

2014 INHP ANNUAL REPORT



iNHP
The Nonprofit Homeownership Resource

partnerships connect

While improvements in the stock market and employment rate are having a positive financial impact for some segments of the market, for low- and moderate-income working families the pace of economic recovery is much slower. These same families are coming to INHP every day with bold determination to fulfill their dreams of owning a home.

In 2014, INHP and our community partners collectively enabled nearly 450 families to leverage \$35.1 million in mortgage financing to purchase a home or make home repairs. At any given time, we are actively working with an average of 700 families at varying stages in their pursuit of homeownership. We are in awe of their dedication and grateful for our many partners who enable us to provide our clients comprehensive homeownership support and access to affordable mortgages. INHP was founded on the principle that effective collaborations can improve life for people and transform entire communities. The power of partnership can and will help residents write the future for their neighborhoods, streets, parks, schools and businesses. Neighborhoods like Avondale Meadows, St. Claire Place and Fountain Square are being transformed into thriving communities to live, work and play. We are proud to work alongside financial institutions, government entities, philanthropic organizations and community groups to support neighborhood development and revitalization initiatives.

The part of my job that I love the most is when I learn about clients whose homeownership stories epitomize the doors that partnerships open not just at a macro-level, but tangibly in the lives of real people like Tommie Reives.

Tommie came to INHP through our partnership with his employer, IndyGo. We showed him how to overcome his financial obstacles while preparing for the responsibility of homeownership. Tommie accessed a mortgage from one of INHP's 16 lender partners and received \$15,000 in down payment assistance through our partnership in the Neighborhood LIFT program. Tommie is now a homeowner giving back to his neighborhood on the Southside, and he was also recently promoted at work to a supervisor. He attributes his success at home and on the job in part to the education and guidance he received while working with INHP. We attribute our ability to provide these resources to our partners.

For Tommie and many other families, positive changes are taking place in their lives, homes and neighborhoods—because they dared to dream of homeownership and effective partnerships were in place to spur them forward.

Maura Carlstedt



Moira Carlstedt
INHP President



Kelly Huntington
Chair, INHP
Board of Directors

HOW WE HELP

PEOPLE INHP assists low- and moderate-income individuals and families to become and remain homeowners.



ADVISING

Individualized advising to help families improve their financial situation in order to qualify for a mortgage to buy a home of their own.



EDUCATION

Financial and homebuyer classes to help people make the most of their income and to better understand the process of buying a home.



MORTGAGES

Unbiased guidance to help families select either one of INHP's unique loan options or a mortgage through a lender partner.



REPAIR LOANS

Loan options to help make essential home repairs, accessibility improvements or energy efficiency upgrades.

NEIGHBORHOODS

INHP supports neighborhood-based housing initiatives by providing leadership, capital, technical assistance, research and programs to community development corporations and other neighborhood-based organizations.



SINCE
1988

31,000 individuals
have completed an INHP program

\$335 million in mortgage financing
leveraged from INHP and community partners

DURING
2014

over 2,400 individuals
received homeownership education

nearly 450 families
purchased, improved or repaired their home

\$35.1 million invested in mortgage financing from lender partners, INHP and other community resources

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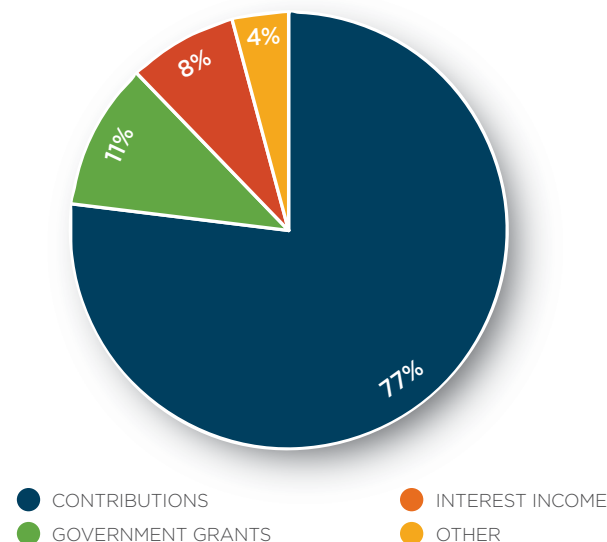
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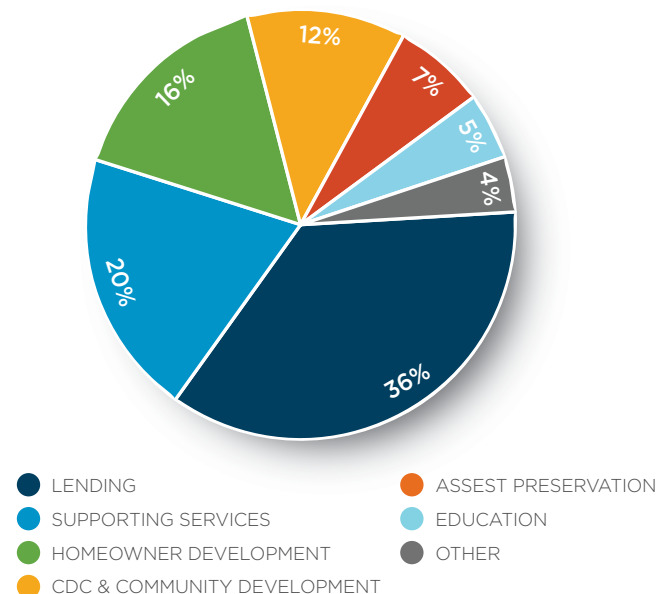
Vice President for Community Investment
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financial summary

REVENUES, GAINS AND OTHER SUPPORT



EXPENSES



lending demographics

Data represents clients who closed on a loan for home purchase or home repair with INHP or a lender partner.

HOUSEHOLD SIZE

33% One person
28% Two people
16% Three people
10% Four people
13% Five+ people

GENDER

61% Female
39% Male

INCOME

25% ≤ 50% AMI*
35% 51-80% AMI*
28% 81-120% AMI*
12% ≥ 120% AMI*

RACE

51% African American
41% Caucasian
4% Asian
4% Multi/Other

*Area Median Income (AMI) is determined annually by HUD, the U.S. Department of Housing and Urban Development, based on geographic location and household size.

A complete financial audit by independent auditors BKD, LLP may be obtained upon request.

THANK YOU TO OUR DONORS

More than \$1,000,000

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\$500,000 to \$1,000,000

City of Indianapolis

\$200,000 to \$500,000

Community Development
Financial Institutions Fund
(CDFI)
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\$25,000 to \$49,999

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Fifth Third Bank
Health & Hospital Corporation
of Marion County
Housing Partnership Network
Huntington Bank
Old National Bank
PNC
State Farm

\$10,000 to \$24,999

Buckingham Companies
First Financial Bank
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mission

INHP's mission is to increase affordable and sustainable housing opportunities for individuals and families and serve as a catalyst for the development and revitalization of neighborhoods.



vision

INHP's vision is that every person in Indianapolis has the opportunity to live in a safe, decent, and affordable home in a vibrant neighborhood.

INHP locations

INHP Main Office

3550 N. Washington Blvd.
Indianapolis, IN 46205

INHP Homeownership Center at Glendale

2605 E. 62nd St., Suite 2001
Indianapolis, IN 46220

INHP Boner Center Office

2236 E. 10th Street
Indianapolis, IN 46201

INHP at the Hub

7003A North Michigan Rd.
Indianapolis, IN 46268

