



HOUSING  
DEVELOPMENT  
ALLIANCE

# Annual Report 2009



“The ache for home lives in us all, the safe  
place where we can go as we are .....”

Maya Angelou



Housing Development Alliance, Inc.

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or

[www.housingdevelopmentalliance.org](http://www.housingdevelopmentalliance.org)



## Go Faster!

Dear Friends, Partners and Colleagues,

As a younger man, I spent most of my free weekends rock climbing in the Red River Gorge. A friend of mine taught me a great rock climbing saying, “If you get scared, go faster.” The wisdom is clear; no one can hang on to a rock forever. So if you get scared and stop climbing up – you will eventually fall. If ever there was a year full of fear, it was 2009. With the economic downturn and upheaval in the housing market, it would have been easy for the Housing Development Alliance to go into survival mode, to just try and hang on for another year. However, the economic downturn actually increased the need for our services as more people than ever struggled to find safe, decent and affordable housing. Furthermore, right before the economic downturn, the Housing Development Alliance had undertaken a bold and strategic plan to double our production while expanding our service area.

Therefore, rather than just trying to hang on, we “went faster.” Despite the challenges, 2009 was our most productive year ever! As 2009 came to a close with record unemployment, the Housing Development Alliance was actually hiring an additional repair crew. One big reason we were able to succeed in tough times was the continued strong support of our community and our partners. Despite the tough times our fundraising goals were met and we hosted more volunteers than ever. We continued to receive strong support from our funders as well.

Based on the economic forecasts, 2010 will most likely be another challenging year. The Housing Development Alliance will once again try to “go faster” in order to meet the ever growing demand for affordable housing. Your support will once again be critical to our success. Together, we can make the American Dream of a safe, decent and affordable home a reality for even more families in 2010.

R. Scott McReynolds, Executive Director

# Board of Directors

As of December 31, 2009

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*“Leadership is the capacity to translate vision into reality.”*

*Warren G. Bennis*

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Johnnie Akers (Chair)

David Bates

Fred Brashear (Co-Chair)

Neil Brashear

\*Charles Edmund

Christin Howard

Emily Hudson

Chris Melton

Hugh Mitchell (Treasurer)

Bill Morton

\*Danny Nettleton

Russell Oliver

Ellen Peach

Martha Quigley

Annie Williams (Secretary)

\* Indicates board members unable to complete their terms.





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*“We make a living by what we get, but we make a life by what we give.”*

*Sir Winston Churchill*

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## Our Donors

The Housing Development Alliance would like to thank the following businesses and individuals for the gifts of money /materials during 2009.

Karen Alfano

Anonymous

Arthur J. Gallagher Inc.

Pauline Bias

Neil Brashear

Tracy Brewer

Oscar and Marjory Britt

James and Marcia Brown

Balis Campbell

Central Presbyterian Church (Lafayette IN)

Betsy Clemons

Community Trust Bank

Craig's Heating and Cooling

Dee Davis and Mimi Pickering

Jo Ann Davis

Chris Doll and Jennifer Weeber

John and Kathy Doll

Martin Douthitt

David and Susan Duff

East Kentucky Carpet

East Kentucky Rental

Tammy and Jim Ekhurt

Elisabeth Deaton and Troy Rapp

Craig and Helen Favor

Donnie and Connie Fields

1st Presbyterian Church Hazard KY

1st United Methodist Church

of Wenatchee WA

First Federal Savings and Loan Assn.

Sarah Gasper

Mayor Gorman and the City of Hazard

## Donors continued...

Chris Gibson	Dexter Melton	Carol and William Shutt
David and Terri Gilbert	Frank C. Medaris	Wendy Hansen Smith
Allen and Kelly Goben	Pat Miller	Southeast Kentucky Insulation
Chris Gooch	Krista Mills	
Sara Hauptefuehrer	Randall and Jacqueline Moon	Leigh Anne Stephens
Hazard Clinic	Dan Moriarity	Steptoe and Johnson Attys.
Hazard Rotary Club	Bill and Betty Morton	Courtney Stuckwisch
Mike Holland	Mother of Good Counsel Catholic Church	Sunshine's Limited
Brenda Hughes	Mountain Real Estate	Chad and Lori Warrix
Hyden Citizen's Bank	Frieda Mullins	Daniel and Christine Weber
J.&D. Plumbing	Northwestern Mutual Financial Network	Tom and Marjory Weeber
James and Judy Jolly, D.D.M.	Russell Oliver	Alison Wells
Marvin and Joyce Jolly	Ellen Peach and David Reese	Helen Wells
Sylvia Jones	Peoples Bank and Trust	Whitaker Bank
Deloris Justice	Pepsi Bottling Group	Mitchell Wicker, M.D.
Shirley Kadoura	Perry County Bar Association	Jenny Williams
Kentucky Pain Management	Perry Distributing	Roger and Barbara Wisberg
Kentucky River Properties LLC	Pine Branch Coal Sales	
Kiwanis Club of Hazard	Professional Pharmacy	
Christine Koomer	Martha Quigley	
Heidi Kossuth	Rabbit Trucking and Excavating	
Marty Lewis	John Rasche	
L.K.L.P.	Ron and Teresa Reed	
Locust Grove, Inc.	Jack Rivel	
Cecilia Maggard	Rolane Appliance and Marine	
Jayne A. Marsh	Daniel B. Roll	
Michael McKee	Bradley and Lisa Shafer	
Midway Presbyterian Church		
R. Scott and Janet McReynolds		

# Knott County

## 1st New Home Completed

In its strategic plan, the Housing Development Alliance expanded the organization's service area to include Breathitt, Knott and Leslie Counties. In 2009, the Housing Development Alliance completed its first new home in Knott County. With this milestone, the Housing Development Alliance has now completed new homes and rehabs in each of the three expansion counties.



## The Housing Development Alliance Becomes Energy Star Efficient



Thanks to a Green Building Grant from the Housing Assistance Council, the Housing Development Alliance is now building Energy Star Certified Houses. We have always tried to build highly energy efficient homes, but until 2009 we had no true measurement of the efficiency of our homes. However, now every home we build is Energy Star Certified. Energy Star is an EPA program which requires the home be inspected and tested to determine that it is at least 15% more efficient than a typical home built to code. So far, the Housing Development Alliance's houses are averaging 22% more efficient than code. This translates into real energy savings for the homebuyer. With the recently approved rate increase, Kentucky Power estimates the average customer's bill will increase about 17% to \$134 per month. Our Energy Star Certified homes should save our clients about 22% or over \$350 per year!

# Our Partners

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*“When we dream alone it is only a dream, but when many dream together it is the beginning of a new reality.”*

*Friedensreich Hundertwasser*

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Appalachian Regional Commission	First Federal Savings and Loan Assn.	Peoples Bank and Trust Company
City of Hazard	First Presbyterian Church of Hazard	Pine Branch Coal Sales, Inc.
Community Foundation of Hazard and Perry County	First Trust Bank	United Way of Southeast Ky.
Community Trust Bank	Hazard Perry Co. Community Ministries	USDA Rural Development
East Ky. Asset Building Coalition	Homeless and Housing Coalition of Ky.	US Department of Housing and Urban Development
E. O. Robinson Mountain Fund	Honorable Order of Kentucky Colonels	
Equitable Resources Foundation	Housing Assistance Council	
Federal Home Loan Bank of Cincinnati	Hyden Citizens Bank	
Federation of Appalachian Housing Enterprises	Kentucky Domestic Violence Association	
	Kentucky Housing Corporation	
	Perry County Fiscal Court	



# Our Accomplishments

## Calendar Year 2009

- ◆ Constructed and financed 18 new homes providing affordable home-ownership to 43 people and 19 children.
- ◆ Repaired 39 homes, 36 of which were disabled households.
- ◆ Constructed 6 affordable rental units.
- ◆ Owned and managed 12 rental units, serving 11 formerly homeless tenants.

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*“It is not a question of how well each process works, the question is how well they all work together.”*

*Lloyd Dobens*

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## Our Staff

### As of December 31, 2009

**Executive Director:** R. Scott McReynolds

**Assistant Director:** Chris Doll

**Financial Manager:** David Woods

**Housing Counselor:** Pam Short

**Construction Coordinator:** John Rudd Caudill

**Volunteer/Community Coordinator:** Jane Rose Britton

**Adm. Assistant/Acct. Assistant:** Tonya Perkins

**Lead Carpenters :**

Matthew Pratt    Jimmie Benton

Anthony Richie    Ronnie Boyd

Clark Watterson    Steven Hurt

**Carpenters:**

Mike Holland    Daniel Fox

Eugene Childers    Chad Bailey

Bobby Baker    David Skiles

# Fir Street and Moore Street Duplexes Open



In 2009, the Housing Development Alliance completed its latest rental project consisting of three duplexes in the backwoods neighborhood of Hazard. These duplexes will provide safe, decent and affordable homes for 6 formerly homeless families. Referrals, as well as needed services, will be provided by the Hazard Perry County Community Ministries and other agencies participating in the continuum of care for homeless persons.

In addition to providing housing, these units helped improve the neighborhood. On Fir Street, the Housing Development Alliance demolished a kudzu covered dilapidated house to make room for the new units. On Moore Street, The Housing Development Alliance had an older trailer removed. Both lots required retaining walls and walkout basement designs.

The vast majority of the funding for the project was provided through programs administered by Kentucky Housing Corporation, including HUD's HOME and RHED programs, the state's Affordable Housing Trust Fund, and Appalachia Regional Commission funding. The City of Hazard waived building permit and tap fees for the project. Pine Branch Coal Sales provided over \$30,000 of site development work to fix a slip that occurred during construction.



The first tenants of the project were a single mother and her children whose trailer burned several months before moving into the unit. She received some emergency housing, but had exhausted her stay. She moved into our unit literally on the last day the emergency housing was available. Without this project she and her family would have been homeless for a second time that year. After she paid her portion of rent, she had \$20 left. It was her daughter's 5th birthday and she used the money

to buy her little girl a birthday cake. Thanks to this project and all the partners who made it possible the little girl not only had a cake, but had a real home in which she could celebrate her birthday.

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*“ Sow good services; Sweet remembrances will grow from them.”*

*Madame de Stael*

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**Honorary Gifts**

July 2008-December 2009

**Oscar Britt**

Given by Marjory Brown Britt

**Marjory Brown Britt**

Given by Oscar Britt

**Chris Doll**

Given by Roger and Barbara Wisberg

**Trey Jolly**

Given by Marvin and Joyce Jolly

**Alex Jolly**

Given by Marvin and Joyce Jolly

**Lila Jewel Rose Akemon**

Given by Marvin and Joyce Jolly

**Session of**

**First Presbyterian Church**

Given by Rev. Ellen Peach and David Reese

**In Honor of the Marriage of Alison**

**Wells and Kenny Hicks**

Given by Marvin and Joyce Jolly

**Memorial Gifts**

July 2008-December 2009

**Bud Combs**

Given by Sarah Gilbert Gaspar

**Jennifer June Jolly**

Given by Dr. and Mrs. James Jolly  
D.M.D.

**Ann Medaris**

Given by Jo Anne Davis

**Lorraine Brashear**

Given by Marvin and Joyce Jolly

**Frances Pearlman**

Given by Marvin and Joyce Jolly

**Willis Pruitt**

Given by Marvin and Joyce Jolly

# Statement of Financial Position

Fiscal Year 2008-2009

## Assets

Total Current Assets	\$1,046,575
Total Fixed Assets	\$1,969,127
Total Other Assets (including mortgage receivables)	\$1,806,687
Total Assets	\$4,822,389

## Liabilities and Fund

Total Current Liabilities	\$299,447
Total Long-term Liabilities	\$1,386,569
Total Fund Balance	\$3,136,373
Total Liabilities and Fund Balance	

# Statement Of Activities

Fiscal Year 2008-2009

Net Assets, Beginning of Year	\$3,059,894
Total Revenue & Support	\$2,262,477
Management General Expenses	\$183,261
Program Expenses	\$1,996,034
Fundraising Expenses	\$6,703
Total Functional Expenses	\$2,185,998
Increase in Net Assets	\$76,479
Net Assets, End of Year	\$3,136,373

# Our Volunteers

**“If not us, who? If not now, when?”**

**John Fitzgerald Kennedy**

The following groups/individuals contributed 8,034 hours of labor to construction projects in 2009. These groups are from the Hazard/Perry County area unless specified otherwise.

Aspen Hills Christian Church (Aspen Hills MD)

Albion College (Albion MI)

Applebee’s Resturant

Central Christian Church (Lexington KY)

Central Presbyterian Church (Lafayette IN)

Chester College of New England (Chester NH)

Faith Christian Reformed Church (Tinley Park IL)

1st Presbyterian Church Normal (Normal ID)

1st Baptist Church

1st Pilgrims Fellowship (Guilford CT)

1st Presbyterian Church

Higher Praise Church (Russell Springs KY)

Johnson Family (Eden Prairie, MN)

Kiwanis Club of Hazard

Life Skills U.S.A.

Mother of Good Council Catholic Church

Northshore Presbyterian Church (Shorewood WI)

Old Union Christian Church (Lexington KY)

Pathfinders

Pepsi Cola Bottling

Perry County Drug Court

Pullen Memorial Baptist Church (Raliegh NC)

Salisbury Presbyterian Church (Salisbury NC)

Second Presbyterian Church (Little Rock AR)

South Elkhorn Christian Church (Lexington KY)

St. Bartholmew Catholic Church (Cincinnati OH)

St. Joseph University (Philadelphia PA)

United Methodist Church (Wenatchee WA)

Union Christian Church (Franklin IN)

Versailles Presbyterian Church (Versailles KY)

Villa Madonna Academy H.S. (Villa Hills KY)

Warren Wilson College (Asheville NC)

Youth Build of Jackson



# Our Vision

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*“Vision without action is a dream. Action without vision is simply passing the time. Action with vision is making a positive difference.”*

*Joel Barker*

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The Housing Development Alliance has undertaken a bold strategic plan to double our impact by increasing annual production to 40 new homes and 60 repairs, to extend our services into adjoining counties, and within a decade, to build 350 new homes, repair over 500 existing homes and invest over 40 million dollars in the local economy. Our strategic plan contains over 30 goals to help us measure our success. Below is an update on our progress meeting some of these goals:

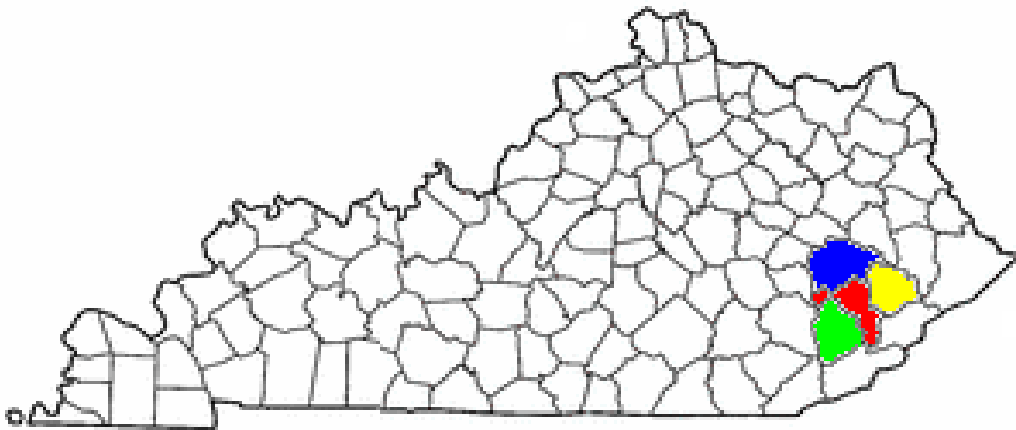
Double our annual production of new homes and repairs by 2012 (40 new homes and 60 repairs). In 2009, we had our most productive year ever, completing 24 new units (including 6 rental units) and 39 repairs.

By 2012 expand our service area such that we produce approximately 40% of new homes and repairs in Leslie, Knott and Breathitt Counties. In 2009 24% of our units were in Leslie, Knott and Breathitt Counties – including at least one new home in each county.

Notwithstanding the expanded service area, continue to have a significant impact in and around Hazard. In 2009 we completed 6 rental units, 2 new homes and 5 home repairs in Hazard.

Double our use of volunteers. In 2009, we had 515 volunteers provide 8,034 hours of service.

Make our new homes “greener” by increasing energy efficiency, utilizing green materials and reducing construction waste. In 2009, we constructed our first Energy Star rated home and committed to make all new homes constructed Energy Star rated homes. Based on these ratings, our homebuyers should save approximately 20% on their electric bills.



# Local Volunteers Repair 10 Homes During 2009 Repair Affair



On Saturday November 14, 2009 amid abundant sunshine and unseasonably warm temperatures, 98 local volunteers came together to make a difference in our community by participating in the Tenth Annual Repair Affair. The Housing Development Alliance's annual Repair Affair events are designed to service low income, disabled and senior citizens living within our community.

This year's event was kicked off at 8:00 a.m. with a pancake breakfast hosted by Applebee's Neighborhood Bar and Grill. Following the breakfast the individual work groups were given their assignments and dispersed to their work sites. By the end of the day, the repair needs of 10 houses had been completed and those living in the homes were ready to face the upcoming winter safe and secure. Some of the repair work done by the volunteers included removing and replacing aged steps and banisters, building porches, repairing entrance ways, replacing broken doors and windows, repairing existing guttering, installing gutter guards, cleaning out gutters, installing handrails on steps, removing overgrown vegetation from around homes, winterizing homes and filling in a dangerous sink hole near a house. When asked what she

thought about the work being done to her home, one resident stated, "This is the happiest day I have had in a long time. I just can't believe this many people are here just to help me."



The 98 volunteers who gave up their Saturday were representatives of various businesses, civic organizations and churches, including 1<sup>st</sup> Baptist Church Youth Group, 1<sup>st</sup> Presbyterian Church, Mother of Good Council Catholic Church, Applebee's Restaurant,

Pepsi, Kiwanis Club of Hazard and Perry County, Perry County Drug Court, Skills USA HCTC group and Youth Build Hazard, which operates their grant out of Jackson, Kentucky.





**HOUSING  
DEVELOPMENT ALLIANCE**

P. O. Box 7284 • HAZARD, KY 41702  
WWW.HOUSINGDEVELOPMENTALLIANCE.ORG

**“ Home is a Great Place to Be.”**

**Unknown**



The Housing Development Alliance believes safe, decent, affordable housing is a basic human right. The Housing Development Alliance strives to develop a variety of housing options including shelter for the homeless, transitional housing, affordable rental housing, repair and rehabilitation of existing homes and affordable new homes for persons with low and very low incomes. As a community based nonprofit, we seek to bring together all sectors of the community to help eliminate substandard housing.