

Without continual
growth and progress,
such words as
improvement,
achievement and
success have
no meaning.

Benjamin Franklin



Helping Communities *Blossom*



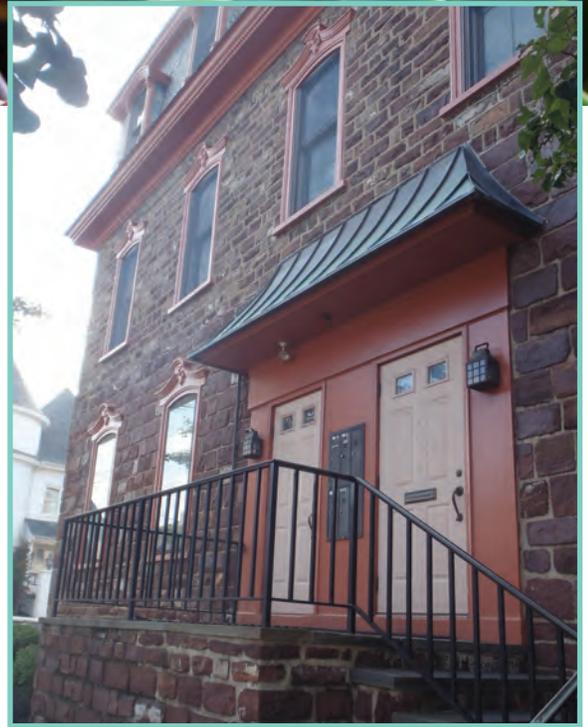
ANNUAL REPORT 2016
www.CommunityLendersPA.org

Community Lenders...

Our Mission... Our Commitment

Community Lenders, formed in 1999, provides financing for community redevelopment and revitalization projects in Berks, Bucks, Chester, Delaware, Lehigh, Montgomery, Northampton and Philadelphia counties. As a nonprofit 501 c (3) corporation committed to providing financing to profit and nonprofit groups, Community Lenders promotes and facilitates community revitalization through the financing of, and investment in housing and community development activities, which address the needs of low and moderate-income persons with specific emphasis on those communities where our member banks are located.

Due to the strength of our 27 member banks, Community Lenders has loaned more than \$40 million to more than 50 profit and nonprofit groups and provide homes for more than 900 low income residents or families.



Member Banks 2016

Ambler Savings Bank

American Bank

BB&T

Bryn Mawr Trust

Covenant Bank

Customers Bank

Embassy Bank

First National Bank & Trust Company
of Newtown

First Niagara Bank

First Priority Bank

Fulton Bank

Harleysville Savings Bank

M&T Bank

Malvern Federal Savings Bank

Meridian Bank

Penn Community Bank

Phoenixville Federal Bank & Trust

Provident Bank

Prudential Savings Bank

QNB Bank

Republic Bank

Royal Bank America

The Bancorp Bank

Tompkins VIST Bank

Univest Bank and Trust Co

William Penn Bank

WSFS Bank

Community Representatives

Bucks County Housing Group

Chester County Department of
Community Development

Genesis Housing Corp.

Montgomery County Housing Authority



120 E. Broad Street, Suite 2, Souderton, PA 18964

215-799-1340

Audrey McMichael, Executive Director
amcmichael@CommunityLendersPA.org

www.CommunityLendersPA.org

Helping Communities Blossom Through Investments that Inspire Great Things



AUDREY McMICHAEL
Executive Director

Dear Friends:

In spring, a garden is transformed when the first flowers start to bloom. Likewise, communities are transformed when people have access to resources and services that improve their health, self-esteem, job skills and ability to live independently.

When deciding on funding priorities, Community Lenders is committed to financing projects that have a wide, long-lasting impact on the communities in which they are located. The buildings are beautiful and enhance the community, but the services, programs and opportunities afforded at these buildings are as impressive and are helping clients change their lives.

In the Pottstown area, [YWCA Tri-County Area](#) is offering better access to education and job training to clients at its newly acquired building. As clients improve their skills and increase their knowledge, they improve their quality of life.

In Berks County, financing provided by Community Lenders to [Supportive Concepts for Families, Inc.](#) for 13 scattered group homes sites is preparing adults with physical, developmental and emotional disabilities for success by placing them in supportive living environments.

Finally, in the Coatesville community, the [Brandywine Consignment Shop](#) has experienced record-breaking sales due to a Community Lenders financed expansion. All proceeds are donated to The Brandywine Health Foundation, which provides quality healthcare to area residents in need.

These three projects share a common goal of filling basic needs for specific populations in their communities. It is vital that people are capable of meeting their basic needs if they are to continue on the path of self-actualization and personal growth.

Community Lenders is proud of the programs featured in this annual report. The new, enhanced and improved buildings made possible through our financing are improving health, job preparedness, education and self-sufficiency. And just as flowers and trees bloom annually, we are confident that these programs will continue to help their clients bloom.

We applaud our member banks for their support and the organizations that are making these services possible.

Best regards,

Audrey McMichael
Executive Director

Supportive Concepts for Families, Inc.



Supporting an independent lifestyle for adults with disabilities gives them the confidence to grow and test their limits in communities that know the residents and accept them.

"This place makes us feel like a family."

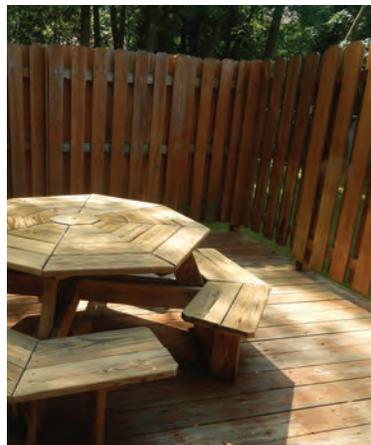
*Arturo Polamco,
Resident Specialist*

Supportive Concepts for Families, Inc. began in 1993 as a provider of in-home services for families caring for adult children with developmental disabilities. The organization owns or leases more than 75 houses in 7 counties. Community Lenders provided financing for 13 scattered group homes in Berks County, PA.

The organization believes that every person supported has distinctive goals, needs and ambitions. Therefore, services are established and arranged to accommodate the unique needs of each individual.

Community homes allow small groups of adults to live independently in the community of their choice. Residents are immersed in a safe and supportive living arrangement and are supervised by residential specialists. Activities are scheduled and residents are encouraged to take an active role in maintaining their homes. Because many of the homes are located in suburban and rural areas, residents spend time outdoors and are able to take an active role in their community.

Homes dispersed throughout the community promote greater independence and foster cooperation and responsibility.



"For the guys to be able to live here and feel safe and accepted... is awesome. All the neighbors know them and accept them."

Tracy Ehiyka, Site Supervisor

"I love this house and the neighborhood. I like to clean my room and cook for everyone... I feel good about helping out."

Jose Ruiz, Resident



The Brandywine Consignment Shop



From small things, great things are possible.

"It's a great place to volunteer and help an organization that is making a difference."

Carlyle Holling, volunteer



The Little Yellow House—Brandywine Consignment Shop— is a magnet for bargain hunters, savvy shoppers and volunteers. But its impact is even more significant: it is helping to improve the health of residents of the Coatesville area. Revenues from the shop are directed to the **Brandywine Health Foundation**, which has received almost one-million dollars over the years.

Proceeds supports the mission of the Foundation, which provides grants and serves as a resource to nonprofit organizations that improve access to healthcare, dental care, prescription coverage, community services and mental health services to the uninsured and under-insured. A big job that the Little Yellow House is proud to support.

Recently, The Little Yellow House took a giant step. With permanent financing provided by Community Lenders, the consignment shop expanded from 2,200 square feet to 6,000 square feet. It nearly tripled in size! With the expansion came an increase in inventory and sales and ultimately donations to the Foundation.

As the shop grew, it also outgrew its moniker and is now known as the Big Yellow House. As was predicted by volunteer executives from the non-profit SCORE, it is on track to double its donations to the Foundation.

And while the organizations that the Foundation funds make it possible for children, older adults and others in the community to improve the quality of their lives, the shop is helping the community blossom in other ways. Those who consign their belongings are supporting environmental sustainability by repurposing their possessions rather than discarding them, the more than 60 volunteers—many of them widows—are forging new friendships and connecting with others in the community and the shoppers know that their purchases are making a difference in the lives of people in their community.



"The Big Yellow House is a win-win all the way around. It is helping the Foundation and those it serves, consigners are making ends meet by selling unused goods and people are getting goods at affordable prices."

Nancy Oliver, Shop Manager

"The Brandywine Health Foundation is leading the charge to improve the health of those who are most in need in the Coatesville area. We thank the people and groups that support our efforts and are making it possible to address these challenges."

Frances M. Sheehan, President and CEO

brandywine **b**
health foundation
for a Greater Coatesville

YWCA Tri-County Area



YWCA USA has been at the forefront of our country's critical social movements for more than 150 years. Comprised of more than 220 local chapters that offer services and programs, all local chapters address racial justice and civil rights, empowerment and economic advancement of women and girls, and health and safety of women and girls. [YWCA USA website](#)



In the Pottstown community, **YWCA Tri-County Area** has deep roots. Since 1908 its leaders have implemented programs that are vital to area residents. Although programming has changed over the years, the organization's core commitment to providing resources that empower its client population to flourish and achieve, remains strong.

Today, the association continues to promote education, empowerment and advocacy. For example, adults find independence and dignity through education and employment, which is offered at the YWCA Education and Training Center.

Even the youngest members of the community who are enrolled in the Early Childhood Education Center have access to services and programs designed to create a strong emotional, physical and academic foundation.

These projects and the many others that are offered require funding, talent and space. Community Lenders is delighted to have played a role in the growth of the YWCA by providing permanent funding for the acquisition of a new building at 300 King Street, Pottstown.

In July 2016, the 10,000 square foot building officially opened. It will house the organization's main offices, as well as training programs that teach job skills.

Clients can grow and blossom in an environment that offers:

- Adult education and training
- GED classes
- English language classes
- Civics classes as a precursor to U.S. citizenship
- Classes to facilitate financial understanding
- Parenting classes

For over 100 years the YWCA Tri-County Area has sowed the seeds of hope and strength to help women succeed.



**eliminating racism
empowering women
ywca
Tri-County Area**

"It is wonderful to know that we have the space to help support the community by offering so many programs that are integral to success. We are now able to expand our efforts to collaborate with the community to offer critical programs and services."

Stacey Woodland, Executive Director



Community Lenders Community Development Corporation

Statement of Financial Position June 30, 2016 and 2015

ASSETS

Current assets	2016	2015
Cash	\$ 702,883	\$ 801,343
Membership fee receivable	10,000	10,000
Prepaid expenses	430	439
Loans receivable	878,535	851,091
Total current assets	1,591,848	1,662,873
Other assets		
Loans receivable – net of current portion	31,398,559	31,040,788
Membership fee receivable – net of current portion	10,000	5,000
Escrow agency	258,954	265,967
Capital assets		
Furniture, equipment, and software, net	7,016	8,976
Total assets	\$ 33,266,377	\$ 32,983,604

LIABILITIES

Current liabilities		
Current portion of notes payable	\$ 919,135	\$ 891,230
Interest Payable	18,738	11,603
Deferred membership contributions	10,000	10,000
Total current liabilities	947,873	912,833
Escrow agency	258,954	265,967
Long-term liabilities		
Notes payable – net of current portion	31,212,602	31,040,788
Deferred membership – net of current portion	10,000	5,000
Total long-term liabilities	31,222,602	31,045,788
Total liabilities	32,429,429	32,224,588

NET ASSETS

Net Assets		
Unrestricted	836,948	759,016
Total liabilities and net assets	\$ 33,266,377	\$ 32,983,604

Helping
Communities
Blossom 



120 E. Broad Street, Suite 2
Souderton, PA 18964
215-799-1340

amcmichael@communitylenderspa.org
www.CommunityLendersPA.org

