

“Owning a home has given me the tools to be financially stable, has restored my faith, and has changed my connection with my family and myself.”

— FRAGILIA BAYLOR, INHP HOME OWNER SINCE 2007



Celebrating

INHP
20 years

INDIANAPOLIS NEIGHBORHOOD HOUSING PARTNERSHIP

3550 NORTH WASHINGTON BOULEVARD INDIANAPOLIS, INDIANA 46205

PHONE 317.925.1400 FAX 317.925.1408 [WWW.INHP.ORG](http://www.INHP.ORG)

NONPROFIT ORG.
U.S. POSTAGE
PAID
INDIANAPOLIS, INDIANA
PERMIT NO. XXXX

2 0 0 8

Annual Report



INDIANAPOLIS NEIGHBORHOOD HOUSING PARTNERSHIP

Yesterday, Today, and Tomorrow

INHP
20 years

Celebrating

20 years

helping

working

families

become and

remain

long-term,

successful

home owners

Celebrating 20 years

1988 - 2008

Yesterday, Today, and Tomorrow

In 1987, a Housing Strategy Task Force was convened in Indianapolis with a charge to develop a plan that would address the housing needs of low- and moderate-income families living in substandard housing within Marion County.

As a result, just one year later, the Indianapolis Neighborhood Housing Partnership (INHP) was incorporated as an entity that would solely focus on the issue of safe, decent, affordable housing and healthy neighborhoods. INHP would forge relationships, align strategic partnerships, and, ultimately, educate and prepare families for long-term, successful home ownership—making those families permanent stakeholders in achieving their dreams of home ownership and improving Indianapolis neighborhoods.

Twenty years later, INHP exists as a living legacy to a vision for positive change. Since 1999, more than 10,300 families have completed an INHP program, and INHP and its partners have financed more than \$200 million in mortgages for low- and moderate-income families.

The organization's success is the result of a deliberate design. INHP works with many partners, including

local financial institutions, philanthropic organizations, community development corporations, neighborhood organizations, the government, other nonprofits, and individual home buyers. Through those entities' cooperation and commitment, INHP has evolved into an inspiring example of what can be accomplished when government, business, community partners, and families work together.

Of course the key component is the families themselves. INHP's programs are not easy; but, they fully immerse and invest potential home owners in the home-buying process. From Money Management and Home Buyer Education classes to one-on-one mortgage and financial counseling to the closing table, INHP provides home buyers the right tools for success. It's up to the home buyer to use those tools. It takes dedication, tenacity, and determination to complete INHP's programs, but the rewards of long-term, successful home ownership are well worth their investment.



MOIRA CARLSTEDT
President



SCOTT THIEMS
Chairman

The mission of the Indianapolis Neighborhood Housing Partnership is to increase safe, decent, affordable housing opportunities that foster healthy, viable neighborhoods.

ACHIEVEMENTS DURING FISCAL YEAR 2008

\$21 million

Amount of money INHP, in collaboration with the community, invested in financing for low- and moderate-income families to purchase or repair their homes.

276

Number of families who closed on a mortgage to purchase or repair their home

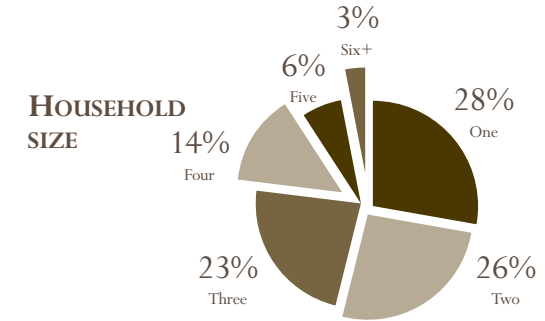
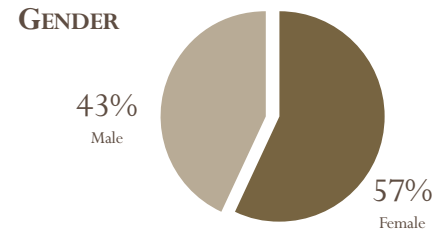
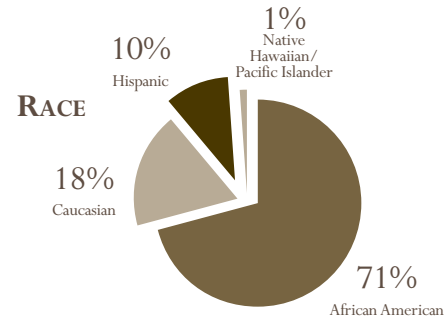
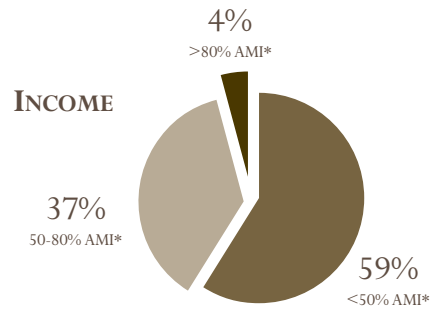
1,680

Number of families who received home ownership assistance

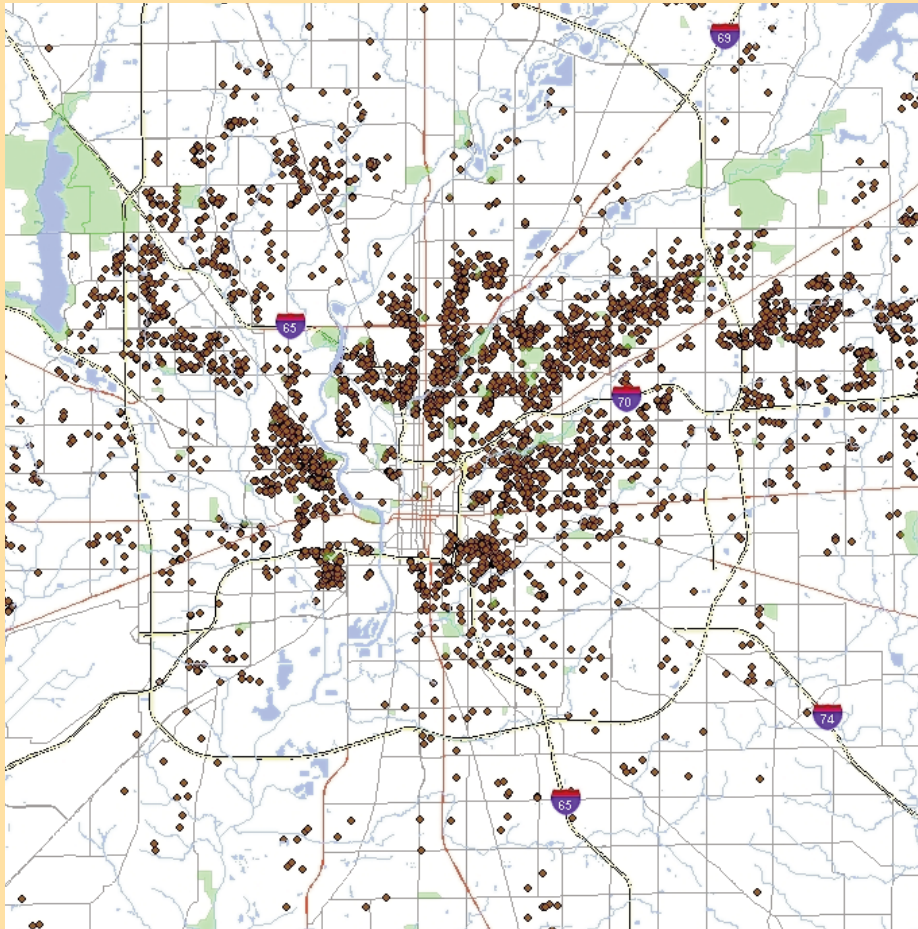
*Area Median Income (AMI) is determined annually by the U.S. Department of Housing and Urban Development, based on geographic location and household size.

During fiscal year 2008, nearly 41% of families who received INHP financing also participated in the home rehabilitation program.

FY08 DIRECT LENDING DEMOGRAPHICS

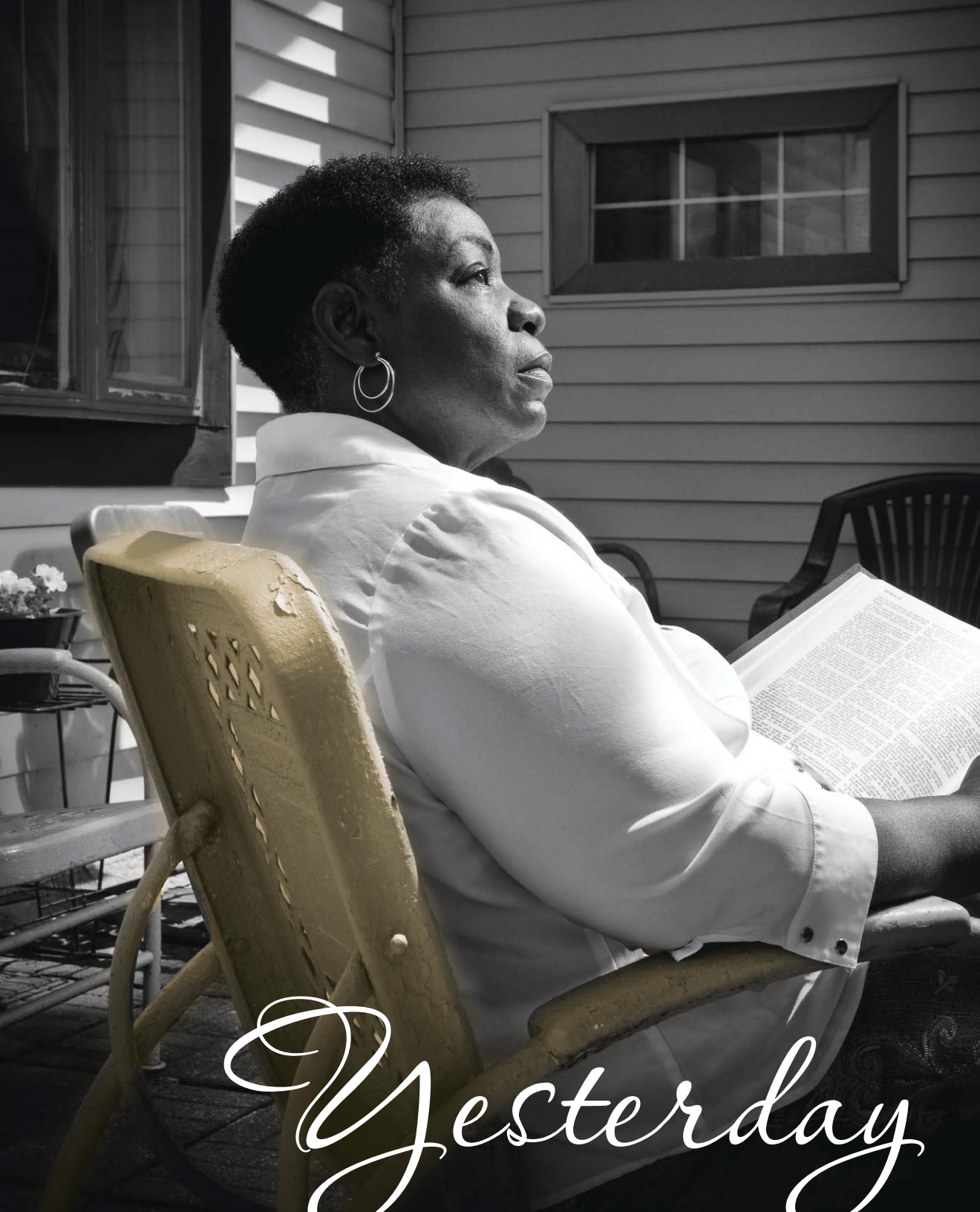


CLOSED MORTGAGES INHP & LENDER REFERRAL 1991-2008



INHP HIGHLIGHTS

- 1988** The Indianapolis Housing Task Force recommends creation of INHP
INHP is incorporated June 10
- 1989** Loan Pool I is established with \$11.2 million in commitments
from 11 financial institutions
- 1991** Mortgage Lending program begins
Home Buyer Education and Counseling programs begin
- 1993** Multi-family loan pool is established with \$6 million in commitments from
3 financial institutions
- 1995** Indianapolis Neighborhood Development Initiative begins
- 1997** Loan Pool II is established with \$10 million in commitments from
9 financial institutions
- 1999** INHP becomes certified by the Department of Treasury as a Community
Development Financial Institution
- 2002** INHP securitizes and sells a \$14.1 million loan portfolio
Loan Pool III is established with \$19 million in commitments from 13
financial institutions
- 2003** INHP receives \$500,000 Families Count: The National Honors Program
Award from the Annie E. Casey Foundation
Education Center at Glendale Mall opens
- 2004** Loan Pool IV is established with \$25.5 million in commitments from 15 lenders
INHP executes a whole loan sale of a \$11.3 million loan portfolio
- 2005** Home Ownership Program for Employers begins
- 2006** INHP securitizes and sells an \$18.5 million loan portfolio
Satellite office opens at the Community Alliance of the Far Eastside
- 2007** Loan Pool V is established with \$30 million in commitments from 12 lenders
- 2008** Satellite office opens at the John H. Boner Community Center



“I was excited,
and I was ready.”

— JEAN JONES, INHP HOME OWNER SINCE 1992

Yesterday

*“Some of the most recent research
suggests that a high level of
homeownership in neighborhoods
enhances property values.”*

— SOCIAL CONSEQUENCES OF HOMEOWNERSHIP, ROBERT DIETZ, OHIO STATE UNIVERSITY, JUNE 2003.



By Jean M. Jones

HOW HOME OWNERSHIP HAS CHANGED MY LIFE

Some of Jean Jones' friends and family were skeptical when she purchased a "fixer-upper." The house needed work. A lot of work.

But the house was exactly what Jean wanted.

In fact, Jean was looking for a house in which she could knock down walls, landscape, remodel as she pleased, and generally indulge her passion for home-improvement projects. Moreover, she wanted a house with mortgage payments low enough to comfortably afford after she retired.

After working with INHP to complete the one-on-one mortgage and financial counseling program and attending Money Management and Home Buyer Education classes, Jean was fully prepared for home ownership. She knew what she was getting into.

"I was looking out for my future," she says. "I was excited, and I was ready."

Sixteen years and countless home-improvement projects later, Jean's "fixer-upper" is a delightful focal point where friends and family often gather for reunions, impromptu cookouts—and to rave about Jean's vision for her home.

Says Jean, who now is retired, "When you own a home and you're in something that belongs to you—it's just such a different feeling. When you say, 'I'm going home,' it means something more."

I grew up at a time when people sat out on their front porch in the evenings and everyone waved to each other—or at least nodded to one another—as they went in and out of their homes. I was looking for that type of neighborhood. I found this house listed as a "fixer upper." The first time I saw the house, I was drawn to it. Although it did not have a front porch, as my grandmother used to say, "in my mind's eye" I could see one there.

Home ownership has changed my life by making it possible for me to make the changes that I want to my home—like the porch I added, expanding my bedroom, and I added a window seat, which looks out at the small pond I put in last year. I have knocked down walls and added a master bathroom. These are things I couldn't do as a renter.

One of the things I like about my home is sitting on the front porch waving to my neighbors or chatting with the ones that have a minute to talk. I like the times when family and friends are over and the porch overflows into the front yard with people. And sometimes there may be food cooking on the grill.

I like getting up early on spring and summer mornings and working in the yard planting flowers or just sitting quietly on the porch. I like having Sunday dinners and having people know they can drop by anytime, even though I did not send out invitations. I like the fact that my home is the meeting place for many occasions.

I like being able to share my home with others that may need a place to stay until they can get back on their own. Home ownership changed my life by making me more concerned about my neighbors and neighborhood, the streets and the taxes, and things like crime watch.

Home ownership has changed my life by letting me build family traditions—like exchanging gifts at Christmas dinners and Fourth of July picnics with kids playing in the back yard—sharing memories of laughter and sometimes tears.

I have a sense of connection here not only with my family, but also with my neighbors. All the traditions that are being built are in a home that I hope one day to own (outright) and maybe someone in my family will want to carry on these traditions here in this very same home.

Today

“I wanted something I could say was my own. All my dreams have come true.”

— FRAGILIA BAYLOR, INHP HOME OWNER SINCE 2007



The Baylor family was, in a word, cramped. The family of five simply had outgrown its apartment, and the children wanted a yard in which to play safely and freely. They wanted a house; but they didn't know how to turn their dream into a reality—until Fragilia Baylor heard a radio ad about INHP.

Four-year-old Terrilyn heard it too.

“She said ‘Mommy, can we get a house so we can play outdoors?’” Fragilia recalls. A child's simple question became a catalyst for a family's dedication to achieve its dream.

Fragilia and husband Terrick met with an INHP mortgage and credit specialist. They were advised it could take some time, but with patience and dedication, the family could become home owners.



By Fragilia Baylor

HOW HOME OWNERSHIP HAS CHANGED MY LIFE

To thee, O God, I thank You for the blessings You have given me. I thank You for this day and every day. I thank You for allowing those who came into my life, blessed my family, and changed my life forever.

“Homeowners...are more satisfied with their lives and are happier.”

— SOCIAL CONSEQUENCES OF HOMEOWNERSHIP, ROBERT DIETZ, OHIO STATE UNIVERSITY, JUNE 2003.

“I thought ‘this is good,’” Fragilia says. After working with INHP for about two years to complete one-on-one mortgage and financial counseling and attending Money Management and Home Buyer Education classes, they were ready for home ownership. The Bayers were supported through INHP’s Living the Dream* program, and the family moved into its new-construction home on a snowy December day—just in time to celebrate the holidays.

*Living the Dream is an outlet for donors to offset INHP’s costs for families to participate in the full range of INHP programs. A \$5,000 contribution to Living the Dream (the approximate cost incurred by INHP for one family to complete one-on-one counseling, education, and all other services) in turn offers the donor an opportunity to enjoy a Living the Dream Project Day, which includes interacting with a representative family that has achieved the dream of home ownership. The project day is completely customized for the donor and is designed for donors to experience the INHP mission in motion.

This is the prayer I pray daily. I am so thankful for the gift that has been given to me. How has home ownership changed my life? Home ownership has changed my life in so many ways. However, I will focus on three key elements: financially, spiritually, and emotionally.

First, home ownership has changed my life financially. Prior to owning a home, I was in debt, struggling to try to make ends meet. From the (INHP) classes I attended to own my home, it not only taught me how to better manage my money, but taught me the strategies to do so. At this time, I am able to pay my bills on time and save money for both my retirement and my children’s future.

Secondly, home ownership has changed my life spiritually. I was raised in the church. My parents are very devoted to their faith and their walk with God. During my time of struggle, I was not as active and “faithful” as I was taught to be. During this time, I thought I would never be able to own a home. Every door was being closed on me, and it seemed as though everyone around me was doing well—except me. I became distraught. However, as I reflect back, God never left me. In fact, He was with me all along. He allowed struggles to enter my life so that I would appreciate the blessings that were about to happen to me.

I was introduced to a friend who referred me to the INHP program, and from then on, the blessings began to occur. My faith has been renewed, because I realized that instead of being down for myself, God will always pick me back up. He never left me. That is why I am constantly thanking Him for the things He has blessed me with—especially my home; because it wasn’t until I owned this home that I realized how thankful I should be.

Finally, home ownership has changed my life emotionally. Anyone can relate that when times are bad things happen. Your family life crumbles. You become a self-pity party. Being granted the gift to own a home instantly changed my life. It strengthened my marriage. It allowed my husband and I to see where we came from and how we got to where we are together. It strengthened my relationship with my children. I am more patient now, because I am not frustrated with myself or with the world. Lastly, emotionally, I am more secure in myself. For a point in time, I thought I just could not do anything right. However, owning a home restored confidence in myself. If you do not have confidence and pride in yourself, nothing else matters.

I am most grateful to have been given the opportunity to participate in the INHP program. It has given me so much. Owning a home has given me the tools to be financially stable, has restored my faith, and has changed my connection with my family and myself.

Broderick Grays has big plans for the future. He'd like to either play basketball professionally in the NBA or become a lawyer. And he'd like to have a house of his own one day.

Broderick's parents have set the stage for his success as a future home owner. By going through INHP's programs and purchasing a home this past December, they've demonstrated the dedication, responsibility, and rewards of home ownership.

"I was excited about our house," Broderick says. "I've got my own room, and we've got a yard for the kids to play in."

Broderick enjoys his room as a quiet place to write poetry or practice his keyboard. He's studying, and he's preparing for good things to come.

And who knows? In the future, Broderick Grays might well be winning on the court or in court—or both.

"I was excited about our house. I've got my own room, and we've got a yard for the kids to play in."

— BRODERICK GRAYS, 14, SON OF FRAGILIA AND TERRICK BAYLOR

Tomorrow



WHY HOME OWNERSHIP IS IMPORTANT TO ME

Basketball is what I play.
No home of our own we had to stay.
To my mom I went one day.
I asked for a back yard where I could play.
For a room for my own so I could stay.
I told my mom we need to pray.
I knew God would bless us one day.
What a joy it was on that day.
I got my room where I can stay.
And a great big yard where I can play.

—BY BRODERICK GRAYS



“Children of home owners are likely to perform higher on academic achievement tests and are more likely to finish high school. Furthermore, children of home-owners have fewer behavioral problems in school and are less likely to become pregnant as teenagers...”

—SOCIAL CONSEQUENCES OF HOMEOWNERSHIP, ROBERT DIETZ, OHIO STATE UNIVERSITY, JUNE 2003.

Tristen Castaneda likes the things most 10-year-old girls enjoy: playing with friends or her dog, jumping rope outside, Girl Scouts, and softball. She likes the neighborhood in which she lives—with grandparents, aunts, and uncles nearby. She likes the great magnolia tree that shades her front yard.

And she likes the house she has lived in almost her entire life—the house her parents bought 10 years ago, after completing INHP programs.

“The living room is my favorite room in our house,” Tristen says, “because that is where my family is, and that is where my family plays and talks.

“I feel comfortable in my house, and I like to play outside.”

Says Tristen’s mother, Melinda: “This has been a good house. It needs a lot of updates, but it’s our home, and it’s good.”

Tristen, who hopes to become either an artist or a scientist, has an idea of what kind of house she’d like to own when she grows up:

“It will have a big, wooden porch, sliding doors to the back yard, security lights on motion sensors, flowers by the porch, windows that are just the right size, a flat screen TV, a little glass coffee table, a cool designer couch, a computer room, and a doorbell,” she notes. “And my room would have a normal bed—but with a very soft mattress. And I’d have a rocking chair there to sit in.”



“I feel comfortable in my house, and I like to play outside.”

—TRISTEN CASTANEDA, 10

“INHP helped start my life. They helped unite a family. It’s amazing what a home can do for you when you’re on the right path.”

—ANGELA MCGINNIS, INHP HOME OWNER SINCE 2003

It’s been five years since Angela McGinnis won an INHP essay contest.

In her essay, Angela eloquently explained that for her and her adult son, Tim, home ownership would mean the two could finally live under the same roof. More important, it meant that she could care for Tim, who is severely physically and mentally disabled, and provide him with as normal a life as possible.

It’s been five years since Angela, who had always rented, closed on her first house, after completing INHP programs—and brought her son home from the institution in which he had been living.

“INHP helped start my life. They helped unite a family,” she says.

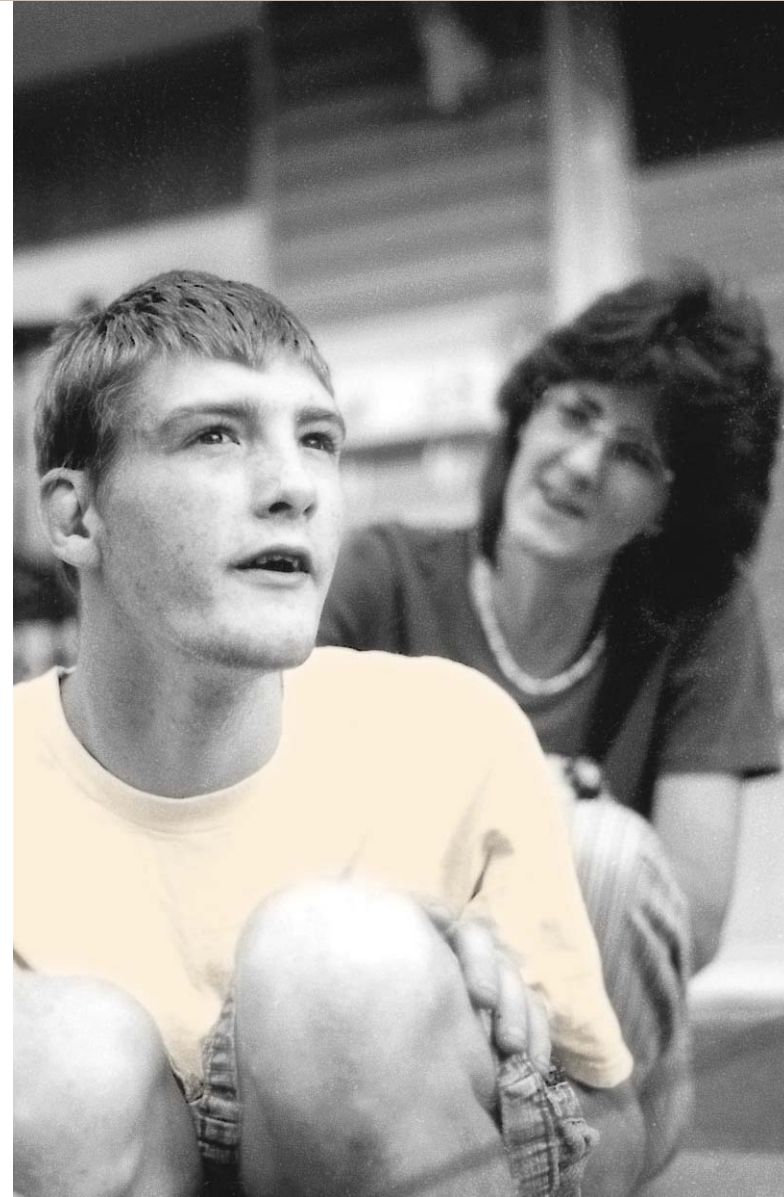
“This is the biggest security I could ever have hoped for Tim. He cuts the grass, and he loves to visit the neighbors. There isn’t a store keeper

in the neighborhood who doesn’t know Tim.”

Since becoming a home owner, Angela has been able to focus on Tim. She’s started her own business, volunteers with Special Olympics, speaks about and is an advocate for those who live with disabilities, and is active with legislation surrounding disabilities issues.

“It’s amazing what a home can do for you when you’re on the right path,” Angela says. “That path takes dedication, patience, and dedication again to get through the hard times.

“My dream was to bring my son home.”



By Angela McGinnis, from 2003 INHP essay contest

JUST A DREAM AWAY



“Political activity, like voting, as well as participation in civic organizations is higher among homeowners than renters....”

—SOCIAL CONSEQUENCES OF HOMEOWNERSHIP, ROBERT DIETZ, OHIO STATE UNIVERSITY, JUNE 2003.

What does the dream of a home mean to Tim and me? The answer is not a simple one, yet a foundation that hopefully will set up a future for a young man who is not able to care for himself. You see, my son Timothy, is severely and mentally disabled.

My son suffers from cerebral palsy, seizures, and a cyst on the temporal lobe, leaving him legally blind. Timothy's age abilities vary from time to time depending on the activity. His mental age ranges from 3-8 years old, yet his body is that of an 18-year-old young man. For the last 10 years, I have sought treatment for my son through a development center which specializes in behavioral care, instruction in self-care, and socialization. During Tim's younger years, there was not much assistance in services in the home. Most of the time everyone assisting with his care was challenged trying to care, educate, and create a safe environment for Tim. This situation eventually led to the institutionalizing of my son. Heartbroken over this fact, I visited my son several times a month taking him home on weekends. During the 80-mile drive to Silvercrest, I had lots of time to ponder what would happen to Tim if we could not control his behavior. I cried and prayed during these trips and sometimes would ask God why this had to happen to me? Which way should I turn?

Over the last eight years, I have given up everything to give my son the best constant care in every aspect of his life. Working closely with the group home, school, department of education, and Riley Children's Hospital, I continue to search for the answers. In between working part time and continual

care for Tim, I would attend IUPUI classes and currently hold a 3.8 GPA. My goal is to secure a better future for both me and my son by preparing to work in legislation for children and adults with disabilities. I have little time to visit or socialize with my two best friends who support me fully. Caring for Tim is not a burdensome job, yet it is a very painful experience to watch someone you love so deeply remain so handicapped. Even in the gray and rainy days of life, when I look at Tim, a golden haired boy who glows with innocence and love when he responds to my care, I know that he needs the best I can afford to give him. Times have been tough, yet we survive and we get stronger for the next time. Often Tim asks me, "When I coming home?" Obtaining a home will ensure part of the long-range plans for Tim.

I would like to buy a home so my son can leave a facility and to insure a place for him in the event something should happen to me. Even though I am only 36, I have had a lot of personal medical problems. Having Tim home where he can best be cared for and near his grandparents who could occasionally assist with his care would be wonderful. My son has been an inspiration to me and has given me a reason to do my best. I live in a one-bedroom apartment with very little room for me, much less for a handicapped child. Recently, I decided to go through the services of INHP in order to buy a home with my limited income. Just maybe in the near future when Tim asks, "When I coming home," I can answer our dream is on the way. Our own place will be a gift to him every day he wakes up in his own home. I hope this letter will help us with an otherwise unattainable dream.

FISCAL YEAR 2008 INHP BOARD OF DIRECTORS

BRUCE BRYANT
PRESIDENT & CREATIVE DIRECTOR
PROMOTUS ADVERTISING

DAVID CHAMP
VICE PRESIDENT
STATE FARM INSURANCE

TYRONE CHANDLER

BERNICE A. N. CORLEY
ATTORNEY

ANDY FRAIZER
DIRECTOR OF COMMUNITY
DEVELOPMENT
MAYOR'S OFFICE

JOHN GALLINA
VICE PRESIDENT OF FINANCE
WELLPOINT, INC.

JAY GESHAY
SENIOR VICE PRESIDENT, COMMUNITY
PLANNING & STRATEGIC INITIATIVES
UNITED WAY OF CENTRAL INDIANA

JERRY KOORS
VICE PRESIDENT/IN & W. KY SALES
MANAGER
NATIONAL CITY MORTGAGE

DAVID KOSENE
PRESIDENT
KOSENE & KOSENE DEVELOPMENT &
MANAGEMENT COMPANY, INC.

AMY KOTZBAUER
PRESIDENT
NEAR NORTH DEVELOPMENT
CORPORATION

CAREY LYKINS
PRESIDENT & CEO
CITIZENS ENERGY GROUP

MERRILL MATLOCK
SENIOR VICE PRESIDENT
M&I BANK

BILL MCCARTHY
PRESIDENT & CEO, CENTRAL INDIANA REGION
PEPPER CONSTRUCTION COMPANY OF INDIANA,
LLC

MIKE NEWBOLD
REGIONAL PRESIDENT
HUNTINGTON BANK

LARRY PRIBLE
COUNSEL
BAKER & DANIELS

WILL PRITCHARD
SENIOR PROGRAM OFFICER
LOCAL INITIATIVES SUPPORT CORPORATION
(LISC)

RANDY REICHMANN
PRESIDENT, INDIANAPOLIS REGION
OLD NATIONAL BANK

REBECCA RICHARDSON
PARTNER
BAKER & DANIELS

AL SMITH
PRESIDENT, CENTRAL INDIANA
JPMORGAN CHASE & CO.

SUE SOLMOS
BROKER
SYCAMORE GROUP REALTORS
STEPHEN J. SULLIVAN
CHIEF EXECUTIVE OFFICER
METROPOLITAN INDIANAPOLIS BOARD OF
REALTORS (MIBOR)

SCOTT THIEMS
EXECUTIVE VICE PRESIDENT
REGIONS BANK

ROBERT V. WELCH, JR.
EXECUTIVE VICE PRESIDENT, CORPORATE
FINANCE
CITY SECURITIES CORPORATION

KIMBERLY WIZE
SENIOR ADVISOR TO DEPUTY ASSISTANT
SECRETARY
U.S. DEPARTMENT OF HOUSING & URBAN
DEVELOPMENT (HUD)

MOIRA CARLSTEDT
PRESIDENT
INDIANAPOLIS NEIGHBORHOOD HOUSING
PARTNERSHIP (INHP)

ADVISORY MEMBERS

DERRICK BURKS, ERNST & YOUNG LLP
RAMON EULACIO, INDIANAPOLIS POWER
& LIGHT CO.
KEITH HARDING, RYAN CONSULTING
MARGARET HARTER, NATIONAL
BANK OF INDIANAPOLIS
DANIEL HODGKINS, COMMUNITY HEALTH
NETWORK
GREG REILEY, FIRST INTERNET BANK
OF INDIANA
DENNIS SOUTHERLAND, CRIPE ENGINEERING
& ARCHITECTS
GEORGE TIKIJIAN III, TIKIJIAN ASSOCIATES

“INHP gave me the
tools and told me
what I needed to
do...and then it was
up to me.”

— LORI DWYER, HOME OWNER



INHP invites you to join us in making a difference
in the lives of working families in Indianapolis.
Please call INHP at 317.610.HOME (610.4663)
or visit us at www.inhp.org to learn about
opportunities to donate and support our mission.
Thank you.

Board

2008

FISCAL YEAR 2008 GRANTS AND CONTRIBUTIONS



MORE THAN \$2,000,000

LILLY ENDOWMENT INC.

\$100,000 to \$1,999,999

CITY OF INDIANAPOLIS
U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

\$50,000 to \$99,999

HOUSING PARTNERSHIP NETWORK
JP MORGAN CHASE BANK
M&I BANK
M&I FOUNDATION
WILLIAM RANDOLPH HEARST
FOUNDATIONS

\$25,000 to \$49,999

EFROYMSON FAMILY FUND, A CICF
FUND
INDIANAPOLIS FOUNDATION, A CICF
AFFILIATE
IRWIN UNION BANK & TRUST
PROMOTUS ADVERTISING
STATE FARM INSURANCE COMPANIES

\$10,000 to \$24,999

MAKING CONNECTIONS
INDIANAPOLIS/ANNIE E. CASEY
FOUNDATION FUND, A CICF FUND
CITIZENS ENERGY GROUP
CHARTER ONE BANK
FIFTH THIRD BANK
FIRST INTERNET BANK OF INDIANA
HOOVER FAMILY FOUNDATION
HUNTINGTON BANK
INDIANAPOLIS POWER & LIGHT COMPANY
KEYBANK
METROPOLITAN INDIANAPOLIS BOARD
OF REALTORS
NATIONAL BANK OF INDIANAPOLIS
NATIONAL CITY BANK OF INDIANA
OLD NATIONAL BANK

\$5,000 to \$9,999

ANONYMOUS
CITIMARK MANAGEMENT CO., INC.
FLAGSTAR BANK
GLOBAL KNOWLEDGE
HARDING POORMAN GROUP, INC.
PEPPER CONSTRUCTION COMPANY OF
INDIANA
REGIONS
THE STERLYN GROUP

\$1,000 to \$4,999

BAKER & DANIELS LLP
BARNES & THORNBURG LLP
BARTH ELECTRIC CO. INC.
BOSE McKINNEY & EVANS LLP
BKD, LLP
MS. MOIRA CARLSTEDT
FEDERAL HOME LOAN BANK OF
INDIANAPOLIS
GAYLOR INC.
HALSTEAD ARCHITECTS
JOE AND EMILY HUNTZINGER
ICE MILLER
IKON OFFICE SOLUTIONS
INDIANA FARM BUREAU INSURANCE
JOE GIACOLETTI APPRAISALS
LOCAL INITIATIVES SUPPORT
CORPORATION
MR. MERRILL MATLOCK
MINDSHARP
MRS. PAM MONSON
NATIONWIDE INSURANCE COMPANY
NETWORK NOW!
P/R MORTGAGE & INVESTMENT CORP.
MR. LARRY R. PRIBLE
MR. N. CLAY ROBBINS
SHEEHAN CONSTRUCTION CO., INC.
MRS. SUE SPRINGIRTH
TABBERT HAHN EARNEST & WEDDLE
LLP
MS. RUTH WOODEN
MR. GENE ZINK

\$1 to \$999

AIRTRON HEATING AND AIR
CONDITIONING
ALC/MARLOW PREMIER-
ALC/MARLOW
MR. MICHAEL J. ALLEY
MS. CATHY ALSMAN
AMERICAN CONSTRUCTION
AMERICAN FAMILY INSURANCE
MS. BARBARA J. ARMBRUSTER
MR. PHIL ARMBRUSTER
MS. JERRI BAIN
MR. JOHN F. BARINA
MR. KENDAL BENNETT
MS. JACQUELINE D. BERRY
MS. MARVA L. BERRY
MR. DAVID G. BERTOLET
MS. APRIL BILLS
MS. SUSAN BLOCKHUIS
MS. TRACI BOWMAN

MS. BILLIE J. BREAUX
MS. GLORIA BURDETTE
MS. MARGARET BURLINGAME
CABLEMASTER INC.
MS. JAN CAMPBELL
MR. JOHN CARLSTEDT
MR. MATT CARLSTEDT
MS. SHIRLEY CANNON
MR. DAVID CHAMP
MR. TYRONE CHANDLER
CICOA AGING & IN-HOME
SOLUTIONS
CITY SECURITIES CORPORATION
CLARIAN HEALTH PARTNERS
MR. MARK CLAUSMAN
COBURN PLACE SAFE HAVEN
MS. ARICA COLEMAN
COMMUNITY DEVELOPMENT LAW
CENTER
MR. ROSS COOLEY
MS. SUZANNE COOLEY
MS. BERNICE A. CORLEY
MS. BEATRICE COURTNEY
MS. LOUISE COX
C.P. MORGAN CO. INC
MR. BRUCE CURRY
MR. DON DAWSON
MR. FRANCISCO DEANDA
MR. DON DENSBN
MR. MICHAEL DUNCAN
MS. NORMA DUNCAN
MR. JOHN EFFINGER
MS. TAMARA ELLIS
ENVIROMOD CONSTRUCTION
DBA/ADAM CONSTRUCTION
COMPANY
ERIE INSURANCE
FALL CREEK PARKWAY CHURCH OF
CHRIST
FAMILY DEVELOPMENT SERVICES
FAULKENBERG PRINTING CO., INC.
FAY BICCARD GLICK NEIGHBORHOOD
CENTER
MS. MARY FERREE
FIDELITY CHARITABLE GIFT FUND
MR. DAVID FORSELL
MR. ANTHONY G. FRAIZER
MR. JOHN GALLINA
MS. PATRICIA GAMBLE-MOORE
MS. KELLY GANGL
MS. MARY GARRETT
MR. TRENT GARRETT
GAUTHIER & KIMMERLING LLC

MR. JAY GESHAY
GIRL SCOUTS OF CENTRAL INDIANA
MR. JOSEPH W. GLASER
MS. KATRINA GREEN
GREGORY HOME INSPECTIONS, INC.
GOODWILL INDUSTRIES OF CENTRAL
INDIANA, INC.
MS. MARITA GORDON
MR. TED GROSSNICKLE
MR. JUSTIN GUIDI
HABITAT FOR HUMANITY
MR. PAUL N. HAGAN
MR. JOHN HALLIBURTON
MS. LISA HAROLD
MS. LISA HARRIS
MS. MARGARET HAZLETT
HEALTH & HOSPITAL CORPORATION OF
MARION COUNTY
MS. SANDRA HIBSHMAN
MS. MORGAN HOOVER
MS. SHERRY L. HOPKINS
MR. KEN HOWSER
MS. KELLY HUBBARD
MS. BRIDGETT HUDSON
MS. LAWAYNE HUNTER
MR. DONALD HUNTZINGER
INDIANA ASSOCIATION FOR
COMMUNITY ECONOMIC
DEVELOPMENT
INDIANA HOUSING AND COMMUNITY
DEVELOPMENT AUTHORITY
INDIANA STATE MUSEUM
INDIANA YOUTH INSTITUTE
INDIANAPOLIS BOND BANK
INDIANAPOLIS DOWNTOWN, INC.
INDIANAPOLIS HOUSING AGENCY
INDIANAPOLIS PUBLIC SCHOOLS
INDIANAPOLIS PUBLIC TRANSPORTATION
CORPORATION
INTERFAITH HOSPITALITY NETWORK
MS. HARRIET M. IVEY
IVY TECH COMMUNITY COLLEGE
JAMES T. KIENTLE & ASSOCIATES, INC.
MS. ESSIE JOHNSON
JOHNSON, GROSSNICKLE AND
ASSOCIATES, INC.
MS. KARLA JONES
KEVIN AND SHARYN JONES
KEEP INDIANAPOLIS BEAUTIFUL
KINCAID REALTORS, LLC
KLINE PROPERTIES
MR. JERRY KOORS
MR. TRAVIS KOORS

MR. DAVID KOSENE
KOSENE & KOSENE DEVELOPMENT
CO., INC
MS. AMY KOTZBAUER
MR. BEN LAGOW
MRS. CHRIS LAKER
MR. DOUG LAKER
MS. SANDRA J. LASLEY
MR. V. SAMUEL LAURIN
MS. ROBIN LAWRENCE
MS. KATHLEEN LEE
MS. LINDA LEGG
LIFESTYLE REALTY GROUP
MS. SHERRY LOLLER
MR. DARRELL LORENZEN
LOVE AT WORK
JOSÉ AND GERTRUDE LUSENDE
LUTHERAN CHILD & FAMILY SERVICES
MR. CAREY LYKINS
LYNCH & SONS
MS. PEGGY M. MACLIN
MS. LAUREN MAHAN
MS. SHAY MAYS
MR. WILLIAM MCCARTHY
MOMENTIVE CONSUMER CREDIT
COUNSELING SERVICE
MR. WILLIAM D. MOREAU, JR.
MORRIS PRINTING CO.
MR. MARK MURPHY
MS. BRITTNEY MURRELL
MS. MICHELLE NEW
MR. MICHAEL W. NEWBOLD
NOBLE OF INDIANA
OLYMPUS AMERICA INC.
STATE REPRESENTATIVE DAVID
ORENTLICHER
MS. PALAK PANDYA
MS. SANDY PARKER
PARMELEE CONSULTING GROUP, INC.
MR. CHRIS PASTOR
MR. AND MRS. GREG PASTOR
MS. CANDICE J. PAULUS
MR. GREGORY PEMBERTON
MS. JENNY PHILLIPS
MS. LORI A. PHILLIPS
MS. CHERIE POLOGRUTO
MR. THOMAS PRITCHARD
MR. JEFFREY J. QUALKINBUSH
RADIO ONE
RACHEL BLESSING BOOKS
MR. CHRIS RAGLAND
MR. TYLER RAGLAND
MR. RANDY REICHMANN

MS. REBECCA A. RICHARDSON
MS. JANAI S. ROBERTS
MS. ERIN ROBERTSON
MS. AFRICA ROBEY-STARKS
MS. ROSANNE RUNAU
MR. MARK SANDS
MR. ROBERT J. SCANNELL
MS. COURTNEY SCOTT
MS. DEBRA K. SCOTT
TODD AND LINDA SEARS
SECURE AIR, INC.
MS. CAROL SEIMETZ
MR. WILLIAM SHAW
AL & MARIBETH SMITH
MS. SUE SOLMOS
MS. COURTNEY SPRINGIRTH
MR. GREG SPRINGIRTH
STEPHEN AND SANTINA SULLIVAN
MR. BRIAN TEETERS
SCOTT AND SHARON THIEMS
MR. GARRY THOMAS
MR. SCOTT THOMAS
T.L. CARE CORPORATION
UNITED NORTHEAST COMMUNITY
DEVELOPMENT CORPORATION
UNITED WATER
UNITED WAY OF CENTRAL INDIANA
VEOLIA WATER
MS. CHERRI WALKER
WARREN TOWNSHIP SCHOOL BOARD
WAYNE TOWNSHIP OF MARION
COUNTY
MR. MARK S. WEINHEIMER
MR. ROBERT V. WELCH, JR.
WELLPOINT, INC.
MR. JIM WENTZEL
WESTSIDE COMMUNITY DEVELOPMENT
CORPORATION
MS. JESSICA WIGH
MS. AMY WISER
MS. KIMBERLY WIZE
MS. DEBRA WOLFARTH
MS. SHAWN WOODEN
MS. CANDACE WOOTON
MR. EDWARD J. WOOTON
MS. DEB WRIGHT
MR. H. ALLEN WRIGHT
MR. JOHN WYNNE
MS. LASHONDA YOUNG
MR. RAUL ZAVALETA

2008 SUMMARY FINANCIAL STATEMENTS

Consolidated financial statements April 1, 2007-March 31, 2008 Fiscal Year

ASSETS

Cash and Investments	\$2,751,016
Contributions Receivable	\$5,461,500
Loans Receivable, net	\$10,374,290
Assets for which use is restricted or designated	\$12,437,687
Retained Interest in Trust, net	\$499,289
Property and Equipment, net	\$1,060,592
Real Estate Owned	\$293,688
Other	\$262,329
Total Assets	\$33,140,391

LIABILITIES AND NET ASSETS

Accounts Payable and Accrued Expenses	\$1,016,461
Notes Payable	\$6,220,228
Net Assets	\$25,903,702
Total Liabilities and Net Assets	\$33,140,391

REVENUE AND SUPPORT

Contributions	\$6,028,164
Government Grants-Federal	\$286,980
Interest Income	\$1,505,610
Other	\$225,555
Total Revenue and Support	\$8,046,309

EXPENSES

Program Costs	\$6,357,155
Support Services	\$1,388,298
Total Expenses	\$7,745,453

CHANGE IN NET ASSETS

Unrestricted	\$(500,230)
Temporarily Restricted Net Assets	\$801,086
Total Change in Net Assets	\$300,856



■ 18% Support Services

■ 82% Program Costs

Information derived from the Audited
Financial Statements as of March 31, 2008
and for the year then ended.

Celebrating

MORTGAGE AND CREDIT COUNSELING

INHP works with families, one-on-one, up to 30 months to resolve credit barriers and qualify for a mortgage. INHP mortgage and credit counselors guide and educate families to manage their money, repay collection balances, increase their credit scores, dispute derogatory credit information, reduce debt, and save for down payment and home ownership.

EDUCATION

Money Management and Home Buyer Education classes help families prepare for home ownership and successfully navigate the home buying process. Classes cover everything from budgeting to understanding credit to home inspections, mortgage rates, tax implications, and the importance of proper insurance.

In addition to INHP's regularly offered classes, a specially-designed program is available to employers. INHP brings the education program to the employer's business, and classes are completely customizable.

*During Fiscal Year 2008,
nearly \$21 million of INHP
and community resources were
invested in mortgage financing
for working families.*

20 years

INHP PROGRAMS—TODAY AND TOMORROW



SINGLE-FAMILY LENDING

Single-Family Lending enables qualified families to access a mortgage through a referral to a local financial institution or through the INHP direct lending program. INHP personal coaches help families find the right mortgage to suit their financial situation. When a family is ready to apply for a mortgage, a mortgage loan officer helps them find mortgage programs for which they may qualify based on their individual financial situation.

ASSET PRESERVATION

INHP provides continued support to help families sustain long-term, successful home ownership. INHP's Post Purchase Counseling Program offers support to borrowers facing delinquency. INHP counselors are available should families need assistance with financial management and budgeting skills, and handling emergencies and financial hardships. INHP is an Indiana Foreclosure Prevention Network and U.S. Department of Housing and Urban Development certified counseling agency.

MULTI-FAMILY FINANCE

INHP facilitates the delivery of financing products that promote the maximum leveraging of multiple layers of project funding. The INHP Interest Rate Buydown Program (IRB) stimulates affordable rental housing opportunities in Marion County by providing financial assistance to CDCs, non-profit developers, or other entities engaged in affordable rental housing development.

RESEARCH

INHP engages in national, state, and local research projects that support appropriate and effective responses to challenges and opportunities relating to affordable housing and healthy neighborhoods.

STRATEGIC PLAN

While maintaining its core programs, mission, and focus on the issue of safe, decent, affordable housing, INHP continues to explore new and expanded programs and opportunities, such as the planned Comprehensive Economic Security program. To facilitate and further define and develop strategic tactics and goals, INHP engaged the Indiana University Center for Urban Policy and the Environment to draft a Strategic Plan for FY2010-2012.

FISCAL YEAR 2009

Two major activities are planned for launch during INHP's 2009 fiscal year. A first-class Education Center is slated to open at Glendale Town Center. The Center will enable INHP classes to be taught at a central location, strategically positioned near a bus line and other businesses. Classes will continue to be taught at other locations and at employer sites. In addition, plans are in process for a new Comprehensive Economic Security program. The new program will introduce INHP families to the concept of asset development and preservation — wealth-building as they grow and look to their future and their children's futures.

COMMUNITY DEVELOPMENT

INHP supports the community development industry in general and 12 community development corporations (CDCs) in specific.* INHP is pleased to partner with the CDCs, who use their capacity to develop housing, engage in commercial economic development that enhances housing, and engage in collaborations that expand housing opportunities.

*Indianapolis Community Development Corporations (CDCs) help restore neighborhoods by combining housing units and economic development in partnership with an array of other neighborhood social support and community building efforts. CDCs are reinvesting resources into local neighborhoods, playing a vital role in helping Indianapolis build a better city.

LAST YEAR, INHP SUPPORTED 12 NEIGHBORHOOD-BASED CDCs:

BOS Development Corporation
Concord Community Development Corporation
King Park Area Development Corporation
Mapleton Fall Creek Development Corporation
Martindale Brightwood Community Development Corporation
Near North Development Corporation
Riley Area Development Corporation
South East Neighborhood Development Inc.
United North East Development Corporation
United North West Area Development Corporation
West Indianapolis Development Corporation
Westside Community Development Corporation