



# H.I.T. Foundation

*Home Is The Foundation*

# 2023

# YEARLY IMPACT REPORT

## CONNECT WITH US

## LEADERSHIP *Staff*

**CLAYTON GENTH**  
Executive Director

**LINDSAY WATSON**  
Development Director

**JENN WEATHINGTON**  
Housing Services Manager

**EMILY ROHWER**  
Property Manager

**AUBREY SALYERS**  
Senior Home Repair Program Manager

**RACHEL KING**  
Administrative Assistant



## H.I.T. Foundation

*Home Is The Foundation*

### 2023 BOARD OF DIRECTORS

**Mary Bullen;** Founder/President

**Kathy Smallwood;** Treasurer

**Janet Crelin**

**Tim Crammer**

**Douglas Barnes**

**Jeffrey Allen;** Secretary

**Vision:** Everyone in Preble County has a safe and affordable place to call HOME.

**Mission:** We will champion affordable housing in Preble County at all income levels.

[www.hitfoundation.org](http://www.hitfoundation.org)  
[admin@hitfoundation.org](mailto:admin@hitfoundation.org)



Platinum  
Transparency  
2024

Candid.



# A note from the H.I.T. FOUNDATION TEAM

A very intelligent person once said, "you really cannot thank important people too much." With that understanding, we want to say thank you - thank you - thank you! As we reflect on the past, we are filled with gratitude for your support and dedication over the past 20 years of serving Preble County. Your commitment to this organization has been instrumental in our success, and we are truly grateful for the trust and confidence you have placed in us.



All of us at H.I.T. Foundation extend our heartfelt thanks to each of you for your continued partnership and belief in our mission. Your contributions have made a meaningful impact on our work, and we look forward to sharing the impact many of you helped with in this annual impact report.



Thank you for your ongoing support, trust, and collaboration. Here's to another impactful year ahead!

Rachel ♡  
Jenn  
Sequela  
Emily  
Francis  
Brandy  
Jackie  
Anna's  
Lindsay  
Murre  
Cathy  
Angelica Cook  
Aubrey ♡

Thank you to our 2023 major donors and partners!





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**Mission:** We will champion affordable housing in Preble County at all income levels.

# 20 YEARS OF THE H.I.T. FOUNDATION Experience

## AFFORDABLE HOUSING

Our first program at H.I.T. Foundation began in 2003 as a way to increase affordable housing options in Preble County. We now own and manage 56 rental units at rates below Fair Market Value!

## SENIOR HOME REPAIR

Launching in 2013, the Senior Home Repair Program became our second program. H.I.T. Foundation is committed to keeping seniors safely in their own homes for as long as possible by providing emergency home repairs, proactive handyman services, and essential accessibility modifications. This program is funded by donations, grants, and relies heavily on volunteer work.

## HOMELESS SERVICES

In 2015, our Homeless Services Program quickly expanded to offer rental assistance and homeless prevention programs before opening the Preble County Emergency Homeless Shelter. The shelter remains staffed 24 hours a day, 7 days a week. Clients receive case management, 3 meals per day, showers, and laundry facility access. There are 10 beds in separate men's and women's dorms.

## HOME LOAN PROGRAM

The USDA Rural Development 502 Program assists low and very low income applicants to obtain or purchase decent, safe, and sanitary housing by providing payment assistance to increase an applicant's repayment ability as homeowners.



Inspiration for Home Is The Foundation occurred when our founder, Mary Bullen, was driving home 20 years ago. She was reminded that many people in our small rural community live in poverty. She was concerned with the number of families affected by poverty and inadequate housing. The vision that "Everyone in Preble County should have a safe and affordable place to call HOME" was born.



Mary Bullen, Founder

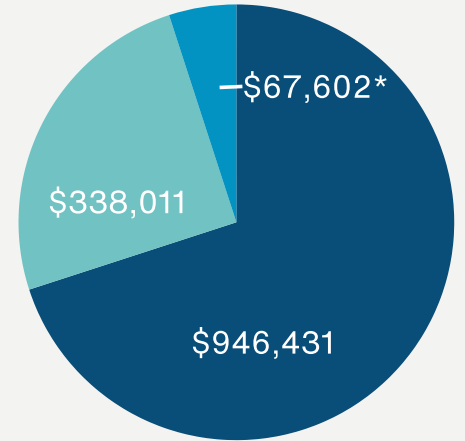


**621**  
VOLUNTEER HOURS

**153**  
VOLUNTEERS

## OPERATING EXPENSES

- Direct Services Expense
- Administrative Expense
- Fundraising Expense



\$1,352,044 total expenses

\$4,996,748 total assets

## VOLUNTEER OPPORTUNITITES

### Homeless Services

The shelter relies on donations from the community to provide clients with three meals per day. Sign up to provide a meal at [mealtrain.com/trains/54851k](http://mealtrain.com/trains/54851k)

### Senior Home Repair

Painting, yardwork, handyman projects, and minor home repairs are all completed by volunteers!

**\$833,867** FUNDS RAISED FROM GRANTS AND MONETARY DONATIONS

\*Return on fundraising expense investment (\$67,602)



Representative Warren Davidson visits for a roundtable discussion



Carlee, Rowan, and Grayson volunteered to carry the parade banner!



Curtis Duncan provided the entertainment at H.I.T. Foundation's 20th Anniversary Celebration!

# Affordable Housing PROGRAM

## WEATHERIZATION PARTNERSHIP

**11** units received new furnace/AC units, exhaust fans in the bathroom, water heaters, and insulation throughout

**2** units received a new exhaust fan in the bathroom, water heater and insulation throughout

**1** unit received a new furnace, exhaust fan in the bathroom, and insulation throughout

Total in-kind value of improvements: **\$112,910**

THANK YOU!



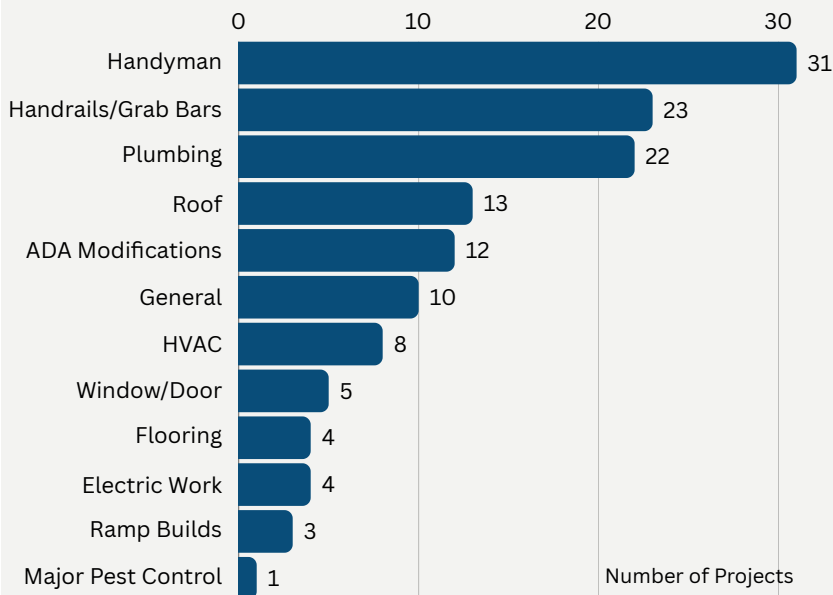
Eagles Trace Apartments

# Senior Home Repair PROGRAM



Career Based Intervention students from Twin Valley South helping a local Senior with a yard clean up!

## COMPLETED PROJECTS



**136** essential home safety modifications and repairs were completed

**102** Preble County residents benefited from a Senior Home Repair Program project

**64** total households are now safer as a result of receiving a repair or modification

**6** major yard cleanups were completed by volunteer groups

**1959** is the average build year for the homes that received a repair or modification

**\$20,254** average annual household income of program recipients. The lowest annual income was just over \$6,000.



wheelchair ramp installation

"The contractors did a great job. They were courteous when I spoke with them and they really took their time measuring to get everything right the first time. I know I just got the ramp but I can tell it's going to be a life saver."

-Mary P.

# Homeless Services PROGRAM

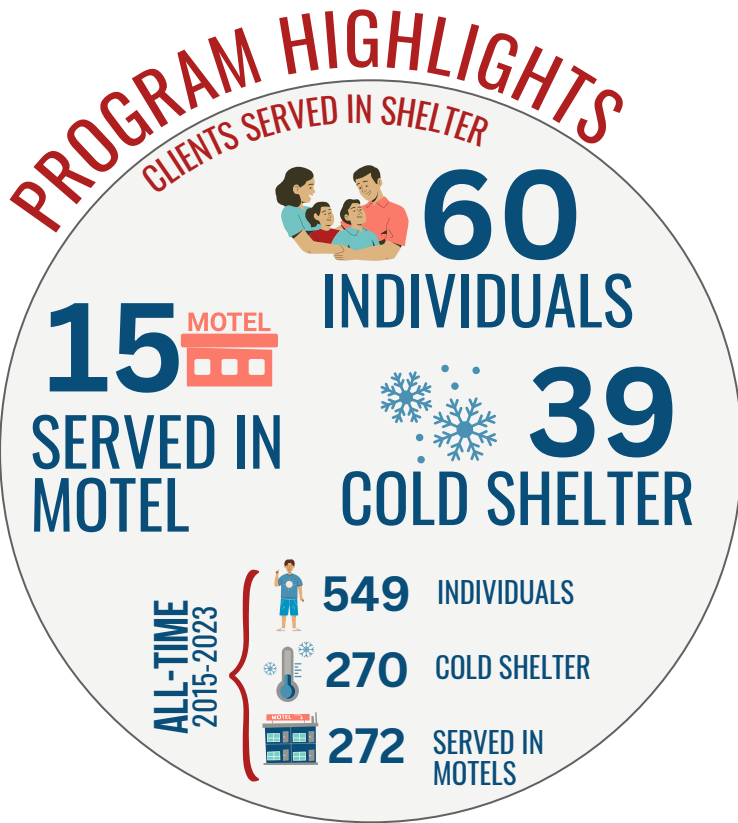
Of the people H.I.T. Foundation served in the homeless shelter...

**18%** were aged 55+

**8%** were children under the age of 18



The Church of Jesus Christ of Latter-Day Saints volunteer group completed a major yard-cleanup at the shelter!



## HOMELESS PREVENTION

Provides housing stabilization services and short- or medium-term rental assistance to prevent homelessness.

- households served: **12**
- total rental assistance: **\$16,865**

## RAPID RE-HOUSING

Provides short-term rental assistance and services. The goal is to help people obtain housing that they can afford in a timely manner.

- households served: **16**
- total rental assistance: **\$21,695**

## POINT-IN-TIME COUNT 2023

The Point-in-Time (PIT) count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. For those unsheltered, we offer services on the spot!

**26** sheltered people  
**5** unsheltered people

**38**

DAY

average spent in shelter

**42**

CLIENTS

permanently housed!