

ANNUAL **REPORT**



**FIRST RURAL BUILD IN GRAPE CREEK
3 BR, 2 BA, 1400 SQ. FT. ON HALF AN ACRE**

**GALILEE COMMUNITY
DEVELOPMENT CORPORATION**
www.galileecdc.org

1404 S. Oakes St.
San Angelo, TX 76903
(325) 655-6700



Galilee Community Development Corporation

Matthew 25:40 *inasmuch as ye have done it unto one of the least of these my brethren, ye have done it unto me.*

Executive Director
Stephanie Hamby

June 22, 2020

Board of Directors
Edgar Harris, President
Rudy Munoz Jr., Vice President
Samantha Armstrong, Treasurer
Farrah Lokey, Secretary
Erin Hernandez, Asst Sec/Treas
Jim Cisneros
Gloria Pope
Irene Guzman
Rusty Bartholomeo
Brock Vargas

Advisory Board
Dr. Laurence Jones
Michelle Perkey, CPA
Dr. Kenneth Stewart

Emeritus
Rev. Floyd Crider
George Epps
Aubrey Todd

2019 was a good year for Galilee CDC with a lot of changes. Our long time Executive Director retired in November after 15 years of service to the organization. His vision and dedication to the organization helped us get where we are today. Manny Campos, our board president for the last 6 years, also stepped down at the end of 2019. His leadership and true belief in what Galilee CDC does for the community drove him during his many years of service. Both will be missed but we wish them the best in 2020.

Galilee CDC had a busy year in construction, building 6 homes for the City's Affordable Housing program and 2 homes for our Texas First program, one of the homes was our first rural build in Grape Creek. We are excited to be able to provide the Concho Valley with affordable housing options and see the joy of a first-time homebuyer receiving keys to their new home.

Our rehab and repair programs are continuing to grow as we expand into the rural community, partnering with the USDA through their Housing Preservation Grant. We believe this partnership will be one that will benefit those living in rural communities that need repairs done.

This was also the first year we had families in our Jeremiah Plan Transitional Housing and we were able to help them with affordable rent, budgeting classes and a safe and reasonable place to live while they got their feet back on the ground.

When the homeless shelter closed, Galilee CDC applied for a grant on behalf of the Concho Valley Homeless Planning Coalition to help other organizations meet the needs of the homeless community. The funding helped pay for hotel stays, food, and a cooling station at a local church when temperatures were close to 100 degrees. We also continue to run Project ID, helping over 80 people get their ID's or birth certificates.

Galilee Community Development Corporation had an eventful year in 2019 and we are excited to see what 2020 brings. Our dedicated staff is working hard to serve the community and meet their needs. Our success is made possible by the hard work and dedication of our board, staff and the continued support of our funders, donors, and volunteers.

Sincerely,

Edgar A. Harris
President
Galilee CDC

Stephanie Hamby
Executive Director
Galilee CDC

Galilee's Mission

- ❖ Creating decent affordable housing for low- and moderate-income families in the Concho Valley by:
 - 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 homeownership
 - Supporting Economic and Community Development growth

GALILEE COMMUNITY DEVELOPMENT CORPORATION

STAFF

Stephanie Hamby
Executive Director

Robby Brewer
Construction Manager

Carlos Cruz
Rehab Manager

Janet Montes
Home Coordinator

Lea Velasquez
Administrative Assistant

2019 BOARD OF DIRECTORS

Manuel Campos, President

Rudy Munoz Jr., Vice President

Gloria Pope, Secretary

Edgar Harris, Treasurer

Farrah Lokey, Asst. Secretary/Treasurer

Jim Cisneros, Director

Irene Guzman, Member

Erin Hernandez, Member

Samantha J. Armstrong, Member

RETIREMENT



On October 31, 2019 Terry Shaner retired as Executive Director of Galilee CDC. Terry worked for Galilee for 15 years. He managed to start many programs and earned many certificates to be able to keep the company running smoothly.

The end of 2019 also marked the end of a journey for Manny Campos our Board President. Manny was a staff member of Galilee for 3 years before joining the Board of Directors and served 6 years. We would like to thank him for all his hard work and dedication.

PROMOTION

We are very happy to announce the promotion of Stephanie Hamby to Executive Director of Galilee CDC. Stephanie has been with the organization for 5 years as the Director of Client Services. She attended and graduated from Northwestern College and the University of Colorado Denver. Stephanie has already proved to be a huge asset to Galilee CDC, by writing numerous grants to be able to invest more in our community, like our Jeremiah program and our Rural Community. We look forward to seeing her grow with the organization.



THANK YOU TO OUR FUNDING AGENCIES



Texas
Department
of Housing &
Community
Affairs



United Way
of the
Concho
Valley



United States
Department
of Agriculture



Texas State
Affordable
Housing
Corporation



City of
San Angelo

HELPING HANDS SPONSORS

This program provides light rehabilitation and repairs for low-income and senior homeowners near or in San Angelo. Through the use of volunteers, we repaired almost 40 homes over an April Weekend Blitz. Household income must be below 80% of the HUD median income for their family size.

City Lumber

Habitat for Humanity

Republic Services

Southern Shingles

ADOPT-A-HOUSE SPONSORS

V. Ramos Roofing

Summit Oil & Gas

Caliche Resources

Biala Enterprises

TXP inc.

Time Clock Plus

Padilla Painting

Mr. Insurance

Sonic

IKO

Trans TX Southwest Credit Union,

CROCKETT | NATIONAL BANK



Thank you to Crockett National Bank for their generous donation of funds for us to be able to purchase a company truck to use for our Rural programs.

Thank you, San Angelo Rotary! With your help we were able to paint the outside, paint and install flooring in the living room, install four new windows and replace the roof.

We are truly Blessed!



Groundbreaking Ceremony for New Home Construction in the Rural Areas (Grape Creek)
Home Pictured on Front Cover



YEAR IN REVIEW

GALILEE CDC PROGRAMS

AHAP – Affordable Home Assistance Program

THIS PROGRAM IN PARTNERSHIP WITH THE CITY OF SAN ANGELO PROVIDES AFFORDABLE HOUSING IN SIX REVITALIZATION NEIGHBORHOODS. THIS HELPS RESIDENTS AFFORD HOUSING AND PUT DOWN ROOTS.

AHAP: 2019: Built & Closed on 6 Homes



Texas First/Rural

TEXAS FIRST HOMES ARE FOR MODERATE INCOME RESIDENTS LOOKING FOR THEIR FIRST HOME. HOMEBUYERS CAN BUILD ANYWHERE UPON FUNDING APPROVAL.

Texas 1st/Rural 2019: Built 2 Homes, Closed on 1

HPG – Rural Housing Preservation Grant

THE FUNDS FROM USDA ARE FOR HOME REPAIRS IN THE RURAL COMMUNITIES.

HPG 2019: 5 Homes Repaired



AYBR – Amy Young Barrier Removal

THIS PROGRAM IS FUNDED THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS. WE REMODEL HOMES TO MAKE THEM MORE ACCESSIBLE FOR DISABLED INDIVIDUALS.

AYBR 2019: Remodeled 5 Homes



Project ID

THIS PROGRAM PROVIDES ASSISTANCE WITH OBTAINING STATE ID'S OR BIRTH CERTIFICATES. WITHOUT AN ID IT BECOMES DIFFICULT TO FIND EMPLOYMENT. CHILDREN ALSO NEEDS BIRTH CERTIFICATES TO ENROLL IN SCHOOL. THIS PROGRAM IS FOR INDIVIDUALS THAT ARE HOMELESS OR ON THE VERGE OF BEING HOMELESS



Project ID 2019: Assisted 80 Families

TSAHC

THE GRANT FUNDS FROM TSAHC ASSIST IN MAKING CRITICAL REPAIRS ON HELPING HANDS HOMES FOR VERY LOW-INCOME OR DISABLED HOMEOWNERS.



TSAHC 2019: Assistance on 4 Homes

Helping Hands

THIS PROGRAM PROVIDES LIGHT REHABILITATION AND REPAIRS FOR LOW- INCOME SENIOR HOMEOWNERS NEAR OR IN SAN ANGELO. THROUGH OUR USE OF VOLUNTEERS, WE REPAIR AROUND 40 HOMES OVER AN APRIL WEEKEND BLITZ. HOUSEHOLD INCOME MUST BE BELOW 80% OF THE HUD MEDIAN INCOME FOR THEIR FAMILY SIZE.



Helping Hands 2019: Rehab/Repaired 37 Homes



Financial Transparency - P&L

Jan - Dec 19

Ordinary Income/Expense	
Income	
4 - Contributed support	
4010 - Indiv/business contribution	71,112.68
4230 - Foundation/trust grants	10,000.00
4480 - United Way-H.H.Grant	26,000.00
4522 - HOME Construction	146,717.52
4533 - NoAH Estates LIHTC	100,000.00
4535 - AYBR	102,918.63
Total 4 - Contributed support	456,748.83
4810 - Home Sales	790,062.86
4815 - Other Program Revenue	1,240.00
4820 - USDA HPG Repairs	41,786.46
4999 - Uncategorized Income	5,829.70
5 - Earned revenues	
5330 - Gross rents revenue	28,989.28
Total 5 - Earned revenues	28,989.28
Total Income	1,324,657.13
Gross Profit	1,324,657.13
Expense	
Total 6560 - Payroll Expenses	221,002.20
66910 - Bank Service Charges	19.00
6999 - Uncategorized Expenses	10.00
Total 7000 - Grant & contract expense	353.00
Total 7010 - Contracts - program-related	922,520.58
Total 7500 - Other personnel expenses	22,177.94
7535 - Meals & Entertainment	918.36
Total 8100 - Non-personnel expenses	12,548.15
8105 - Bank Charges	-20.00
Total 8200 - Occupancy expenses	4,572.90
Total 8300 - Travel & meetings expenses	4,302.97
Total 8500 - Misc expenses	30,746.54
Total Expense	1,219,151.64
Net Ordinary Income	105,505.49
Other Income/Expense	
Other Income	
9000 - Interest Income	2,557.05
Total Other Income	2,557.05
Net Other Income	2,557.05
	108,062.54

Financial Transparency – Balance Sheet

	<u>Dec 31, 19</u>
ASSETS	
Current Assets	
Checking/Savings	455,421.10
Accounts Receivable	5,842.71
Other Current Assets	430,622.94
Total Current Assets	<u>891,886.75</u>
Fixed Assets	671,518.61
TOTAL ASSETS	<u><u>1,563,405.36</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	22,648.49
Other Current	
Liabilities	9,823.32
Total Current Liabilities	<u>32,471.81</u>
Long Term Liabilities	3,400.00
Total Liabilities	<u>35,871.81</u>
Equity	1,527,533.55
TOTAL LIABILITIES & EQUITY	<u><u>1,563,405.36</u></u>