



### *2015 Galilee CDC Annual Report*

Operational stability was the key element in Galilee CDC's successes in 2015. After a turbulent start to the year, we settled in to a very productive year for both client service and corporate revenue. Galilee CDC continues to adapt, grow and mature.

#### *New Single Family Homes*

The modifications that we petitioned to be put in place in the COSADC Affordable Housing Assistance Program (AHAP) proved to be very beneficial to Galilee CDC.

Because of our vigorous engagement with our clients, funders, and all parties involved in the AHAP program we were able to increase the number of new construction homes from three to five in 2015. We were the only agency and builder to qualify home buyers and build new homes under the new AHAP program changes.

In May, 2015, we completed our first Texas First/Texas Heroes home. The home was built in the Rio Vista revitalization target neighborhood for a police officer and former Marine.

Having a police officer living in one of the target neighborhoods should help to reduce crime and increase community anti-crime awareness.

We started our second Texas First home later in the same year about two blocks away from our Hero home.

#### *Helping Hands*

With several blitzes behind us, we have now in place a very experienced Advisory Board that manages our April blitz. They assess homes to be worked on, organize the warehouse, recruit and guide volunteer teams. This April 2015, we

### *Completed Projects*



The 36 North Angelo Housing (NoAH) Estates low-income housing tax credit (LIHTC) continues to meet Texas Department of Housing and Community Affairs standards of operation. We have a two year waiting list for these rental homes.



AHAP Home Owner

We sold five new homes under the COSADC Affordable Housing Program and had two more under construction at year's end.

We completed our first Texas Heroes home built in the Rio Vista low-income target neighborhood.

were not able to recruit enough teams to meet our goal of working on 40 homes during the United Way funding cycle. We worked on 36 homes.

As a result, we implemented summer/fall 'work days' which allowed volunteers that were not able to participate in the Spring blitz to work on homes. 'Work days' are similar to the April blitz but without the fanfare of hundreds of volunteers working on one weekend.

In the summer/fall of 2015 we had the assistance of the Methodist Youth Army from San Antonio work on 7 homes, over one week, while other local teams worked on 5 homes.

### ***Rehab Construction***

In November, the Texas State Affordable Housing Corporation (TSAHC) awarded us \$15,000 to repair three roofs on very low income senior citizen and disabled home owner's homes. By combining this grant with CDBG, United Way and other donations we will repair or replace seven roofs in April 2016.

Because we didn't have a Rehab Supervisor for most of

2015, we only completed one Amy Young Barrier Removal (AYBR) accessibility home modification in 2015. Staff has pitched in to carry some of the load. We are working on a solution to this issue in 2016.

### ***NoAH Estates***

Our North Angelo Housing (NoAH) Estates Low Income Housing Tax Credit (LIHTC) continued to meet TDHCA rent requirements. Revenues remained high enough for us to take our second developer draw in the amount of \$38,000 in 2015. Currently, there is a two-year waiting list for clients wanting to rent at NoAH Estates.

### ***Other Fund Raising***

We are especially grateful for our funders. The Lone Wolf Run and Art Extravaganza are our two main fund raisers. Finally, a 12,500 donation from Crockett National Bank was unexpected and much appreciated.

### ***Operational Activity***

As previously mentioned, the start of 2015 was a

## Completed Projects continued



The Galilee Vision Fund IDA and home buyer education program received a \$5,000 grant from BBVA bank. This allowed us to increase the IDA match to \$1,000 for each new home buyer.

Helping Hands volunteers worked on 36 senior citizen homes in April 2015. Twelve teams took advantage of summer/fall 'work days.'



### Juneteenth Parade and Picnic

We completed one home accessibility modification repairs for handicapped persons funded with the Amy Young Barrier Removal (AYBR) program.

## Galilee CDC Vision

***The full transformation of neighborhoods and people's lives into a safe, healthy and prosperous Concho Valley.***

## *Galilee CDC Mission*

*Creating decent, affordable housing for low and moderate income families in the Concho Valley through:*

- *Revitalizing blighted neighborhoods*
- *Producing single-family and multi-family housing*
- *Intricately engaged in building new construction, home rehabilitation and home repairs*
- *Removing artificial barriers and prejudices in housing opportunity*
- *Preparing households for the transition from renters to homebuyers to homeowners*
- *Supporting Economic and Community Development*

turbulent time. Three (Director of Client Services, Administrative Assistant and Rehab Supervisor) of our six employees left Galilee CDC in January, 2015.

To keep operations functioning, hiring and training replacements had to be done quickly. We put a hold on hiring a replacement Rehab Supervisor. This meant that some of the contracts we were planning on getting didn't get awarded to us. We made up for those lost rehab contracts by building more new homes.

*Truly,*

*Manuel Campos  
President  
Galilee CDC*

The new Director of Client Services is very qualified for the position. She has a Masters Degree in Non-Profit Management and work experience working with construction contractors.

A \$5,000 grant from BBVA bank allowed us to increase the Galilee Vision Fund IDA match to make a \$1,000 down payment on new homes in 2015 and 2016. Home buyers must complete classes to participate in the IDA match program. Part of the grant money will go to a home

*Terry Shaner  
Executive Director  
Galilee CDC*

buyer education seminar that will be open to the community.

Finally, we sold the boarded up home at 711 MLK to a person who is in the process of remodeling it for his daughter. This transfer of an asset that was occasionally inhabited by homeless persons to bring additional operating capital to Galilee CDC was a very smart move.

### *Financials*

Included is an unaudited version of our 2015 financial statements. Our official 2015 audit should be completed by September, 2016. Generous donations and sales of many assets have even further increased our on-hand operating capital. Some of this capital will be reserved for a possible future transitional housing development.

