

### Our Vision

All residents will have access to safe, decent and affordable housing with an opportunity for upward mobility.

### From our Executive Director: Transforming Our World

Like a butterfly emerging from a cocoon, this year has been one of amazing transformations. The work we have done to turn Vickers Park from a 1950's rental complex to a subdivision of attractive, rehabbed, long-term homeownership opportunities is just one instance of such transformations. Providing job training, education, and work experience for 20+ YouthBuild participants is another. These young people have made significant changes in their lives from being youth at risk to young people with a future (a GED and College Green Building Certificate) at the same time they changed our units into sustainable homes for working families. And seeing six women who came to us as homeless victims of domestic violence graduate from the program at Sharon Manor after learning life skills, self confidence and a new perspective was truly as inspiring as watching dormant caterpillars emerge from their cocoons, stretch their new found wings and fly away as beautiful, capable creatures. The new foreclosure mitigation counseling program helped many discouraged families begin to once again feel the wind beneath their wings as our counselors helped them re-establish credit and maintain their homes. Thanks to our outstanding staff and many supporters and volunteers, our housing programs at BOTHANDS have helped transform the world this past year.

Helen Hudgens Ferrell, Executive Director

### Financial Notes

|                             |                    |
|-----------------------------|--------------------|
| <b>Assets</b>               |                    |
| Current Assets              | \$ 697,422         |
| Land, Buildings & Equipment | \$ 359,059         |
| Other Assets                | \$ 399,996         |
| <b>Total Assets</b>         | <b>\$1,456,477</b> |

|   |                    |
|---|--------------------|
| <b>Liabilities &amp; Net Assets</b>       |                    |
| Current Liabilities                       | \$ 413,106         |
| Long Term Liabilities                     | \$ 460,424         |
| <b>Net Assets</b>                         | <b>\$ 582,947</b>  |
| <b>Total Liabilities &amp; Net Assets</b> | <b>\$1,456,477</b> |

### Board of Directors

- Scott Perelstein, President
- Jack Doggett, Vice-President & Public Policy Chair
- Cheryl Edgar, Treasurer
- Kim Branson, Secretary & Sharon Manor Oversight Chair
- Dave Lembke, Development Chair
- Debbie Cutlip, Homebuyers Assistance Programs Chair
- Brenda Silveus, Fundraising Chair
- Kim Dawson
- Jesse Dominguez
- Felix Durazo
- Mike Furr
- Jean Griego
- Mark Guard
- Rene Hobbs
- Michael Marquess
- Kimberly Sharp
- Lucia Slim
- David Walker

### Our Team

- Helen Hudgens Ferrell, Executive Director
- Devonna McLaughlin, Assistant Director
- Julie Montoya, Sharon Manor Program Manager
- Greg Pishkur, AHC Homes Construction Manager
- Ken Myers, YouthBuild Crew Instructor
- Cher Ferry, Homebuyer Consultant II
- Carmen Johnson, Homebuyer Consultant
- Carol Hudenko, Sharon Manor Case Manager II
- Lorien Van Ness, Children's Program Coord.
- Daniel Brown, Sharon Manor Security
- John Borham, Sharon Manor Child Care Provider
- Michael Ferrell, Maintenance
- Meg Patton, Office Manager

### By The Numbers: Programs

**Sharon Manor:** 22 families, with 48 children, lived at Sharon Manor this year. Highlights of the 08/09 program include 6 residents graduating, increased community partnerships, a higher number of children receiving services (counseling, special needs), and a significant amount of residents starting or returning to complete their secondary education. During the year, 70% of residents living at Sharon Manor increased their household income, improving their capacity to identify and maintain safe, decent and affordable housing in the future. 96% of residents improved their marketability in the job field through continuing education or vocational training. Of the residents who graduated or left the Sharon Manor program in the past year, 91% have now secured affordable permanent housing.

**YouthBuild & Development:** BOTHANDS, Inc. continued our partnership with Coconino County and Coconino Community College for our YouthBuild Program in which at risk youth obtain a diploma, learn construction skills & build affordable homes. With our Vickers Park Project, four homes were rehabilitated and sold to low-income first time homebuyers. Two more rehabilitations and two new town homes will be completed during the next fiscal year and all homes will be permanently affordable.

#### Homebuyers Assistance Programs

|   | <u>This Year</u> | <u>Historically</u> |
|---|------------------|---------------------|
| New Homeowners                                  | 18               | 230                 |
| Financial Assistance                            | \$ 123,300       | \$ 886,800          |
| IDA & WISH Matching Funds                       | \$ 79,882        | \$ 203,745          |
| CHAP Financial Assistance                       | \$ 300,000       | \$ 2.2 million      |
| HOME Financial Assistance                       | \$ 112,491       | \$ 705,300          |
| Leveraged in Private Mortgages                  | \$3 million      | \$27.5 million      |
| <b>Families Received Foreclosure Counseling</b> | <b>80</b>        | <b>99</b>           |

### Major Donors & Community Partners

- Alpine Auxiliary
- Association for Supportive Child Care
- Bank of America Foundation
- Blue Thong Society
- Cardinals Charities
- Catholic Charities
- Chase Bank
- City of Flagstaff
- Coconino Community College
- Coconino County Community Services
- Educational Opportunity Center, NAU
- Flagstaff Community Foundation
- Flagstaff Medical Center
- Forest Highlands Foundation
- Karen Kinne-Herman & Maury Herman
- HomCo Ace Hardware
- Hope Cottage
- Literacy Volunteers
- Malpais Kiwanis
- Mom's Club North
- National Bank of Arizona
- New Frontiers
- Northern Arizona Food Bank
- Northland Family Help Center
- Parenting Arizona
- Phoenix Coyotes Charities
- Phoenix Suns Charities
- Roberts Family Foundation
- Rural Community Assistance Corp.
- Soroptimist International Mountain Morning
- Soroptimist International Arizona Peaks
- Target
- United Way of Northern Arizona
- Verizon Foundation
- Violet G. YoungTrust
- Wal Mart Foundation
- Wells Fargo Bank & Wells Fargo Home Mortgage
- YouthBuild

### Dream Builders' Society

- +\$1,000 annually for 5 or more years
- Anne Ainsworth
- Jay Bowers & Friends at Certa Pro Painters
- Brian Carlson
- Brad and Jayne Clark
- Debbie and Max Cutlip
- Felix and Karen Durazo
- Allen and Cheryl Edgar
- Helen Hudgens Ferrell
- Brenda and Phil Garrod
- Mark Guard
- Karen Hueston
- Darlene Hutto & Friends at Edward Jones
- Steve Jackson, Sr. & Friends at Coldwell Banker
- Peter and Cathy Jolma
- The Lembke Family & Friends at Coldwell Banker
- Ryun and Mandy Mann
- Dudley Merkel and Sue Harris
- Howard McBride
- Devonna and Greg McLaughlin
- Maret Mitchell and John Lundgren
- Keith and Pieter Schaafsma
- Brenda and Tony Silveus