



Annual Report

(January—December 2018)

and

20th Annual Membership Meeting Program

September 26, 2019

at

**Beth Israel Congregation
2000 Washtenaw
Ann Arbor, Michigan 48104**

Meeting Agenda
September 26, 2019
7 p.m.

- I. Welcome Xan Morgan, Secretary
- II. Blessing..... Rabbi Caine, Beth Israel Congregation
- III. Presentation of Capital Campaign Award..... Josh Warn
to Unified-HIV Health and Beyond President
- IV. Take Action: Advocate Amanda Carlisle
Board Member, WHA Executive Director
- V. Celebration of RAAH’s 20 Years Lonnie Sussman
Board Member
- VI. Birthday Celebration Xan Morgan
- VII. Presentation of Barbara Wykes Award..... Mary Wakefield
to Mary Browning and Joyce Deren
Board Members
- VIII. Business Meeting
 - A. Approval of Minutes from Josh Warn
2018 Annual Meeting
 - B. Treasurer’s Report Jim Mogensen, Treasurer
 - C. Nominating Committee Report..... Mary Wakefield
 - D. President’s Report..... Josh Warn
- IX. Adjournment of the Annual Meeting

RAAH’s Mission Statement
(adopted January 27, 2000)

Acknowledging the acute shortage of low-cost housing and affirming the moral imperative to work for social justice arising from the diverse religious traditions of our faith communities, we affirm that:

The mission of the Religious Action for Affordable Housing (RAAH) is to work for the substantial increase of low-cost, affordable housing for rent and for purchase in Washtenaw County, particularly in areas of greatest need.

RAAH will carry out its mission through collaboration with religious congregations, working in cooperation with existing nonprofit housing organizations and other appropriate entities, seeking the widest possible participation.

RAAH will seek to identify moral values that undergird the challenge to create affordable housing, focus on serving the most vulnerable people, work to create and sustain a supportive community, and encourage vision and action that moves beyond charity toward justice.

RAAH will engage in education, public interpretation, advocacy, fundraising, promoting community land trusts, and support of other appropriate affordable housing efforts.

Religious Action for Affordable Housing
c/o St. Andrews Episcopal Church
306 N. Division
Ann Arbor, Michigan 48104
www.raah.org
Like us on Facebook

The Board of Directors meets on the second Friday of the month at 8:30 a.m. on the lower level of the Church of the Good Shepherd United Church of Christ, 2145 Independence Blvd., Ann Arbor. All are welcome to attend.

**Capital Campaign Status
as of September 26, 2019**

Non-Profit	Committed	Given to Date	Outstanding
CAN	\$10,000	\$10,000	0
Shelter Association	\$15,000	\$10,000	\$5,000
Unified HIV Health & Beyond	\$30,000	\$23,000	\$7,000
Avalon Housing	\$15,000	\$5,000	\$10,000
Washtenaw Housing Alliance	\$5,000	\$5,000	0

Balance Sheet as of December 31, 2018

ASSETS	
Bank Accounts	
Checking Bank of Ann Arbor	30,050.52
Ann Arbor Area Community Foundation Restricted	<u>7,443.38</u>
Total Bank Accounts	\$ 37,493.90,
TOTAL CURRENT ASSETS	<u>\$ 37,493.90</u>

Statement of Revenues and Expenses

January 1, - December 31, 2018

	Actual	Budget	over (under) Budget
Income			
Capital Campaign Contributions	11,265.00	11,000.00	265.00
Membership Dues (Unrestricted)	585.00	2,500.00	(1,915.00)
Undesignated Contributions	27,027.53	16,000.00	11,027.53
Net Special Event			
Purple Rose Play	899.00	900.00	(1.00)
Pay Pal	812.27	0.00	812.27
Interest Income	21.30	2.00	19.30
Total Income	<u>\$42,910.10</u>	<u>\$32,702.00</u>	<u>\$10,208.10</u>
Gross Profit	<u>\$42,910.10</u>	<u>\$32,702.00</u>	<u>\$10,208.10</u>
Expenses			
Legal & Professional Fees			
Miscellaneous	0.00	100.00	(100.00)
Accounting	0.00	900.00	(900.00)
Total Legal & Prof. Fees	0.00	1,000.00	(1,000.00)
Bank Charges	0.00	15.00	(15.00)
Pay Pal Fees	0.00	20.00	(20.00)
Board Training	0.00	100.00	(100.00)
Dues & Subscriptions	0.00	50.00	(50.00)
Postage and Shipping	447.06	800.00	(352.94)
Grant Expense	15,000.00	25,000.00	(10,000.00)
Insurance	736.00	800.00	(64.00)
Office Expenses & Supplies	0.00	100.00	(100.00)
Printing	1152.80	1,600.00	(442.20)
Computer/Website	168.00	250.00	(82.00)
Corporation Fee	20.00	20.00	0.00
Total Expenses	<u>\$17,523.86</u>	<u>\$29,755.00</u>	<u>(\$12,231.14)</u>
Net Income	\$25,386.24	\$2,947.00	\$22,439.24

2018 Donors

We thank these individuals and congregations for their support of our mission during 2018.

<p>Ann Arbor Friends Meeting*+ Michael Appel & Ruth Kraut* Sarah Baird+ Robert & Rosalind Barnsdale*+ Helen Beavin* Beth Israel Congregation* Ward Bouwsma+ Mary Browning*+ Bunyan Bryant & Jean Carlberg* Ruth Carey & Jim Crowfoot* Benjamin & Amanda Carlisle* Barbara Cavin* Church of the Good Shepherd United Church of Christ*+ David Church+ Nora Clark*+ Edward & Cheryl D'Angelo+ Michael & Joyce Deren*+ Scott Diels & Mary Davis* Tom Ewing*+ Margaret Fillion* First Baptist Church, Ann Arbor*+ First Presbyterian Church, Ann Arbor*+ David Friedo* Russell Fuller* Dori Gapczynski* Kelly Gauthier & Andrew Nash* Jeff & Amy Gore* John & Kathie Gourlay Carol Gross* Doug & Ann Hanton*+ Rachid & Wendy Hatem*+ Heidi Heeringa* Bob & Lucia Heinold* Steven & Cherie Holodnick* Debra Houghton* David & Edith Hurst* Barbara Kessler & Dick Sobie+ King of Kings Lutheran Church*+ Kiwanis Club, Ann Arbor+ Joanne Ladio*</p>	<p>Paul & Marian Laughlin* Craig & Jan Little* Fran Lyman*+ Dale Magee* John & Jennie Maynard* Jim & Ellie Mays* Catherine McClary & Michael Merrick* Gary & Mary McClusky* Jim Mogensen & Rachel Baird* Milton & Delores Moore* Xan Morgan* Janet Nord* Arthur Nusbaum* James & Lynne Pauer* Barbara Plampin* Lois Plantefaber & Patty Maher*+ Joanne Pohl* Ethel Potts* Stephanie Powell* Mary Pratt* Alice Rhodes* Jean Robinson* Deborah Purcell* Joan Scott* Jessie Siekmeier*+ Lillian Simms* Cathy Staley* James and Gwynne Sterken* Cynthia Stewart*+ Karla Taylor* Trinity Lutheran Church, Ann Arbor*+ Vineyard Church of Ann Arbor* Tom and Mary Wakefield*+ Linda Walterberger* Josh Warn*+ Frank and Kim Wilcox* Charles and Angela Williams*+ Jan Wright* *Denotes a dues paying RAAH member or undesignated donor +Denotes a capital campaign donor</p>
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The Barbara Wykes Award

Each year we present an award to a member of the community who the RAAH Board feels has contributed greatly to the cause of expanding access to affordable housing in Washtenaw County. This award was named in memory of a founding board member of RAAH, Barbara Wykes. She embodied the characteristics of an effective advocate and leader. Those who worked with her commented on the quality of her analysis of the issues, her serious commitment to advocacy, her sense of humor, as well as her ability to be a quiet enabler. In 2007 Barbara passed away from cancer. We miss her and honor her memory with this award presentation.

RAAH is privileged to give the 2019 Barbara Wykes Award to **Mary Browning**, who served as our treasurer for nearly as long as the organization has existed. The congregation at Mary’s home church, Church of the Good Shepherd UCC, acknowledged who she is when recognizing her in 2009 for her Justice Ministry. They wrote, “Mary embodies the heart and soul of volunteerism, working on behalf of the least served and most needy in our community.” Mary epitomizes what the roots of RAAH are about. When Pastor Nile Harper called out “Congregations To Do More” 20 years ago, under the umbrella of the Interfaith Council for Peace and Justice, Mary Browning was there as RAAH grew roots in the congregations of Washtenaw County. As our diverse Houses of Worship understood how fundamental is the right to safe shelter, the work of securing affordable housing for all drew us into the Community of Faiths we now know as Religious Action for Affordable Housing. RAAH ‘s Carrot Way has the fingerprint of Mary Browning, as do our present works that strive for accessible affordable housing today.

In her many modes of service, from Project Transition to Welfare Simulations and Friends of Restorative Justice (FORJ); from Habitat for Humanity to building bunk beds on the Pine Ridge Indian Reservation, Mary Browning has continued her purpose-driven life in advocating, educating and building for the good of humankind.

THANK YOU, Mary.

2019 Operating Budget

Income	
Capital Campaign Contributions	\$11,000
Membership Dues	\$ 2,500
Undesignated Contributions	\$16,000
Net Special Events	\$ 1,000
Interest Income	<u>\$ 20</u>
Total Income	\$30,520
Expenses	
Legal and Professional Fees	\$ 100
Accounting	\$ 900
Bank Charges	\$ 15
Pay Pal Fees	\$ 20
Board Training	\$ 100
Dues & Subscriptions	\$ 50
Postage	\$ 800
Grant Expense	\$25,000
Insurance	\$ 800
Office Supplies	\$ 100
Computer/Website Expense	\$ 250
Printing	\$ 1,600
Taxes & Licenses	<u>\$ 20</u>
Total Expenses	\$29,755
<u>Profit/Loss</u>	\$765

2018-19 Board of Directors

President: Josh Warn
Vice-President:
Treasurer: Jim Mogensen
Secretary: Xan Morgan

Members At Large:

Elana Sussman	Judy Judd
Mary Browning	
Amanda Carlisle	Marian Laughlin
Joyce Deren	Jan Little
	Yousef Rabhi
Edith Hurst	Mary Wakefield
Judy Judd	

Report of the Nominating Committee

Proposed Slate of Officers for 2019-2020 Year

President: Josh Warn
Vice-President:
Treasurer: Jim Mogensen
Secretary: Xan Morgan

Board Members Nominated to serve until June 2022

Edith Hurst
Jan Little
Jim Mogensen
Yousef Rabhi
Josh Warn

Continuing Board Members until June 2021

Mary Browning
Amanda Carlisle
Joyce Deren
Elana Sussman

Continuing Board Members until June 2020

Judy Judd
Marian Laughlin
Xan Morgan
Mary Wakefield

Nominating Committee Members

Michael Appel	Edith Hurst
Virginia Koster	Josh Warn
Angela Williams	

President's Report

Of course we're proud that Religious Action for Affordable Housing has kept working for twenty years and assembled more than \$650,000 for local projects, but we're waiting to hear someone say, "So, 20 years and you still haven't solved the Affordable Housing issue? Why don't you just give up?"

We don't give up because we don't see our struggle as a football game, but as the individuals and families whom we may help to live with dignity, like the previously homeless woman who says that Avalon's supportive housing has helped her finally "to be the mother that my child needs."

We don't give up because we share a faith common to our varied Faiths, which teaches that success is not measured only by visible outcomes, but by goals toward which spirit and tradition and scripture guide us. Goals like restoring hope to individuals and families, as happens in the lives of the clients of Unified Health HIV and Beyond.

Someone else might say "Fine, so you have ideals but the non-profits that you help have yearly budgets in the millions, and you're proud of raising \$75,000 in two years? Why even bother?"

Our dollar amounts may be modest, but they make impact locally. When we tell local congregations their donations will make it easier for two kids to stay in their neighborhood school because Community Action Network's Housing Stabilization program helped their family avoid eviction, those congregants develop a sense of what's going on in their own community and the specific work that's being done.

RAAH's past year brought positive change. Newer Board members have injected their enthusiasm into our traditional activities and steer us in new directions. Our community's growing concern with Affordable Housing, almost a "fashionable" cause now, has provided RAAH new attention and opportunities to advise organizations whose experience is less deep. Our members continue advocating for decent housing, most recently as the Dexter City Council decided to allow a new supportive housing project to move forward.

Two innovative endeavors are underway with funding from RAAH. Washtenaw Housing Alliance's Community Risk Mitigation Fund and the House More Serve More program run by Shelter Association have begun, each in its own way, opening up housing that wouldn't have been available two years ago. The director of the Shelter Association tells us that the House More Serve More catalyst funds have helped increase the rate of getting people housed by more than 26% since the program started and by another 10% since RAAH funds were added. WHA's Mitigation Fund is allowing private landlords to rethink their reluctance to rent to the formerly homeless.

In partnership with our generous donors and more than 20 local religious congregations we will keep trying.

Details of the programs mentioned above are available at www.raah.org

Sincerely, *Josh Warn*, President of the Board of Directors