

Family Housing Advisory Services (FHAS)

Improving quality of life and eliminating poverty through housing stability and financial security

2016 Annual Report



Fair Housing Center of Nebraska & Iowa

The Center investigated **378** cases, negotiated **1,017** housing resolutions, assisted with **70** reasonable accommodations, trained **1,399** individuals, and received **\$313,192** in relief for our clients. The Center also assisted **31** individuals in terminating their leases without an early termination fee, **5** individuals in receiving the return of their security deposit, **40** individuals in retaining their housing voucher, **45** in retaining their housing and avoiding homelessness, **53** in obtaining accessible and/or healthy housing, and **3** in receiving a designated handicap parking stall.

The Center serves our most vulnerable populations, with **80%** being female heads of household, **59%** with household incomes under **\$20,000** per year, and over half (**51%**) having someone in their household with a mental or physical disability or both.

Earned Income Tax Credit (EITC) Coalition

The EITC Coalition filed a total of **5,237** tax returns, lifting many families above the poverty line. Taxpayers claimed **\$3.1M** in Earned Income Credits (EICs), **\$8.3M** in Federal refunds, and **\$1.5M** in State refunds.

Coalition partners included FHAS, Latino Center of the Midlands, Metro Community College, Omaha Habitat for Humanity, EduCare, Douglas County Housing Authority, Creighton University, Educational Opportunity Center, College Possible and Methodist College.

Homeowner Services

105 families built assets through home ownership, using **\$1.3M** in down payment assistance for homes totaling **\$11.8M**. **452** households (**1,452** individuals) received home buyer education, credit reports, and one-on-one counseling. **332** continue to work towards the home-ownership goal. **7** households avoided foreclosure.

Financial Education

FHAS assisted **547** individuals with financial education, budgeting, savings and sustainable assets. **423** completed one-on-one counseling, and credit review and/or repair. We matched **77** individuals to purchase homes, micro-business or post-secondary education. **143** youths received **\$600,738** to match their **\$192,308** in savings to purchase **163** assets consisting of college, housing, transportation and other needs to transition to independent living.

Omaha 100 Incorporated

Processed **144** mortgage loan applications of its total **1,076** portfolio, and created homeownership opportunities for **30** families, with a **\$1.86M** total value. Assisted **13** borrowers to avoid foreclosure through loan modifications.

62% of near-homeless families served were living at or below poverty

Tenant Services

FHAS served **2,175** households consisting of **4,928** individuals, including **712** children. **408** families received rent and utility assistance totaling **\$153,700**, helping them stay in their homes and avoid homelessness, and helping their children to remain in their school without interruption to their education. **360** of these families worked with the longer-term Family Support Program and were able to achieve housing self-sufficiency.

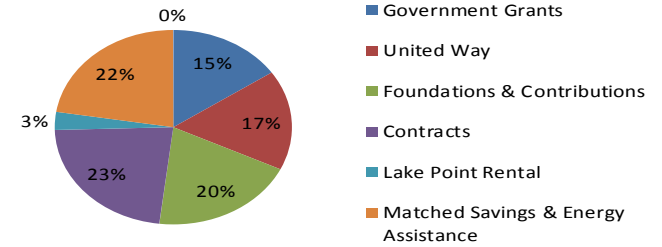
Family Housing Advisory Services is proud to serve our community and has improved the quality of life and eliminated poverty for many.

Report of Housing and Finance:

- Homelessness prevention is becoming increasingly complex due to poor credit, rental history, justice-involved backgrounds, and insufficient income relative to rising housing costs.
- The need for rent and utility assistance has substantially increased. We are addressing the issue with crisis funds coupled with short- and longer-term housing and financial solutions.
- The demand for financial education has increased because more individuals are realizing that credit is tied to, and is serving as a basis for, employment decisions, rental and home mortgage determinations, insurance rates, and other day-to-day life events.
- More people are inquiring about the individual development matched-savings account (IDA) for education because they are realizing education is necessary to increase income, and income is necessary to obtain assets and build wealth.

| Income | |
|-------------------------------------|--------------------|
| Government Grants | \$480,000 |
| United Way | \$514,000 |
| Foundations & Contributions | \$612,350 |
| Contracts | \$701,520 |
| Lake Point Rental | \$92,006 |
| Matched Savings & Client Assistance | \$694,437 |
| Interest and Other | \$1,499 |
| Total Revenue | \$3,095,812 |

FHAS Income - Not Including In-kind (unaudited)



I am forever grateful...

DJ was involved in FHAS' Opportunity Passport Program as he prepared to financially transition from foster care to adulthood and independence. He saved money and received matching funds to purchase his own equipment for his business—while he was still in high school. DJ says, "This program is truly more than just money matching, it is the boost of encouragement, physical financial boost, and most importantly, a foundation of financial education that many of us don't have. [We don't have] a lot of adults in our life to go to for the support or financial management knowledge. [I] never would have thought I would build a business that has opened numerous opportunities that now pay for my car, house, bills and my living. I am forever grateful for the financial support and knowledge. I would love to give back in any possible way I can to help other struggling youth...Opportunity Passport was the one program I would always rely on for financial advisement."