



CELEBRATING *25* YEARS
of helping families become and remain homeowners.



*"We wanted to own a home because our family was growing.
We also wanted to be part of an area that was diverse and closer to work."*

Swender Family, Homeowners since 2012

LETTER FROM INHP PRESIDENT AND BOARD CHAIRMAN

As the Indianapolis Neighborhood Housing Partnership (INHP) celebrates 25 years, it is easy to think about all of the numbers that add up to the story of our success—the number of closed loans, education graduates and families seeking access to and completing our homeownership preparation program. While these metrics are significant and represent organizational and operational effectiveness, the numbers are simply a proxy for our long term impact in the lives of families and neighborhoods. We are grateful to receive countless expressions of gratitude from “our” families which reflect our true impact. Though varied in their articulation, it is best summarized as, “thank you.” For some, it is for the physical. *“I finally have a backyard for my kids, a roof over my head that is mine or simply space to raise a family.”* While for others, it’s the support and assistance they received—*“We learned so much, thank you for the guidance, and we couldn’t have done it without you.”* INHP is honored and thankful to have been an active participant in supporting thousands of families in their homeownership journey by providing them access to valuable

homeownership education, mortgage and credit advising and lending services.

Since 1988, over \$300 million of INHP and community resources were invested in mortgages and loans to help thousands of low- and moderate- income families’ purchase, improve or repair their home. Last year alone, more than \$22 million in mortgage loans were made possible through INHP.

As we prepared for this monumental milestone, it was only natural that we conducted a comprehensive review and analysis of INHP, which began with the 1988 Mayoral Task Force report given to Mayor Hudnut and the original mission of the organization. We engaged in a strategic planning process which analyzed long-term trending data, the current and anticipated environment of community and neighborhood development and the economy, with particular emphasis on the mortgage and capital markets. Through this process, we reaffirmed that our mission today is still as relevant as when it was first established. We are thankful for the depth, substance and continued growth of our partnerships and

collaborations that brought together a diverse array of dedicated community, civic, philanthropic, government and business groups to help INHP develop our Strategic Plan which we will begin to execute in 2013.

INHP derives our strength and inspiration from the residents and neighborhoods we serve. Each successful new homeowner and existing long-term resident continues to strengthen the foundation of our neighborhoods and the thriving communities in which we all choose to live, work and play.

Since 1988 INHP has been a trusted housing resource, guide and advocate for families and neighborhoods. We humbly welcome the opportunity to continue to serve “our” community for the next 25 years and beyond.



Moira Carlstedt
President, INHP



Al Smith
Chair, INHP Board of Directors

The mission of the Indianapolis Neighborhood Housing Partnership is to increase affordable and sustainable housing opportunities for individuals and families and serve as a catalyst for the development and revitalization of neighborhoods.



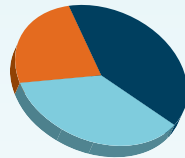
*"Spending time together in our home as a family was our goal.
It means everything to have a place to call ours."*

Clements Family, Homeowners since 2002

2012 DIRECT LENDING DEMOGRAPHICS

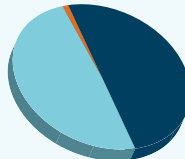
INCOME

40%	Less than 50% AMI*
36%	51-80% AMI*
24%	81-120% AMI*



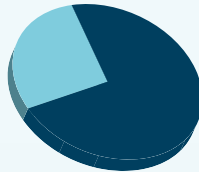
RACE

50%	AFRICAN AMERICAN
49%	CAUCASIAN
1%	HISPANIC



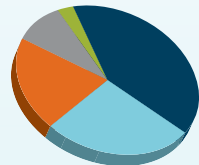
GENDER

72%	FEMALE
28%	MALE



HOUSEHOLD SIZE

40%	ONE PERSON
27%	TWO PEOPLE
20%	THREE PEOPLE
10%	FOUR PEOPLE
3%	FIVE+ PEOPLE



2012 IN REVIEW

- More than \$22 million of INHP and community resources invested in mortgage financing
- INHP closed 376 mortgages or grants for home purchase, improvement or repair
 - 215 families closed a mortgage to purchase a home with an average value of over \$88,000
 - 150 families closed on a second mortgage to make improvements, repairs or energy efficiency upgrades
 - 11 families received Accessibility Grants to improve the functionality of their home
- Over 3000 individuals graduated from an education class
- More than 130 families completed the homeownership preparation program and spent an average of 13 months in the program
- Nearly \$190,000 in collections were repaid
- Average family saved \$4200 for down payment and closing costs
- Average family's credit score increased more than 50 points (average beginning score of 576 and average ending score of 630)

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



"Our daughter was starting school and we wanted to find a home where she could ride the bus and a place to have friends two houses down. To us that was really important. We would not be in the situation we are without INHP."

Taylor Family, Homeowners since 2012

INHP offers programs and services to assist both homebuyers and homeowners as they plan and continue on their path to long-term successful homeownership.

HOMEBUYER RESOURCES

- Homeownership preparation program
- Home mortgage advising
- INHP and lender partner loan programs
- Financial and homeownership education

HOMEOWNER RESOURCES

- Home improvement, repair and accessibility loans
- Home energy efficiency loans
- Homeowner education
- Financial planning

COMMUNITY RESOURCES

- Financial and program support for neighborhood-based Community Development Corporations (CDCs)
- Partnerships with local organizations such as United Way, the Local Initiatives Support Corporation, Habitat for Humanity, Indianapolis Housing Trust Fund, Exodus Refugee Program, Rebuilding Together and the Indianapolis Coalition for Neighborhood Development.



*“As a single parent, homeownership was a goal I strived to accomplish.
I own my home, and I don’t need permission to paint.”*

Stewart Family, Homeowners since 2012



"Our house is comfortable again. INHP provided the professionals and the financing to get the job done. In the end, we saved time and money."

Cruz Family, Homeowners since 2005

SUMMARY FINANCIAL STATEMENTS

ASSETS

Current Assets

Cash & investments	\$1,979,570
Contributions receivable	\$316,000
Loans receivable, net	\$598,535
Assets for which use is restricted or designated	\$21,541,737

Noncurrent Assets

Loans receivable, net	\$9,269,305
Property & equipment, net	\$1,124,266
Real estate owned	\$95,310
Other	\$582,814

TOTAL ASSETS **\$35,507,537**

LIABILITIES

Current Liabilities

Accounts payable & accrued expenses	\$751,543
Deferred grant revenue	\$3,100,681
Notes payable	\$546,935

Noncurrent Liabilities

Notes payable	\$3,307,768
Total liabilities	\$7,706,927
Net Assets	\$27,800,610

TOTAL LIABILITIES & NET ASSETS **\$35,507,537**

REVENUE & SUPPORT

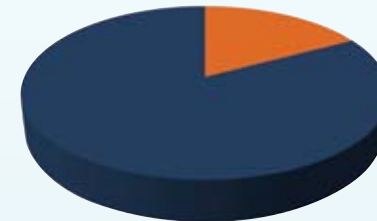
Contributions	\$6,741,252
Government Grants - Federal	\$1,724,491
Interest Income	\$803,352
Other	\$224,016

TOTAL REVENUE & SUPPORT **\$9,493,111**

EXPENSES

Program Costs	\$7,918,535
Support Services	\$1,740,141

TOTAL EXPENSES **\$9,658,676**



18% SUPPORT SERVICES
82% PROGRAM COSTS

DONOR LISTING

More than \$2,000,000

Lilly Endowment Inc.

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

City of Indianapolis
Community Development Financial
Institutions Fund (CDFI)

\$50,000 to \$99,999

Housing Partnership Network
J.P. Morgan Chase Foundation
Nina Mason Pulliam Charitable Trust

\$25,000 to \$49,999

BMO Harris Bank
The Indianapolis Foundation
Neighborworks of America
PNC Bank
State Farm

\$10,000 to \$24,999

Citizens Energy Group
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\$5,000 to \$9,999

Central Indiana Community
Foundation
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First Internet Bank

Foundation for Financial Planning
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Huntington Bank
Ms. Mary K. Lisher
Local Initiatives Support
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Marine Bank
National Bank of Indianapolis
Opportunity Finance Network

\$2,500 to \$4,999

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Faegre Baker Daniels LLP
HD Supply Facilities Maintenance
Health & Hospital Corporation
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 Climb Time Indy
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 Greg Perez Studio
 Harry & Izzy's
 Holiday World & Splashin Safari
 Morgan Hoover
 Indiana Ice
 Indiana Pacers
 Indiana Repertory Theatre
 Indiana State Museum
 Indianapolis Indians
 Indianapolis Museum of Art
 Indianapolis Symphony Orchestra
 Indianapolis Zoo
 Kings Island
 Kokomo Winery at Timber Crest Farms

Kroger Company
 Lucas Oil Raceway
 MacNiven's Restaurant & Bar
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