Dear Friends,

I am pleased to present to you this first edition of the SHE Annual Report. We see this as a tool for our friends, donors, partners and funders to review highlights and milestones after the end of the calendar year. This report covers our activity for January through December of 2003.

It was a year of significant productivity and accomplishments. As we crunch numbers and calculate units constructed, however, we do not lose sight of our overarching mission to improve the lives of low-income residents of the San Joaquin Valley.

A recent study by the Consumer Federation of America found that “well over one-half of the personal wealth held by lower income and minority homeowning households represents home equity, and their wealth is far greater than that of comparable non-homeowning households.”

We at Self-Help Enterprises have understood this connection between homeownership and wealth-building for low-income families for 39 years and have seen the results through our programs.

We are grateful for your continued vote of confidence and financial support.

Sincerely,

Peter Carey

Message from the Chief Executive Officer

Building Homes and Families

While it is often new home construction that receives the attention, for many families the rehabilitation of their home is just as life-changing. And, in several of the Valley’s rural communities, it is the availability of clean water that is making a difference in people’s lives.

Following are a few statistics that document our accomplishments in 2003.

SHE Total Completions (As of Dec. 31, 2003)

- New Homes: 5,162
- Housing Rehabilitation: 5,143
- Weatherization: 39,207
- Sewer and Water: 18,354
- Multifamily Housing: 747
- Homebuyer: 780

SHE 2003 Production At a Glance

- New Homes: 130
- Housing Rehabilitation: 97
- Sewer and Water: 116
- Multifamily Housing: 108
- Homebuyer: 128

While we will miss-
Housing Rehabilitation and Homebuyer Update

SHE’s Housing Rehabilitation program allows low-income families to have important health and safety repairs made to their homes. The program currently operates in 21 communities in the San Joaquin Valley.

Our Homebuyer Assistance program helps participant families achieve their dreams and become homeowners for the first time. The program currently operates in 16 communities. In 2003, SHE helped 128 first-time homebuyers with the purchase of their homes. New HOME grant funds were received totaling $1,800,000 to assist approximately 58 additional first-time homebuyers.

New Partners for Housing Rehabilitation
City of Oakdale, Stanislaus County
City of Madera, Madera County

New Partner for New Construction
City of Delano, Kern County

Staff members have been added to the Housing Rehabilitation and Homebuyer Assistance programs to better serve our partners. In 2003, SHE moved to a new office location in the City of Madera in order to expand our access to participant families.

SHE staff worked to develop software that will help our partner communities manage CDBG & HOME loan portfolios. SHE currently provides loan portfolio management services to four partners.

Family Success Story
The Haro Family, Woodlake, Tulare County

Fernando Haro is wheelchair-bound and suffers from respiratory problems. At 71 years of age, his daughter Andrea and her husband and two children live with him and care for him. Fernando’s doctor recommended changing the swamp cooler and wall heater to an A/C and central heating in order to help him breathe more comfortably. SHE had originally done rehabilitation work on the home in 1992 so the family contacted us again.

We were able to replace the swamp cooler with grant funds. Fernando is very grateful for SHE’s work on his behalf.

People are counting on us!

Grants Written: 23 grants totaling $9 million (CalHome, HOME, CDBG and HPF)

I want to help Self-Help Enterprises in its efforts to meet the housing needs of the San Joaquin Valley by making a gift of $___________ to the Washburn Fund.

Community Builder...$10,000 or more
Homesteader.............$3,000 to $9,999
Cornerstone.............$1,000 to $2,999

Name__________________________
Address_________________________

Please print your name the way you would like it to appear in the SHE newsletter.

All donations are tax deductible

Annual contributors of $500 or more receive a Washburn Plaque.

Please make checks payable to:
Self-Help Enterprises
P.O. Box 6520 • Visalia, CA 93290 • 559-651-1000

Connections
Housing Rehabilitation  97
Homebuyer  128

All donations are tax deductible
THANK YOU FOR YOUR SUPPORT
Since the last issue of SHE News, we have received contributions at the following levels:

COMMUNITY BUILDER
Citigroup Foundation • Fannie Mae Foundation • F.B. Heron Foundation

HOMESTEADER
Maria Bacigalupo • Bank of America • Fannie Mae • Jackie and Dick Ursitti • Blanche and Irma Weill Foundation

CORNERSTONE
Anonymous
Anlin Industries
Tom and Suzanne Collishaw

Architecture Plus, Inc.
Duane and Pearl Call
Alice and Lee Carey
Peter and Cathy Carey
Community Economics, Inc.
Linda Craig
Cal and Linda Dooley
Dick and Do Dooley
Steve and Joanne Farnsworth
Tom Faold

Anonymous
Rich Aicklen
Manuel Angulo
Betty Anthony
Mary-Alice Avila & Stuart G. Seiden
Fred Balderston
Joseph and Tamara Belden
William and Jane Bryant
Edna Cools
Michael Berzinsky
Mark and Rose Bonar
Phyllis and Don Chapin
Chris and Karen Cooper
Hector Fernandez
Lupe Felix
Lillian S. Glass
Lincoln and Gerry Hall
Lloyd Halverson

Maureen Kennedy
Lane Engineers, Inc.
Glenn Nunez

The PAM Company
Donna and Darwin Poulos
Surroz Motors, Inc.

Mangano Homes, Inc.
Doug and Judy Pingel
Nancy Salzman
Karen Sacket
Sherry Tietjen
Annette Trujillo
Louis R. Urbano
Wallace and Smith Contractors
Ray and Liz Wynn

ARTISAN
Helen Headrick
David Hedges
Chris and Rhoda Holahard
Jeffrey Landsman
Thomas Lauderbach
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Evans and Carole Long
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Gwyn Marshall
James Mathur
Susanna Matthay
Susan Peck
Bob and Shirley Perry
Piggot and Associates
Professional Financial and Insurance Services
Michael and Izvara Predmore

Dora Prescott
Rudy Quintana
Nancy Richard
Eunice Riso
Bill and Audrey Sell
Mary Ellen Shay
Lee and Scott Slater
Helen Solinas
Ann Gero-Stilwell
Don and Jonnie Stone
Dick and Marilyn Watson
Barbara Waichope
Rob Wiener
Stephen Thiermann
Lynn Thompson
Sopac McCarthy Tompkins
Henry and Jenny Yang
Randy and Faye Zeib

GIFTS WERE RECEIVED IN HONOR OF THE FOLLOWING
Bobby Butler • Dot and Howard Nunez

GIFTS WERE RECEIVED IN MEMORY OF THE FOLLOWING
Paul B. Carey • Sam Tyson • Nathan Unikel • Frances Horne

New Homes Update

2003 Completed Homes by Community
Farmersville, Tulare County - 12
Porterville, Tulare County - 10
Armona, Kings County - 12
Mendota, Fresno County - 22
Riverbank, Stanislaus County - 12
Delhi, Merced County - 22
Poplar, Tulare County - 24
Reedley, Fresno County - 12
Woodlake, Tulare County - 4 (rallies)
Total: 130 completed homes in calendar year 2003

Homes Under Construction by Community
Fresno – 21
Poplar – 22
Reedley – 23
Lindsay – 12
Farmersville – 2 (Youthbuild in partnership with C-SET)
Wasco – 12
Clovis – 10
Total: 102 homes in construction

Neighborhood Profile
Harvest Acres
The Harvest Acres subdivision, consisting of 21 homes, is the first SHE housing development in the City of Fresno in 25 years. The participant families are quite diverse.
21 families:
17 low income (80% of Area Median Income)
4 very low income (50% of Area Median Income)
Average family income $25,957
Average family size – 5
Sales Price – $101,000

Appraised Value $112,500
Sweat Equity Earned - $11,500 Per family
Community Development Update

Randsburg Communities Water District
The Community Development staff of Self-Help Enterprises worked this year with the desert communities of Randsburg and Johannesburg in Kern County and Red Hill in San Bernardino County.

Staff members conducted a survey of Randsburg and Johannesburg residents over several days in July to document the percent of residents with low or moderate incomes. The result is a finding of 51 percent of the population at these income levels, which qualifies these communities to apply for Community Development Block Grant (CDBG) funds.

These funds will be used to install a new water storage tank.

Allensworth, Tulare County
SHE is working with the water board in this historic community to help resolve issues with the water distribution system. Staff is also completing a community survey on natural gas. Our SHE housing rehabilitation department is assessing the condition of the community center in Allensworth and indicating what needs to be done before the building can serve as a community gathering place.

Fairway Tract, Tulare County
Staff is working with the Fairway Tract Mutual Water Company and the City of Porterville to solve water quality issues. The drinking water currently has high levels of nitrates.

Alpaugh, Tulare County
SHE recently received a letter of commitment from the Department of Water Resources for $2.1 million in grant money and we are hoping to soon receive a letter of commitment from the USDA for $1.5 million in grants and a $500,000 loan. We are working with the engineer to help refine construction plans for the water project.

South Shafter, Kern County
SHE recently received a $9,000 grant from the Weill Foundation which will be used for a preliminary report for a sewer project in the communities south of Shafter (including Smith Corners, Thomas Lane, Cherokee Strip, Burbank, and Southwest Shafter). The preliminary engineering report is a requirement for applying to other funding sources. We are concluding a sewer survey in the area.

Mettler County Water District
In this Kern County community, located 20 miles south of Bakersfield, SHE staff provided training in board operations and responsibilities to the board members of the water district. In addition, SHE staff helped the district review and update water rates.

Plainview, Tulare County - The Ducor Community Services District was awarded $494,600 in emergency funds by USDA Rural Development in order to drill a new replacement well. The system has run out of water during the summer months for the past two years due to perforations in the line.

2003 Multi-Family Development and Asset Management

Complexes Built in 2003
Goshen Village - Goshen, Tulare County - 64 units (2-, 3- and 4-bedroom units)
Sunrise Villa - Wasco, Kern County - 44 units (2-, 3- and 4-bedroom units)

Currently Under Construction
Rolling Hills - Newman, Stanislaus County - 52 units (2-, 3- and 4-bedroom units)
This property is scheduled to open in September 2004.

Programs for Families and Children
Lights On After School
Computer lab and computer training
English as a Second Language (ESL)
Neighborhood Watch
Health and Safety fairs
AA meetings
Family Literacy
Summer Lunch Program
HomeBase Program
Cooperative childcare
Headstart Pre-School

Existing Site Activities
New paint and face-lifts

Milestone
108 units constructed in 2003

New Partnerships
C-SET
Catholic Charities
Goshen Planning Committee

Grants
Great Valley Center - LEGACI
Grant for supportive services at Gateway Village and Goshen Village - $13,500
State Farm Grant for After School Program at Gateway Village and Goshen Village - $9,000