

FAMILY HOUSING ADVISORY SERVICES

# 2017 ANNUAL REPORT



## A Message from the Executive Director & Board

This year, Family Housing Advisory Services (FHAS) celebrates 50 years of improving quality of life and eliminating poverty through housing stability and financial security. And we celebrate our community!

We are grateful for 50 years of keeping people in their homes, strengthening their finances, putting tax money back into their pockets, and helping them build assets and wealth. We are committed to helping our community members reach their goals.

Thank you to all who serve and support our work and our community. You TRULY make a difference!!

**Teresa Hunter**  
Executive Director

**Michael D. Matejka**  
Board President

## OUR 5 PILLARS

 Economic Advancement

 Client Empowerment

 Organizational Excellence

 Innovative Solutions

 Creative Collaboration

## WE BRING HOUSING WITHIN REACH!



# HOUSING ACCESS RETENTION & PREVENTION

## HOMELESS PREVENTION

- 186 near-homeless families prevented homelessness
- 535 retained their housing and 176 found affordable housing

## FAIR HOUSING CENTER OF NEBRASKA AND IOWA

- Investigated 305 cases for a potential fair housing violation
- 113 households retained or obtained suitable housing
- 37 individuals with disabilities obtained a reasonable accommodation to enjoy the full use of their home
- Retrieved \$65,730 in monetary benefits and \$115,174 in value for our clients

# PATHWAYS TO PROSPERITY

## FINANCIAL EDUCATION & OPPORTUNITY PASSPORT

- 125 individuals completed 1,000 hours of financial education
- 74 individuals completed 148 hours of credit training
- 21 individuals completed 52 hours of housing education
- 68 individuals completed 137 hours of vehicle training

## FINANCIAL EDUCATION

- 450 participants completed 152 hours of financial education/coaching (6 hours for adults, 8 hours for youth)
- 147 participants completed 308 hours of asset specific training (youth and adults who qualified for the matched savings program)
- 407 completed one-on-one counseling
- 108 participants saved \$127,234.72
- 210 participants (youth and adults who qualified for the matched savings program) purchased an approved asset
- 289 participants reduced their debt and increased their credit worth

## TAX PAYER ASSISTANCE/SERVICES

- 5,757 volunteer hours serving the low-income community
- Prepared 5,556 tax returns
- \$8,103,911 Total Federal Refunds
- \$1,503,415 Total State Refunds
- \$3,007,838 Total Earned Income Credit
- Saved customers \$1,404,312 in preparation fees
- 101 customers received a free credit report
- 79 customers received the homestead exemption
- 24 enrolled in Financial/Homebuyer Education
- 80 were issued new debit cards
- 9% of customers were self-employed
- 24% of customers were homeowners

## ASSETS THROUGH HOMEOWNERSHIP

- 104 households purchased a home
- \$12,286,024 in home purchase price
- Participants qualified for \$10,356,586 in mortgage loans
- \$1,457,000 in down payment/closing cost assistance to achieve homeownership
- 318 households are working towards purchasing an asset of homeownership
- 14 current homeowners saved their home from foreclosure

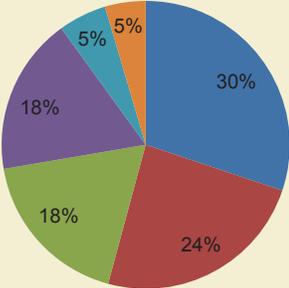


# FINANCIALS

**JANUARY 1, 2017 - DECEMBER 31, 2017**

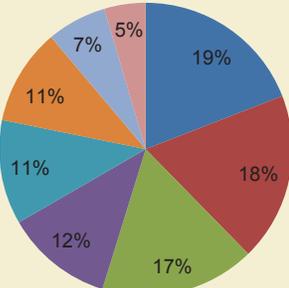
**REVENUE - \$2,869,676**

- 30% Grants & Foundations - Corporate & Non-Corporate
- 24% Contracts Corporate & Related Organizations
- 18% Public support including United Way
- 18% Government Grants and Contracts
- 5% In Kind Goods and Services
- 5% Lake Point Facility



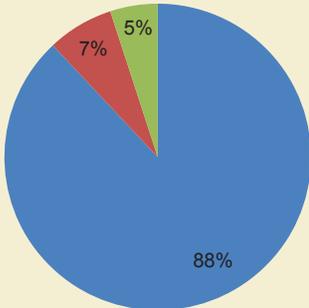
**EXPENSES - \$2,865,141**

- 19% Fair Housing
- 18% Financial Education
- 17% Tenant Services
- 12% Homeowner Finance
- 11% Earned Income Tax Coalition
- 11% Homeownership
- 7% Administration & Fundraising
- 5% Lake Point Facility



**SUMMARY**

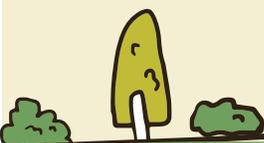
- 88% Program Services
- 7% Administration & Fundraising
- 5% Lake Point Facility



## 2018 BOARD OF DIRECTORS

- Michael Matejka  
President
- Jason Fischer  
Vice President
- Kiara Williams  
Treasurer
- Tim Wurtele  
Secretary

- Ernest White  
Immediate Past President
- Sis. Marilyn Ross
- Jim Reiff
- Sara McCue
- Ryan Ellis
- Damien Foster



# TESTIMONIALS



BUFFY  
BUSH

Buffy Bush was tired of renting and was ready to turn the dream of homeownership to reality. She knew it would be hard work and that she would need to make some changes. Buffy worked with her financial counselor to develop an action plan to clear up some credit issues and to start saving. Buffy cleaned up her credit and enrolled in our match savings program that doubled her \$1,500 in savings so that she had \$3,000.

Our Pre Purchase education class introduced Buffy to nonprofit developers who assisted her with down payment and closing costs. After a lot of hard work and dedication, Buffy got approved for a mortgage loan by non-profit Omaha 100 and purchased her first home. During this process, she learned to save and the importance of good credit. She believes FHAS's programs work together to bridge gaps and help build bright futures for families. Buffy now recommends FHAS to friends and family, and anybody else who will listen...



SHAMPAYNE  
FENTRESS

Shampayne joined FHAS's financial education program to prepare to purchase a home. After completing the required classes and one-on-one counseling, she began repairing her credit. She established a workable budget that created some cash flow. She was eligible, and signed up for, our matched savings program. She opened, and began make monthly deposits into, a savings account.

After reviewing her affordability, Shampayne decided to delay homeownership for another year so that she could increase her income to purchase a home that would accommodate her family. During that time, she would go back to school, and open her own business.

Making education her primary goal, Shampayne enrolled in the required business classes, wrote her business plan, and saved monthly. She enrolled at Capitol School of Esthetics and FHAS matched her savings to help pay her tuition. Today, Shampayne is owner of Shampayne's Beauty Enhancements (SBEaesthetics), an amazing spa environment at the Lake Point Center.

