this population has been employed. Despite efforts to enhance employment opportunities, substantial barriers to accessing gainful employment still persist for a majority of these individuals.

This reality has a significant impact on the ability of people with intellectual and developmental disabilities to afford rents. Currently, 8 out of 10 people with I/DD must rely on Supplemental Security Income (SSI) to support themselves. A typical SSI payment is around \$900 a month or \$10,800 a year. SSI-level income is less than 20% of the area

---

**“There is pride in being able to contribute financially to their independence, a chance to make friends, and an overall ability to stay active and feel useful.”**



median income for Los Angeles County and below the 2019 federal poverty line of \$12,490. According to the 2014 Half in Ten Report from the Center for American Progress, 28.4% of adults with disabilities live in poverty, and adults with intellectual and developmental disabilities represent 16% of all adults living in poverty.

Housing is generally considered affordable when the rent or mortgage is no more than thirty percent of a person's income. For a person living on a \$900 a month SSI payment, affordability would translate to no more than \$270 a month. Rents at this level are nonexistent in Los Angeles County. In fact, in Los Angeles, an average one-bedroom apartment rents for \$1,360 and is five times more than what a person living on SSI can afford.

Jobs are vital to addressing this issue for people with I/DD. The SVS Downey Community Inclusion Services gardening group is just one example of the wide variety of work opportunities SVS offers their clients statewide. In order to be employed by SVS as a landscaper, candidates must demonstrate safety awareness skills and the ability to operate gardening equipment such as lawnmowers, edgers, or weed and hedge trimmers.

HOPE will be looking for ways to further expand our use of their excellent services.



Employees of this service take pride in their work. They are very detail oriented and guarantee a beautifully landscaped yard every time. HOPE can attest that they genuinely care about us as customers and the lawns and gardens they service.

When a person with an intellectual or developmental disability is given the opportunity to work, they benefit in more ways than just receiving a paycheck.



There is pride in being able to contribute financially to their independence, a chance to make friends, and an overall ability to stay active and feel useful. "There's a lot to do," employee Ignacio M. says, "It keeps me busy. I like to use the lawnmower!"

Because of our donors, volunteers, and advocates, HOPE can pursue our mission of creating stable, affordable homes for people with developmental disabilities, while never losing track of why we do what we do. With your support, HOPE will continue to keep our values front and center as we create independence, choice, and dignity through housing for those we serve.

To make a tax-deductible donation to HOPE, visit [weblink.donorperfect.com/hope\\_donate](https://weblink.donorperfect.com/hope_donate), and to learn more about SVS, visit: [www.socialvocationalservices.org](https://www.socialvocationalservices.org).

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# TOURNAMENT GUIDE



**NOVEMBER 4<sup>TH</sup>**

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Once again, HOPE is delighted to host our 12th Annual Charity Golf Classic that to date has raised more than \$1.4 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 and tournament dinner also provides guests with the opportunities to win fabulous items in our raffle.



## *schedule of* **ACTIVITIES**



- |                 |   |
|-----------------|---|
| <b>9:00 AM</b>  | <ul style="list-style-type: none"> <li>• Golf Player Registration Open</li> <li>• Opportunity Drawing and Raffle Tickets Sales Begin</li> <li>• Driving Range Open</li> </ul>   |
| <b>10:45 AM</b> | <ul style="list-style-type: none"> <li>• Golf Tournament Kick-off: Rob Fukuzaki, Weekday Sports Anchor for ABC7 Eyewitness News</li> </ul>  |
| <b>11:00 AM</b> | <ul style="list-style-type: none"> <li>• Shotgun Start</li> <li>• Lunch Served on the Cart</li> </ul>   |
| <b>4:00 PM</b>  | <ul style="list-style-type: none"> <li>• Tournament Play Concludes</li> <li>• Cocktail Lounge Open, Hors d'oeuvres and Silent Auction</li> </ul>  |
| <b>5:30 PM</b>  | <ul style="list-style-type: none"> <li>• Tournament Dinner and "Creating Independence Program" with Master of Ceremonies Rob Fukuzaki</li> <li>• Program Speakers</li> <li>• Tournament Winners Announced and Awards Presented</li> <li>• Winners of Silent Auction, Raffles, and Opportunity Drawings for Pebble Beach and New York</li> </ul> |
| <b>7:30 PM</b>  | <ul style="list-style-type: none"> <li>• Tournament Dinner Concludes</li> </ul>   |

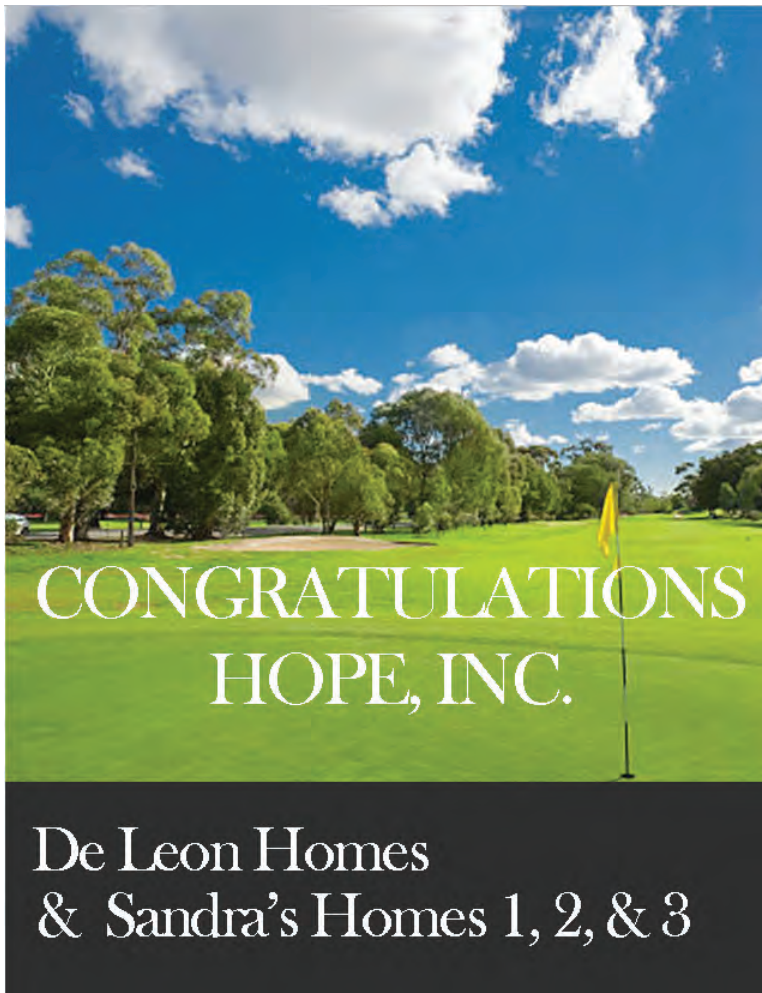
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Congratulations!





# 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

**James Frawley,**  
*Registered Principal, Westside Management*

**Nori Dempsey,**  
*Dempsey Motorsports*

**Janet Nelson,**  
*Vice President, International City Bank*

**Forrest C. Riopelle,**  
*Vice President, Opus Bank*

**Robert Irlen,**  
*CFO & Corporate Counsel, Irlen Institute*

## event VOLUNTEERS

Barbara Robinson

Jose Macias

Mia Gurri

Bjoern Petersen

Judy Taimi

Michelle Mancera

Brad Onomura

Justine Nevarez

Nick Carter

Cathy Mejia

Kaye Quintero

Patricia Flores

Charlene Douesnard

Kelley Finan

Rachel Signey

Cheryl Stevens

Kelly Sutton

Renee Barot

Christina Koch

Kent Yamashiro

Rithy Hanh

Christine Jeffreys

Latoia Lyons

Sonia Gomez

Cindy Garcia

Liz Cohen-Zeboulon

Stacy Schafer

Erika Landeros

Marcey Brabender

Tim Majka

Hiram Bond

Maria Rivas

Ute Czemmell

Janet Nelson

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Virginia Newman

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Yalda Noorzai



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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, and Chargers pre- and post-game shows. 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 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.

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 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.

Since joining ABC7, Rob has done a great deal of work for the community, hosting charity events and emceeing 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](http://www.headsupyouthfoundation.org).





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ph: (562) 366-7133 | email: [socal@lifestepsfoundation.org](mailto:socal@lifestepsfoundation.org)

[www.lifesteps.org](http://www.lifesteps.org)





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# *impact* REPORT



# Welcome to Our *impact* REPORT



**T**hank you to you – our partners – for another stellar year at HOPE. It continues to be my great pleasure to lead this organization alongside an outstanding team of board members, staff, funders, business partners, donors, and volunteers. Because of your support, HOPE has continued to grow and expand its mission of offering safe and stable affordable homes to those in our communities who are the most vulnerable. As housing costs and rents continue to skyrocket, and demand for affordable housing climbs for people with intellectual or developmental disabilities (I/DD), your support is more critical than ever. So thank you for being there along-side us, for generously supporting our growth, and for continuing to make housing for those we serve a priority with your time and your giving.

We are so pleased to be able to, year after year, create additional affordable housing for new residents. With the grand openings of our multi-family properties on Daisy and Redondo in Long Beach, we were able to offer homes to 14 additional people, with Harbor Regional Center and their partners supporting these individuals with on-site services. We already have an additional seven units of specialized housing in the works for this coming year. During this past fiscal year alone, HOPE grew our total housing assets across all programs by over seven million dollars. Our banking, foundation, CDFI, and city partners helped provide us the capital to be able to make and finance these important purchases.

Of course, there will always be a need at HOPE to develop more affordable housing, but it is equally important to us that our existing homes are in the best condition possible, and that our clients are living in the safest and healthiest environments. To that end, the foundation community supported us with over \$350,000 in grants; most of these funds went to upgrading and renovating the oldest homes in our portfolio, providing

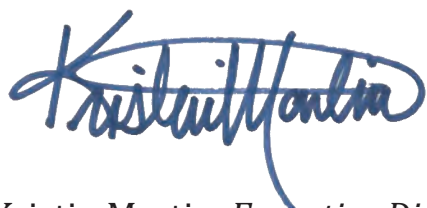


accessible features where needed. This “Aging in Place” initiative will continue over the next several years, and we invite you to be a part of it as a donor.

Speaking of donors, this year we also welcomed new Mission Makers and Ambassador 5 Circle Members to our team. These are our recurring-gift and major-gift givers. Those of you who generously support these programs are genuinely making a sustaining impact and empowering us to do the work we do. Thank you.

HOPE is committed to not only making an impact locally, but we are focusing our efforts on regional and state-wide issues related to housing for people with developmental disabilities. To that end, we have maintained our status as chairs of both local and statewide housing consortiums to advocate and affect positive change. Though currently there is no State or County funding dedicated to creating housing for people with I/DD – as there is with other special needs populations – we’re anticipating great things to happen really soon in this area, and we hope to see more funding and more housing developers, looking to support I/DD housing. The need is enormous, and we know we can’t do it alone. So we continue to seek new partners and relationships to grow housing opportunities for those we serve.

With your continued support of HOPE’s mission: through your time, your donations, your funding, your business partnerships, and the many ways you give, we are truly enriching the lives of people with I/DD through housing. Together, we look forward to continuing our efforts to help solve the housing crisis one unit at a time, one person at a time. So thank you for staying engaged, thank you for being part of the solution, and thank you for changing lives.



Kristin Martin, *Executive Director*



## HOPE Board of Directors

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Bob Irlen, *Treasurer*  
Nori Dempsey, *Secretary*

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Kelly Sutton  
Kristine Engels  
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Robert Wasserman  
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Charles DeCuir, *CFO*  
Daryl James, *Director of Development & Asset Management*  
Alice Vincent, *Accounting Manager*  
Jasmine Buchanan, *Accounting and Compliance Analyst*  
Rosie Diaz, *Project Manager*  
Jennifer Byram, *Manager of Donor Relations*  
Ian Nevarez, *Manager of Community Relations*  
Lauren Quijano, *Communications & Fundraising Coordinator*  
Patty Evans, *Consultant*

### Contact Us

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

Toll Free: (877) 311-HOPE

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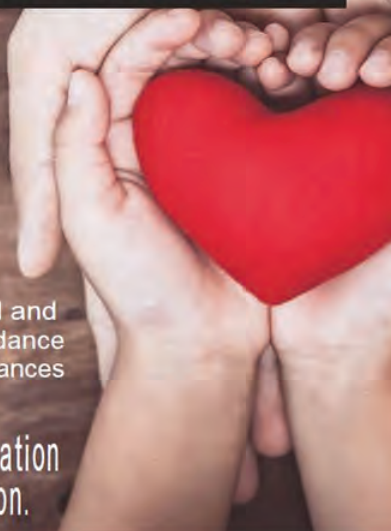
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Robert Irlen  
Todd McIntosh

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Dantonio Alvarez  
Erica Reimer Snell  
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Judith Lane  
Juliette Gabel  
Lisa Biernot  
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Maribel Pena  
Melinda Sullivan  
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PBF Energy  
Plaza De Madrid  
Rhiannon Acree  
Ricardo Perdomo  
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Terri Nishimura

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Atsushi Kira  
Barbara Del Monico  
Barbara Robinson  
Benson-Taylor, Sandra  
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Glenda Lang  
Heather Flores  
Ian Nevarez

Jack DeVeney  
James Frawley  
Jason Guidry  
Jennie Machado  
Jennifer Byram

CONTINUE ON NEXT PAGE



## IN SPECIAL RECOGNITION OF

### Pam Muir Joins HOPE's Ambassador 5 Circle to Support our Work with a Major Gift



HOPE Executive Director Kristin Martin receives a generous \$5,000 donation from Pam Muir as she officially joins the Ambassador 5 Circle. (HOPE)

For more than two decades, Pam Muir has been a tireless advocate for people with developmental disabilities. In the formal capacity as a conservator for this population at Inland Regional Center she has championed their rights, and by sitting on boards of nonprofit organizations she has steered support in their direction. Currently, Pam is a Board Member for the Del Harbor Foundation that has contributed nearly \$600k to the mission of HOPE since 2012. She has also been a direct donor to our cause. Since 1999, she has given more than \$15,000 of her personal finances to HOPE. Her most recent gift came earlier this year and was in the amount of \$5,000. This gift qualified her for our Ambassador 5 Circle.

Members of HOPE's Ambassador 5 Circle are among some of our most important donors. They are bound together by a shared commitment to HOPE's mission of providing stable, affordable housing for adults with developmental disabilities. This select group of individuals and companies has committed \$5,000 or more to our work, allowing us to move quickly when extraordinary opportunities arise.

Pam is an inspiration to our team. Her most recent donation empowers those which we serve to live with increased independence as active and contributing members of their community. Thank you, Pam, for helping HOPE change people's lives.

Johanna Duran  
 John Betham  
 Jose Macias  
 Joseph De Leon  
 Judy Samana Taimi  
 Judy Wada  
 Julian Cantu  
 Karen Ellis  
 Karl Feeken  
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## 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 the lives of our resident. Thank you!







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# highlights 2018-2019

We are so proud of the accomplishments we have achieved this year in collaboration with our donors, colleagues, volunteers, and corporate partners. Thank you for enabling our mission!

- ◆ HOPE once again has dedicated more than 85% of our budget to directly support programming.
- ◆ HOPE has increased fixed assets during the 18-19 fiscal year by 15% or \$7.3 million.
- ◆ HOPE completed aging in place renovations on our first two acquired properties from 25 years ago. These property renovations enable our residents to have greater accessibility to their home and remain in the neighborhood of their choice.
- ◆ HOPE purchased four new properties in Long Beach and three in Torrance consisting of 13 units that will serve 31 clients with developmental disabilities. HOPE renovated six properties in Long Beach and Carson, supporting 26 clients with developmental disabilities.
- ◆ HOPE opened its newly renovated supportive housing located on Daisy Avenue in the historic Wilmore neighborhood of Long Beach. The property consists of five units and will serve seven residents with developmental disabilities, while one unit is reserved as an office for supported living services staff.
- ◆ HOPE hosted a grand opening to celebrate the completion of our newest Supportive Housing homes on the 100 block of Redondo Avenue. This rehabilitated, six-units of housing is now home to seven low-income adults with developmental disabilities.
- ◆ This year, 51 volunteers completed 529 hours of service in support of our cause. These contributions are valued at more than \$15,844.
- ◆ HOPE's 11th Annual Charity Golf Classic raised more than \$200K to provide additional affordable, stable homes for people with developmental disabilities.
- ◆ HOPE was awarded more than \$351,000 in grants to support our mission. Among others, foundations included the Ahmanson Foundation (\$100,000) and Wells Fargo Foundation (\$50,000).
- ◆ HOPE hired the new Communications and Fundraising Coordinator Lauren Quijano.
- ◆ 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 2019

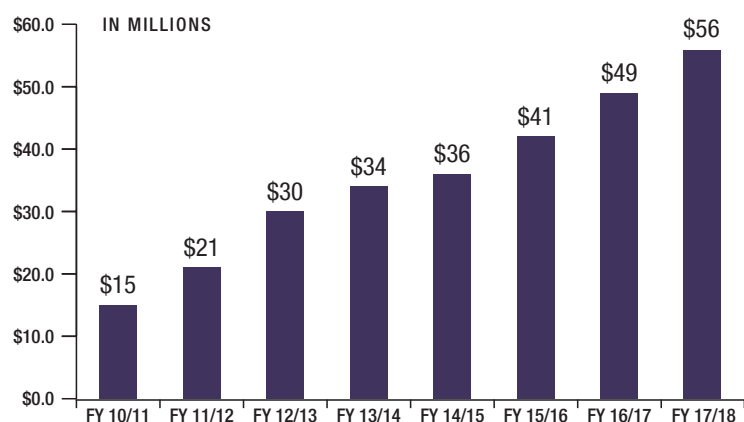
Total Revenue	\$ 4,529,755
Total Expense	\$ 4,342,576
<b>Change in Net Asset</b>	<b>\$ 187,180</b>

## STATEMENT OF FINANCIAL POSITION

Current Assets	\$ 1,784,171
Land Building and Equipment Net of Depreciation	\$ 51,353,740
Other Long Term Assets	\$ 1,673,309
<b>Total Assets</b>	<b>\$ 54,811,220</b>

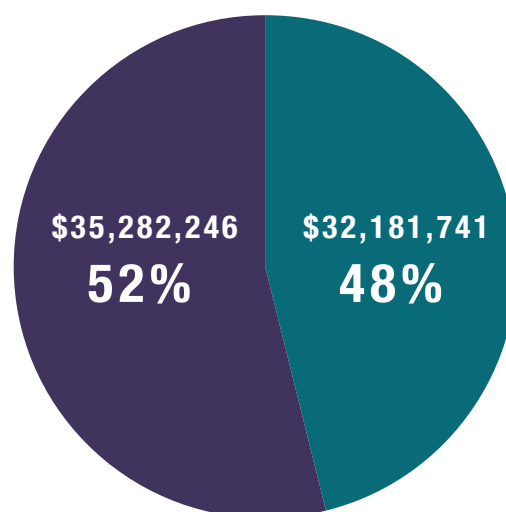
Current Liability	\$ 1,040,529
Long Term Liability	\$ 35,282,246
<b>Total Liabilities</b>	<b>\$ 36,322,774</b>
<b>Total Assets</b>	<b>\$ 18,488,446</b>

## GROWTH IN FIXED ASSETS (PROPERTIES)



## CURRENT MARKET VALUES

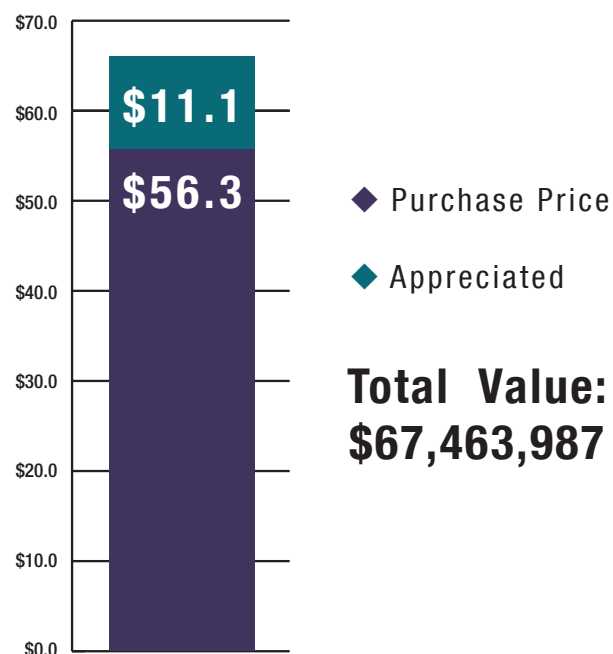
### PROPERTY LOAN TO MARKET VALUE



- ◆ Bank or Government
- ◆ Unencumbered

**Total Value:**  
**\$67,463,987**

### PROPERTY ESTIMATED MARKET VALUE



**Total Value:**  
**\$67,463,987**

# 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 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**

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, 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 recognized her as the 2015 Entrepreneur of the Year.



## **Robert Irlen, Treasurer**

Bob currently serves the Board as its Treasurer. 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](http://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. 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).



## **Jim Haney, Member**

HOPE was honored in 2019 to have such an accomplished community member join our Board of Directors. Jim Haney has been a long-time supporter of HOPE and our mission. Mr. Haney is a 33 year veteran of the banking industry. He began his banking career in 1985 at Bank of America and is now the Executive Vice President of Commercial and Specialty Banking at Opus Bank.

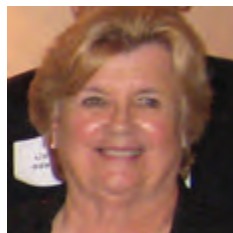
He is an alumnus of the University of Utah and lives today in Manhattan Beach. Currently Mr. Haney also sits on the Board of the Foundation for the Los Angeles Community Colleges. Find out more about Opus Bank at [www.opusbank.com](http://www.opusbank.com).



## **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.



## **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. You can find out more about Life Steps foundation at [www.lifestepsfoundation.org](http://www.lifestepsfoundation.org).



## **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 HOPE's Bellflower triplex. Rita has been living in her current HOPE residence for 7 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 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.




## **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).



A close-up photograph of a set of keys resting on a dark, textured wooden surface. The keys are silver-colored, and the most prominent one is a large, house-shaped keychain. The background is a warm, golden-brown light, suggesting a sunrise or sunset, which creates a soft glow around the keys.

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**HOPE** on another successful year of  
making homeownership dreams  
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# HOMES ON DAISY AVENUE IN LONG BEACH

OPEN FOR HOPE RESIDENTS WHO  
DESIRE GREATER INDEPENDENCE



*By Ian Nevarez*

“P eople with developmental disabilities live everywhere,” says Kristin Martin, Executive Director of HOPE, Inc. “That’s why we are intentional in our strategy to create affordable housing options where they live, in as many unique communities as possible. So we are thrilled to be opening up our first homes in the historic Wilmore neighborhood of Long Beach.”

This new housing opened in summer 2019 and is located on Daisy Avenue less than one mile from downtown. The location, with convenient access to transportation and services, is ideal for HOPE residents. The property will be home to seven individuals with intellectual or developmental disabilities (I/DD), and was completed

in partnership with Harbor Regional Center, Long Beach Development Services, Long Beach Community Investment Corporation, and California MENTOR. The site consists of five units that will serve seven residents, while one unit is reserved as an office for supported living services staff.

These homes are being made available for individuals who desire to live more independently than their current housing arrangement. This will mean that adults who are currently living with their aging parents, in 24-hour residential care group homes, or in other types of state-run institutions, will have the opportunity to live with greater self-reliance.





There is an urgency to build more of this type of housing. A recent survey of 102 people with I/DD, conducted by the State Council on Developmental Disabilities and the Lanterman Housing Alliance, found that 85% of respondents living with their parents reported a desire to live independently alone or with roommates. These individuals reported limited finances, lack of affordable housing options, and lack of accessible housing as the barriers to their ability to achieve these housing goals. If that percentage is reflective of a larger desire in this population, the units needed to meet demand throughout the state could be in the tens of thousands.

As was mentioned, this new HOPE housing is located in the Willmore City historic district, which was first developed by early city pioneer William E. Willmore in the late 19th century from a subdivision of Rancho Los Cerritos. It is the site of the original township of Willmore City and contains Drake Park named for Colonel Charles Rivers Drake, developer of the Pike amusement complex and the Knoll Park housing development. Part of this area became a historic district—Long Beach's first—in 1978; since then the residents have been preserving and protecting it. The entire neighborhood now enjoys the protection of the historic designation.

As a now proud member of this community, HOPE made certain that the entirety of our renovation plan conformed to the neighborhood's historic preservation guidelines. Here is a link to the districts website ([willmorecity.org](http://willmorecity.org)). During the renovation process, HOPE preserved the porches on all units, the columns on the front of the main house, the wood siding on all three units, the stairways, wooden windows, wooden fencing, concrete pathways and the exterior tri-color scheme.

With renovations completed in mid-April, resident interviews were coordinated immediately by California MENTOR. California MENTOR is a nonprofit organization with the mission to offer adults innovative, quality services and supports that lead to growth and independence, regardless of the physical, intellectual or behavioral challenges they face. Moving forward, they will be onsite during work days to provide the needed supported living services for HOPE's newest residents on Daisy Ave.

This type of housing is so important for the security and quality of life of people with I/DD. Like current HOPE resident, Jody, who in the past bounced around between different expensive housing options and feared that she would never find a safe, stable, long-term home that was affordable. Her parents confessed that they were concerned for their daughter and not certain what Jody would do once they were no longer able to take care of her. Luckily she found HOPE and has been a tenant with our organization for more than 20 years. "I never thought I would live in such nice housing," says Jody, "and it's actually affordable."

Additional collaborators on this project include, First Republic Bank, Dilworth Construction, real estate agent Todd McIntosh, Appleby Property Management, Gonzalez Construction, and architects Brad Fowers and Brian Noteware. Finally, the Long Beach Water department in February completed an installation of a new drought-tolerant landscape in the front yard. This garden was a generous donation through their DIG program. HOPE is always looking for ways to utilize sustainable housing practices and asset management in our portfolio.



**To support HOPE's ambitious goal to house 250 additional people with developmental disabilities by 2025, please contribute at: [www.hope-homes.org/ways-to-give/donate](http://www.hope-homes.org/ways-to-give/donate)**

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At **California MENTOR**, we believe that everyone is capable of reaching new heights and thriving in the community. Our mission, in partnership with Harbor Regional Center, is to offer individuals with intellectual and developmental disabilities innovative, quality services and supports that lead to growth and independence.