**Our Mission**

Homes of Hope exists to provide safe, affordable, energy efficient housing for low-income or homeless families and individuals while also providing job training and mentoring for men overcoming drug and alcohol addictions.

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**A LETTER FROM OUR PRESIDENT**

An annual reflection is called for in any end-of-year publication. Reflecting on past and present and future is the norm. But for us at Homes of Hope, the word reflection is more literal. It is a time for us to evaluate whether or not we reflected the love and kindness of God our Father, and His son Jesus Christ.

Our mission is to rebuild communities through developing affordable and energy efficient housing, while also rebuilding the lives of men overcoming addictions through job training and mentoring. Our calling is to make disciples for Christ through our mission.

In doing so, we are to “reflect” the loving nature of our Father. Here’s how I think we did:

**In completing our 478th home we provided the same number of families:**
- The ability to afford their housing and energy, and gave them the opportunity to start building savings for their financial wellness.
- The stability of community and the benefits it offers, such as living beside, and being, good neighbors.
- A loving hand extended, the offer of help beyond housing to include establishing budgets, and banking relationships, and a pursuit of home ownership if desired.

**In seeing our 279th man graduate our Men’s Development Program we provided the same number of men:**
- A spiritual foundation based on a relationship with Christ and sound biblical principles
- The 4 pillars to stand on that foundation: Education, Transportation, Housing, Job marketability
- Financial Wellness training as a roof over the above

Sharing with all our clients that Jesus changed our corporate lives, and our individual lives, and that He desires to change theirs too, if He hasn’t already.

We invite you to look into the mirror of our mission and calling, and judge whether or not you see God’s love looking back at you. It is our hope that you do.

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**DON OGLESBY**

**PRESIDENT/CEO**
On September 3, 2011 I married the sweetest man I had ever met with plans to travel and enjoy one another as husband and wife. We were in our early forties with no plans to have children, but after six weeks as newlyweds we received a call from the Department of Social Services asking us to consider taking custody of my two maternal cousins. At the hands of their biological mother and step father, the girls had endured one of the worst cases of abuse I had ever seen.

With very little time to decide, my husband Sam and I prayed and asked God for guidance and on February 7th we became instant parents to two of the cutest little girls, at that time six and eight years old! We quickly learned that our journey would not be as easy as we had anticipated, but were convinced that stability for the girls would be half our battle. We also realized early on that we were going to need better living accommodations for the girls.

With the help of Homes of Hope we are able to give our girls just that -- a stable home, and most importantly a safe home. Being able to move into our home at Chicora Crest was perfect for us, it’s a beautiful home and affordable.

Now almost two years later, we have two vibrant, outgoing little girls who have found their place in this world and are living life to the fullest. As they continue to grow and meet their goals, Sam and I are working toward our own goals and becoming homeowners is at the top of our list!

Unfortunately we can’t erase our girls’ bad memories, but our plan is to overload them with good memories and hopefully one day there won’t be room for the bad ones. We will forever be grateful to Homes of Hope for helping us fulfill our duties as new parents to these sweet girls who so desperately needed a NEW START!
The creation of affordable housing and the redevelopment of crumbling communities can't happen overnight. It takes strategy and purposed intention. At Homes of Hope we've been developing affordable housing for fifteen years. We've learned a lot along the way, and our strategies have evolved as we've learned what works and what doesn't!

OUR HOUSING PHILOSOPHY IS ENCOMPASSED WITHIN THESE 4 KEY PRINCIPLES:

1) We believe in single family homes and the benefits of everyone having a front yard, back yard, and front porch for interacting with their neighbors.
2) Poverty clusters don’t work—we believe in mixed income neighborhoods comprised of a healthy combination of affordable rental and market-rate homeownership units.
3) We believe in neighborhood revitalization by:
   • Working with organized neighborhood associations first
   • Focusing on the strengths in the neighborhood, not the weaknesses
   • Helping the neighborhood eliminate areas where crime activities tend to happen, like dead-end streets
   • Enhancing connectivity, green space, walkability
4) Achieving good neighborhoods by housing good neighbors. Whether they are owners or renters, all are neighbors and a part of the neighborhood.

OUR HOUSING STRATEGY IS

Housing First—“Let’s house you FIRST in affordable and energy efficient rental housing, and then let’s work from there.” Not everyone is ready for home ownership when they first walk in our door.

Filling the Homeownership Gap between Habitat and the Market—“Let’s build something affordable for you.” If your income is slightly over qualifying for Habitat for Humanity, likely you still can’t afford what’s in the market.

Providing a Permanent Housing Solution for Homeless Providers—“Let’s be the end of your homeless journey—and start a new one.” When families or individuals graduate homeless programs we can provide a permanent home for them.

LoCAL Housing—“It’s time for you to have a good option for change.” Solving the 3 most difficult problems in housing poverty level families, LoCAL Housing provides asset building opportunities, affordable, energy efficient homes, and equips men for job marketability as they participate in LoCAL construction.

Partnering with over 25 Human Service Agencies, Neighborhood Associations and Community Groups to provide targeted services that benefit each individual, family and neighborhood.

Community Partners Include:

- GAINN
- Triune Mercy Center
- Department of Mental Health
- Upstate Homeless Coalition
- Anderson Interfaith Ministries/WACS
- United Ministries
- Greenville Family Partnership
- SHARE
The City of Anderson’s Neighborhood Revitalization Improvement Plan identifies specific strategies for improving housing, encouraging walkable streets and creating an environment that allows people to connect to people. Homes of Hope has jump started the City to achieving this improvement, and the City is glad they are here.

-JOHN MOORE
CITY MANAGER

Homes of Hope has committed to developing 100* homes in Anderson in 10 years.

“The City of Anderson’s Neighborhood Revitalization Improvement Plan identifies specific strategies for improving housing, encouraging walkable streets and creating an environment that allows people to connect to people. Homes of Hope has jump started the City to achieving this improvement, and the City is glad they are here.”

-JOHN MOORE
CITY MANAGER

*23 units currently within City of Anderson, 7 more to be completed in 2014.

Homes of Hope changed my life! I have been learning so much that my life has been altered. I’m surrounded by three great pastors who truly love me. They put God first and teach me the truth of God’s word, that my life should be an example of Jesus Christ. They are godly examples that God himself put before me to teach me and counsel me. I can go to them with anything that is hindering me. I’m so grateful to have the opportunity to come to Homes of Hope to grow spiritually and strengthen my relationship with Jesus Christ.

In addition, Homes of Hope builds homes for families in poverty and in the process they are rebuilding Greenville neighborhoods where crime and drug dealing took place. Families now have a safe place to lay their heads and I get to be a part of this awesome expression of love through building LoCAL homes. I’ve learned carpentry and electrical skills, and how to install windows, doors, and vinyl siding. Now I can go out into the world and be a productive member of society.

I am a life that has been changed! I thank God for lifting me up out of the miry clay and putting me on the Rock (Jesus Christ). Homes of Hope has helped me build a foundation that I so desperately needed and put love, joy, peace, and forgiveness back into my heart! To God be the glory!

-DEREK ALVAREZ
MEN’S DEVELOPMENT INTERN

- 2013 MEN’S DEVELOPMENT IMPACT -

- 13 Men Received Specialized Job Training and Mentorship
- 13 Men Enrolled in Work Keys
- 13 Men Received Financial Wellness Education

- 500 Hours of Spiritual Training and Discipleship per Man
- 216 Days of On the Job Training Per Man
- 192 Hours of Classroom Trade Training Per Man
Through LoCAL Housing we provided specialized construction trade job training, Christian discipleship, life skills and financial wellness training for men overcoming drug and alcohol addictions.

We partner with area Human Service Agencies, providing targeted support services for each Men’s Development program participant.

**COMMUNITY PARTNERS INCLUDE:**
- Greenville Literacy Association
- Miracle Hill Rescue Mission
- Open Door
- SC Vocational Rehabilitation
- United Ministries
- WorkKeys

**2014 PLANS:**
- Complete Christian Life Library Upgrade in Gideon’s House
- Continue Developing Job Connection Program
- Staff will receive VSI (Vinyl Siding institute) Trainer Certifications
- Vinyl Siding Certification Offered to Program Participants

4 Pillars of Success

It is our goal that men graduate our program with Affordable and Reliable Transportation, Affordable and Energy-Efficient Housing, Education Improvement, and Employment. These four pillars securely hold up the roof of financial wellness training for each man, with the whole house being held together with the love of Christ.
Homes of Hope has been such a miracle in my life. I was once married and had a beautiful home. Then I found out my husband was addicted to drugs and before we knew it, we were in the process of losing it all. I packed up me & my girls and we had to leave. I was suddenly a single mother of two girls that had no place to go. I wanted a nice home for my girls but could not afford even a one bedroom apartment. I thought I would never have the opportunity to have a house again.

From the moment I stepped foot inside the Homes of Hope office I was greeted with smiles. I have never before been treated with such kindness. It was exciting seeing the house being built and coming in on the final day knowing it would be my home. We were so thankful. Not only do we have a place to live, we have a yard, a front porch and our very own mailbox. These things to me are priceless. What’s even better is that we got a LoCAL home which is energy efficient. I have a power and a water bill that I can afford. This makes living even more affordable.

When I went through that situation with my husband and decided to leave I thought I would never have the opportunity to have a house again. I thought I’d be in an apartment for the rest of my life, living paycheck to paycheck, never owning anything. When we drove off I looked back and thought “There go my dreams, there goes everything I ever wanted. It’s gone.” But Homes of Hope gave me a home again; they gave me my dream back.

We feel so blessed to be a part of the Homes of Hope family. I really look forward to our future in our new home. I feel safe and secure knowing that I have Homes of Hope on my side. They have truly given my girls and me the best gift ever.
After several years of research and design, Homes of Hope celebrated the completion of its very first LoCAL homes in January of 2013. The build was sponsored in part by Fluor Corporation resulting in two LoCAL homes side by side in West Greenville. The third and fourth LoCAL homes were completed with sponsor, Resurgent Capital Services, in Summer 2013.

LoCAL lifts poverty-level families from sub-standard housing to new hope through safe, quality, and energy-efficient homes that they can be proud of. For a family at poverty level ($1000-1300/month income) LoCAL is available for rent or purchase for no more than $275/month. Coupled with LEED™ standard construction, LoCAL homes achieve the highest energy efficiency making the goal for a standard bill less than $75/month.

LoCAL Housing is constructed in part by interns in Homes of Hope’s Men’s Development Program, equipping them with specialized job skills, and offering LEED™ training which increases their marketability and enables them to command higher wages in our green economy.

**2014 Plans**
- 2 LoCAL Homes Built in Greenville County
- Pilot Upstate Collaborative with GAHIN, Serenity Place and Anderson Interfaith Ministries
- Seeking Sponsor for 2014 and 2015 Builds

“Homes of Hope’s mission is uniquely aligned with Fluor’s commitment to social responsibility and making a sustainable impact in communities where we have a presence. Fluor’s strategic focus area of community and economic development includes supporting organizations that build quality, affordable, and energy-efficient low-income housing, as well as organizations that provide job training or retraining for adults. Homes of Hope does both and Fluor is proud to be a partner. Together we are making the Greenville area a better place to live and work.”

-CHERYL SMITH, FLUOR SENIOR MANAGER, COMMUNITY & PUBLIC AFFAIRS

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**LoCAL HOUSING**

**Lo-ngterm**  
It is Permanent Housing

**C-ompact**  
It is Efficient in Space

**A-ffordable**  
For Poverty Level Families

**L-EEED™ Standards**  
The Highest in Energy Efficiency
“It is more important now than ever before to focus a lot of our efforts on fiscal health and sustainability. Not so we can rest, but so we can continue to push hard and fulfill the mission better, bigger and bolder. We cannot rely solely on the government.

We must rely on the community, and the community must rely on their confidence in us to perform with maximum efficiency.”

-DON OG LESBY, PRESIDENT/CEO

FISCAL HEALTH

70/30 MODEL
Homes of Hope is able to produce 70% of our budgeted income. We depend on the community for the remaining 30%.

MAJOR FUNDING SOURCES

HOUSING ACTIVITIES
Income from housing development

GRANTS

COMMUNITY SUPPORT
• Solid Rock Club
  • Individual and Corporate monthly giving
• Special Events
  • Hope House Dinner and Auction
  • Golf Classic

GRANT SOURCES
Bank of America Charitable Foundation
Bike & Build, Inc.
City of Anderson
City of Clinton
City of Greenville
City of Spartanburg
Community Foundation of Greenville
The Daniel-Mickel Foundation
Flour Corporation
Golf For Greenville
The Graham Foundation
Greenville Women Giving
Greenville County Redevelopment Authority
Hollingsworth Funds, Inc.
Interim Health Care
John S. Smith Charities
Jolly Foundation
Mary Reynolds Babcock Foundation
SCACDC

Sisters of Charity Foundation
South Carolina Bank & Trust
South Carolina Christian Foundation
Symmes Foundation
South Carolina Housing Finance & Development Authority
South Carolina Department of Commerce
SunTrust Bank
TD Foundation
United Way of Anderson County
United Way Greenville County
U.S. Department of Housing and Urban Development
W.W. Burgiss Charities
Wells Fargo Foundation
We need your help!

We need your financial support in order to rebuild communities and lives. The Solid Rock Club is a group of monthly donors that provide the foundation necessary to fulfill our mission. Your monthly commitment of at least $15 qualifies you.

It’s quick and easy to set up your monthly gift online at www.homesofhope.org or write a check payable to Homes of Hope. Your contributions are tax deductible as allowed by law. Homes of Hope is a 501-C-3 non-profit organization.

Want to get involved in other ways?
Volunteer—Volunteers are needed to help us increase our job training, housing costs and mentoring.

Sponsor an Intern for a year—Our men need your help with job training, housing costs and mentoring.

 Invite us to your church or organization—Let us present Homes of Hope and share first-hand testimonies about the lives that have been changed.

Estate planning—Include Homes of Hope as part of your legacy.

If you would like assistance please contact Resource Development Director David Peebles at 864-678-0624 or dpeebles@homesofhope.org.

Meeting Our Donors

**MEET OUR DONORS**

- **$100-$250**
  - John & Carolyn Allen
  - Glenn & Tami Holland
  - John Wall & Anna Lee Johnston
  - A. L. Johnson & Lauley Jones
  - Constance Anna LaPell
  - Steve Koehn
  - Nancy Hegre
  - Max Street Appraisals LLC
  - Jeff & Nancy Matthew
  - Heather Robinson
  - Michael & Jane Murch
  - Judi Miller
  - Todd & Kim Monton
  - Robert Morden
  - Jake & Charles Mullin
  - Thomas Moxin
  - Jennifer Parker
  - James & Sandy Peters Jr.
  - Gary & Sonja Race
  - John & Ryan Race
  - Chad & Lauren Rundell
  - Dan Rundle
  - Kelly Sands
  - Jon & Susanna Schmidt
  - John & Lisa Shepard
  - Carl & Sara Shipman
  - Todd & Jennifer Shriver
  - James Smit
  - Catherine Smith
  - Cheryl M. Smith
  - Sharon Smith
  - John Stilley
  - St. John United Methodist Church
  - James Streets
  - Bill Strick
  - Virginia Strood
  - Aiko & Amy Szaicat
  - Robert Thomas
  - Oscar & Sean Thorsland
  - Denise Thode
  - Q. A. Troup
  - Terese Trimble
  - John Triffid
  - John Vandenburg
  - Thorns Valley
  - Robert & Carol Wiedand
  - F. W. Wingate
  - Bill Winga
  - Word of God Player Ministry Center
  - Aerie Foundation, Inc.
  - Academy Comedy LLC
  - All Hardwood
  - BBG Painting
  - Larry & Louise Bowling
  - William Bowling
  - Jerry P. & Janice Campbell
  - James & Marie Cather
  - Bondy Chapman
  - Chapman’s Carpet Cleaning
  - Michael Coggins
  - Baco & Florence Colby
  - Community Foundation of Greater Memphis
  - J. C. Elliott
  - Duley Associates
  - Norton & Palmer Real Estate
  - Norton FCU
  - Firstings Property Management LLC
  - G.L. Garcia
  - Tony & Carol Gerlach
  - GE United Way Campaign
  - James & Helen Gossett
  - Paige Hany
  - Chad Hancock
  - Gregory & Ann Harris
  - Bob Horn
  - Tim Jacobs
  - John & Debbie Jamison
  - Terri & Mandisa Jones
  - Christopher Laney
  - Sarah & Gary Lynch
  - Beth & Lance Miley
  - Todd & Lisa Mital
  - Tim & Lisa Nevins
  - Todd & Amy Passman
  - J. Penny & Sandra Parnells
  - David & Jamie Passman
  - Southeast Building Products
  - E.B. Builders
  - Daniel & Jennifer Paul
  - David & Terri Tanger
  - Stephanie Teeter
  - Virginia & Ben Wallace
  - Laura S & Chris Wells
  - Sandy Zigler

- **$500-$1000**
  - Timothy & Jennifer Bechtel
  - John & Delores Bennett
  - Anne C. Clark
  - Creative Communications
  - Kathy Downen
  - Don Downen
  - Sam & Brenda Green
  - John & Cyma Gulick
  - Sarah Hamilton
  - Keith & Becky Neff
  - Norm & Alan Matthew
  - David McVay
  - David McCorkle
  - Thomas McCraw
  - James Nevins
  - Sable International
  - Michael E. Sauer
  - Roger & Lisa Stevens
  - Total Quality Home Builders, Inc.
  - Rebecca & Gary Wall
  - Gary & Becky Wallander
  - Kimberly Williams
  - Young Manufacturing
  - Leggett & Platt
  - Saginaw Furniture
  - Blue Cross & Blue Shield
  - Redemption World Outreach Center
  - Downtown Presbyterian Church
  - Lowcountry Appliance Center

- **$1000-$5000**
  - All-Heart Ministries
  - Steve Doughty
  - Maudlin United Methodist Church

- **$5000-$10000**
  - Bridge & Bay
  - Blue Cross & Blue Shield
  - Redemption World Outreach Center

- **$10000-$25000**
  - State Farm
  - Red Cross & Blue Shield
  - Redemption World Outreach Center

- **$25000-$50000**
  - Total Quality Appliance Center

Judy Downen and her family, friends and colleagues have a passion for helping those in need. They have been supporting Homes of Hope for many years and are dedicated to seeing a difference in their community. Judy’s commitment is evident in her participation and leadership in various events and initiatives, including the Solid Rock Club, which she is a proud member of. Her generosity and willingness to give are inspiring examples of how one person can make a significant impact in the lives of others. She always feels a concern for those struggling to provide housing for themselves and their families, and her support is essential in ensuring that Homes of Hope can continue to provide a safe, stable home for those in need. Judy’s impact extends beyond her direct contributions, as her example encourages others to also support organizations like Homes of Hope. Her dedication to helping others serves as a reminder of the power of individual action in creating a better world. Thank you, Judy, for your unwavering support and for being a true champion in our community! We are grateful for your commitment and cannot thank you enough for the ways you have put your needs and efforts into His hands through Homes of Hope.
Volunteers help us thrive.

The long-term transformation of neighborhoods, cities, and the lives of the populations we serve is best accomplished through collaboration. We encourage individuals, groups, and corporations to find their “niche” within our organization and to serve accordingly.

OVER 700 VOLUNTEERS
OVER 3,000 VOLUNTEER HOURS

Thank you to the many individuals as well as groups that donated their time to Homes of Hope.

Contact jweldon@homesofhope.org to see how you can get involved.

Events help us connect.

Through our 2013 events we raised $82,880

HOPE HOUSE DINNER AND AUCTION
The Hope House Dinner and Auction is our primary way of welcoming over 500 new and continued supporters to learn about our work. The event includes dinner and dessert, a focus on our ministry, as well as silent and live auctions. There is a diverse mix of the Upstate community at this annual spring fundraiser.

ANNUAL GOLF CLASSIC
The Annual Golf Classic is our fall opportunity for the community to get involved. Sponsors have a great opportunity to play a top-notch course, as well as showcase their company to 130+ business and community leaders from the Upstate.

Furman University  Grace Church  First Baptist Greenville  JHM Hotels
Fifteen years ago Homes of Hope began with one man’s dream to provide families in poverty with housing that they could afford and be proud of. A collaborative effort arose to pair men overcoming addictions enrolled at the Greenville Rescue Mission with the training needed to reconstruct donated mobile homes that could be sold to disadvantaged families. As a result, men’s lives were restored through sobriety and job training, and families in poverty found a housing option they could afford for as little as $100/month. In order to improve impact, mobile homes were phased out and the development of newly constructed energy efficient stick-built homes became the organization’s primary focus.

Today, Homes of Hope’s impact has expanded statewide with the development of 478 affordable homes and the graduation of 279 Men’s Development interns. Men overcoming addictions are now equipped with specialized job training and life skills to lead restored lives. Greater impact begets greater responsibility and Homes of Hope remains dedicated to strategically rebuilding communities and rebuilding lives.