

2025

Annual Report



**HOMESTEAD
RESOURCES**

Feel at home.

Dear Friends,

There's no place like home.

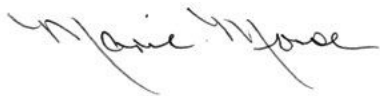
Every time we sit down with a mother seeking credit counseling, a family building a budget for their first home, or a senior seeking safe and affordable housing, that's the undercurrent of our conversation: we all want to feel at home.

That's also the message we bring to our elected representatives, both here in our 10-county region and at the statehouse: that we all deserve to feel at home. Whether it's advocating for more regulations on the payday loans that threaten the financial security of so many Hoosiers, working to decriminalize homelessness, or securing resources for every person who wants secure housing and stronger neighborhoods, we are the voice of the community.

In 2025, we took the first steps towards having an even bigger presence in the community. Our first capital campaign, launched in June 2025, will allow us to secure our own home and make it easier to access for the people who depend on our resources and education. We're nearly halfway to our \$1.3 million goal. Thank you to the listed donors who have made special gifts to the capital campaign.

Our mission continues in 2026: providing resources to our community while identifying what our community needs us to advocate for at the state and local levels to make sure every person can feel at home.

Warmest Regards,



Marie Morse, Executive Director



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Education. Resources. Planning.

Homestead Resources enhances community well-being through comprehensive financial education and housing resources.

Our dedicated team advocates for housing rights and provides holistic support, striving to make sustainable housing accessible to all.

MISSION

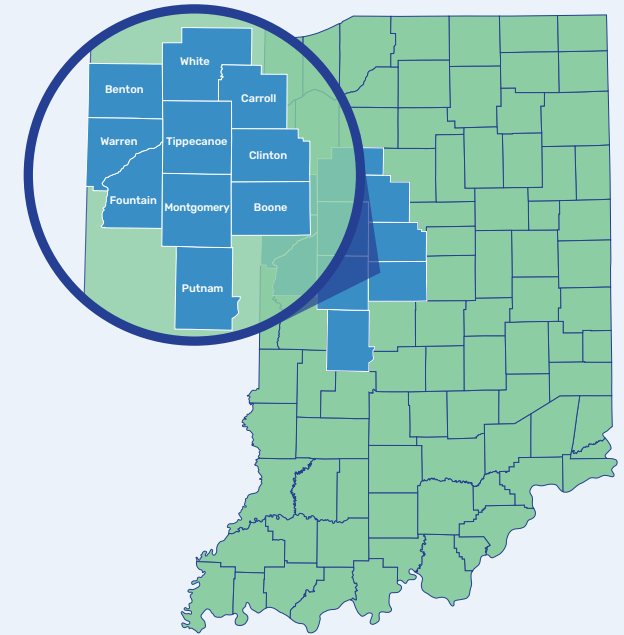
The mission of Homestead Resources is to provide education and other resources to increase affordable, sustainable housing opportunities for adults, build youth leadership and skills in order for them to be prepared for housing and community leadership opportunities, teach financial literacy, and be a catalyst for the development and revitalization of our neighborhoods.

VISION

The Homestead Resources vision for the communities we serve is that all individuals and families will be financially educated regarding housing, gain the knowledge and skills to manage financial assets, have access to affordable housing and live in safe, well-maintained neighborhoods.

WHERE WE SERVE

Benton, Boone, Carroll, Clinton, Fountain, Montgomery, Putnam, Tippecanoe, Warren and White counties



OUR SERVICES



Financial Education

- + Homebuyer Education
- + Tenant Rights
- + Budgeting 101
- + Financial Wellness
- + Financial Literacy for Seniors 55+



Housing Counseling

- + Budget and Credit
- + Rental
- + Pre/Post Purchase
- + Reverse Mortgage
- + Foreclosure Prevention



Community Loan Center

- + A low-cost alternative to expensive, predatory payday loans, directly offered to employees through their employer.



Affordable Housing Development

- + Historic Jeff Senior Centre Apartments
- + The Jeffersonian



Direct Assistance

- + Rental Assistance
- + Mortgage Assistance
- + Home Repair Assistance





Help is here to overcome financial issues so people can stay in their homes."

- LARRY LOHMEIER



Financial Education & Housing Counseling

In 2025, Homestead Resources focused on expanding the reach of its education and counseling programs through strategic partnerships across our region. The result? A larger community effort, led by Homestead Resources, to provide resources and support that take the mystery out of achieving affordable housing and financial wellness. We provided services to over **1,730** clients through our education and counseling programs.

HOUSING COUNSELING SERVICES



Budget and Credit Counseling

Helping people develop good financial behaviors, create a savings and spending plan, understand credit, manage debt, and set goals.



Reverse Mortgage Counseling

Helping seniors over 62 years old understand reverse mortgages and evaluate if they can contribute to housing stability.



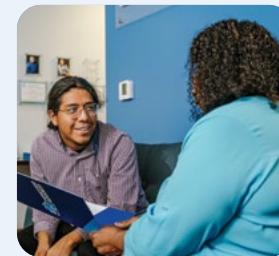
Rental Counseling

Helping people understand their tenant rights and responsibilities, explore housing options, and make a long-term plan.



Pre/Post Purchase Counseling

Helping people navigate the home-buying process with tools to build a plan and understand financial options.



Foreclosure Prevention Counseling

Helping people who are behind on their mortgage payments find resources to stay in their home.



An elderly friend reached out for support about their reverse mortgage. I wish he had asked for my guidance before taking it on because I could have referred him to Homestead Resources to find the best option for his goals."

- CHARLIE SHOOK

FINANCIAL EDUCATION CLASSES



Homebuyer Education

Resources to understand the homebuying process, what a buyer can afford, and information about mortgage products and long-term budgeting.



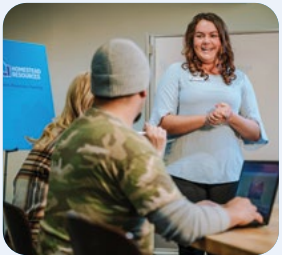
Tenant Rights

Covers tenant and landlord rights and responsibilities, lease and application basics, and how to protect your assets.



Budgeting 101

A solid financial future starts with a budget—and this class helps you build one.



Financial Wellness

From understanding credit scores to managing debt and understanding budgets and savings, this class helps people chart a path to financial wellness.



Financial Literacy for Seniors 55+

Seniors have unique needs when it comes to financial literacy, and this class covers retirement, Social Security, and what resources are available to seniors.

931
high school students participated in financial education classes at their schools, delivered by Homestead Resources



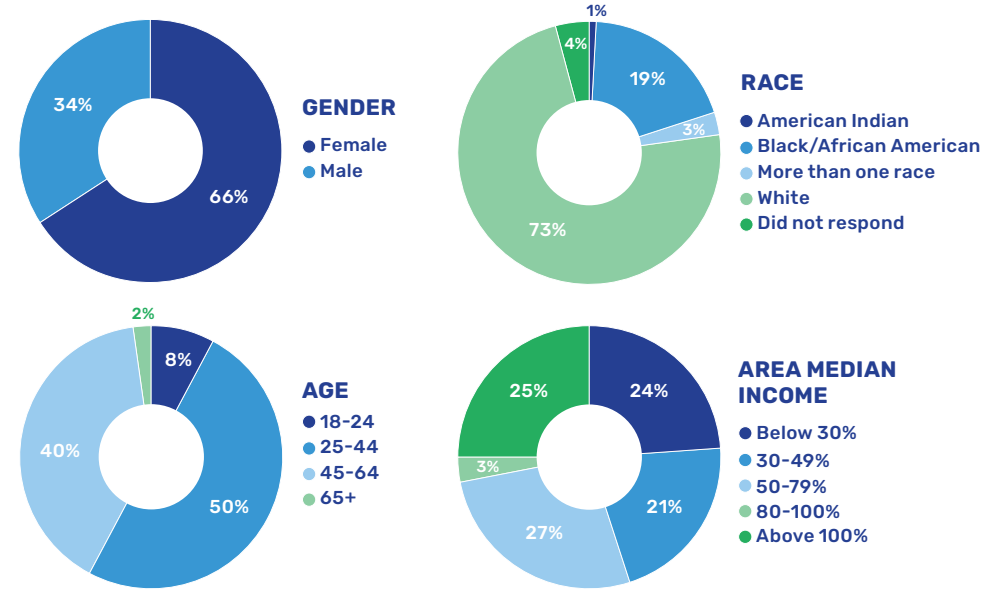
THANK YOU TO OUR PARTNERS!

Financial Education and Housing Counseling Partners

- + Attica Consolidated School Corporation
- + Cars for Keeps
- + Food Finders Food Bank
- + Greater Lafayette Family Shelter
- + Habitat for Humanity of Lafayette
- + Indiana University Northwest - Adult Education
- + Lafayette School Corporation
- + LTHC Homeless Services
- + Metropolitan School District of Warren County
- + Tippecanoe County Corrections
- + Tippecanoe County Public Library
- + Tippecanoe School Corporation



WHO WE SERVED

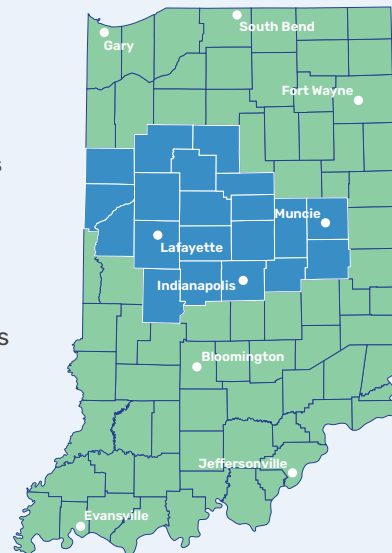


Community Loan Center

The Community Loan Center of West Central Indiana, operated by Homestead Resources, helps people build credit and access money for immediate needs.

Homestead Resources partners with employers to provide loans of up to \$1,000 to employees, offering stability, building credit, meeting immediate needs, and providing an alternative to predatory payday loans. And, as you can see from the charts in this section, it's a program that serves people of all income levels.

With predictable repayment via payroll deduction, CLC loans create financial stability and replace the need for high-interest credit alternatives.



IN 2025

579
loans

\$2,102,864
in interest saved

\$569,882
loan value

5,800
employees with access to CLC

Since our first loan in 2016, our clients have saved **more than \$16 million in interest charges** that would have negatively impacted their financial well-being.

THANK YOU TO OUR COMMUNITY LOAN CENTER PARTNERS!

- + Anderson Plumbing
- + Area IV Agency on Aging
- + Arni's, Inc.
- + BK Management
- + Bauer Family Services
- + City Bus–Greater Lafayette Public Transportation
- + City of Lafayette
- + City of Monticello
- + City of West Lafayette
- + Columbia Title, Inc.
- + Dayton–Phoenix Group, Inc.
- + DeFouw Nissan of Lafayette
- + DeFouw Chevrolet of Lafayette
- + Fairfield Township
- + F.C. Tucker/Shook
- + Food Finders Food Bank, Inc.
- + Gibson Painting Group, Inc.
- + Greater Lafayette Commerce
- + Haley's Lock and Key
- + Homestead Resources
- + IBEW 668
- + Indiana Association of United Ways, Inc.
- + Indiana Council of Community Mental Health Centers
- + Industrial Plating, Inc.
- + Jordan Manufacturing Comp., Inc
- + KBM Mechanical
- + Lafayette Family YMCA
- + Lafayette Housing Authority
- + Lafayette Transitional Housing Center, Inc.
- + Lafayette Urban Ministry (LUM)
- + LARA Educational Opportunities
- + Mental Health America–Wabash Valley Region
- + Mulhaupts
- + Oscar Winski Co., Inc.
- + 1 Call Home Service
- + Paradigm Consulting
- + Piece by Piece Autism Centers
- + Plans to Prosper, LLC
- + Riggs Community Health Center
- + Right Steps Child Development Centers
- + RIPEA
- + Saint Anthony Healthcare
- + Shine On University
- + Shook Property Management
- + The ARC of Greater Boone County
- + The National Group
- + Tippecanoe County
- + Tippecanoe Senior Services
- + Top Shelf Wood Packaging
- + UAW Local 531
- + United Way of Greater Lafayette
- + Valley Oaks Health
- + Wabash Center, Inc.
- + Wabash Township
- + Westminster Village
- + Willowstone Family Services
- + YMCA Camp Tecumseh, Inc.
- +YWCA of Greater Lafayette



We know that life can throw unexpected challenges at any of us. By partnering with Homestead Resources and the Community Loan Center, we are making sure our team has a safe, affordable option when they need a little extra support.

– MICHELLE REYNOLDS, LAFAYETTE HOUSING AUTHORITY



Affordable Housing Development

Homestead Resources continues to serve seniors and residents with disabilities through affordable housing developments that provide safe, well-maintained housing for our community.

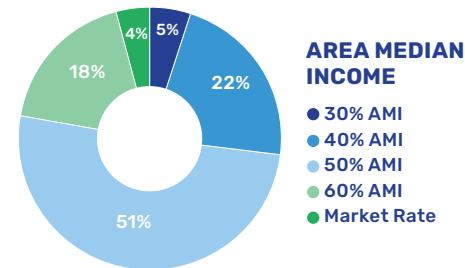
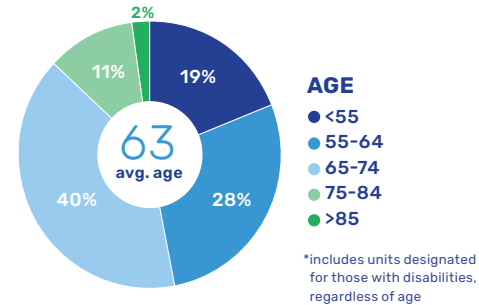
INTRODUCING THE JEFFERSONIAN

In December 2025, Homestead Resources unveiled 50 new affordable apartment units for seniors called The Jeffersonian. Built alongside the existing Historic Jeff Senior Centre, the campus now boasts 124 affordable apartment homes and is fully leased.

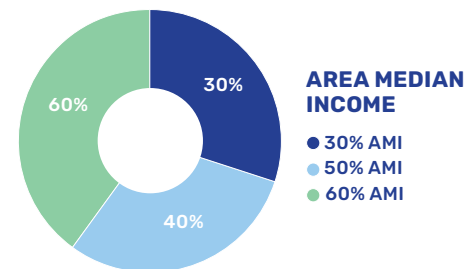
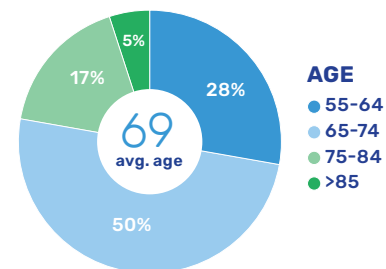
Owner: Homestead Resources
Developer: ALK Development, LLC
Architect: StudioAXIS
Construction Manager: Stenz
Property Manager: Stenz

OUR RESIDENTS

Historic Jeff Senior Centre



The Jeffersonian



Rehabilitating Historic Jeff Senior Centre With Tax Credits

In 2025, Homestead Resources secured a 9% Low Income Housing Tax Credit award from the Indiana Housing and Community Development Authority to renovate the Historic Jeff Senior Centre in Lafayette.

The first of Homestead Resources' two affordable housing facilities, the Historic Jeff Senior Centre was converted into affordable housing in 2006 and includes 74 one- and two-bedroom units. Each unit will be renovated to ensure that seniors continue to have safe, affordable, well-maintained homes for many years to come. Completion of the renovations expected in 2027.

2025 Events

At Homestead Resources, events provide important opportunities to share our progress and advocate for affordable housing.



ANNUAL LUNCHEON

June 25, 2025

Celebrating our stable housing wins with our community and rallying support.



GREATER LAFAYETTE ASSOCIATION OF REALTORS 5K

September 13, 2025

Raising awareness about affordable and fair housing.



TRIVIA NIGHT

November 6, 2025

Raising money and awareness to support programs and services.



GRAND OPENING OF THE JEFFERSONIAN

December 2, 2025

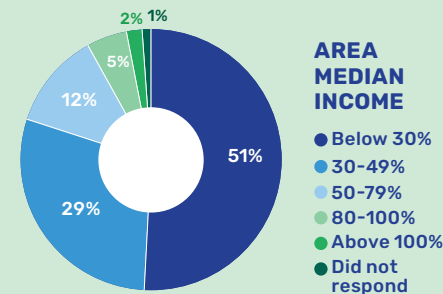
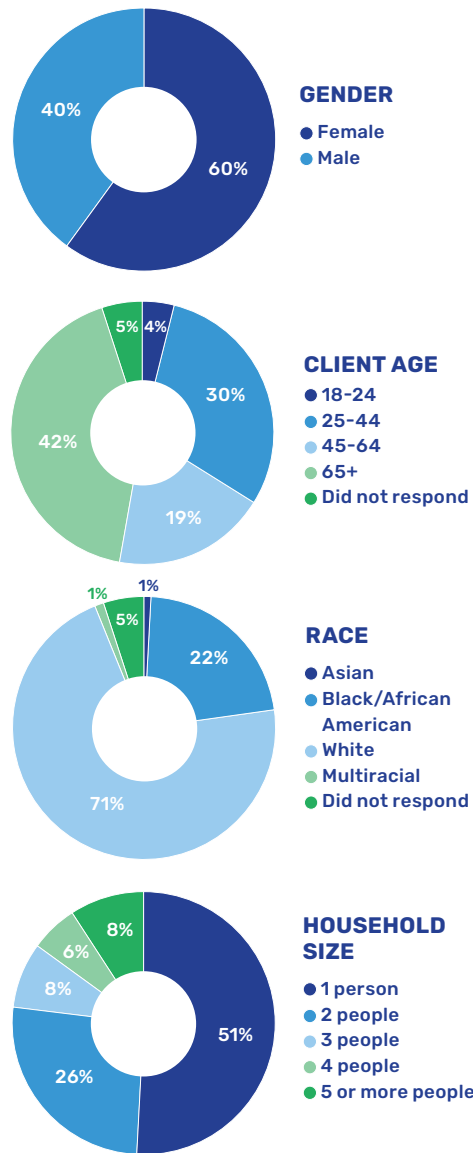
Introducing 50 new affordable apartment units to our community.





WHO WE SERVED IN 2025

Housing Counseling, Financial Education, and Direct Assistance Programs

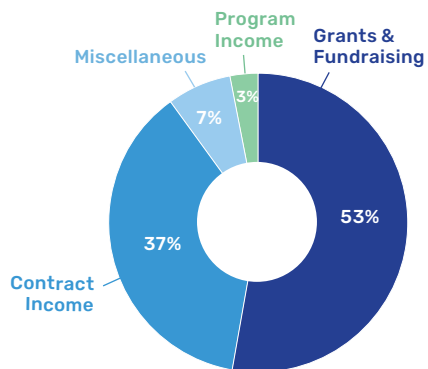


What is AMI?

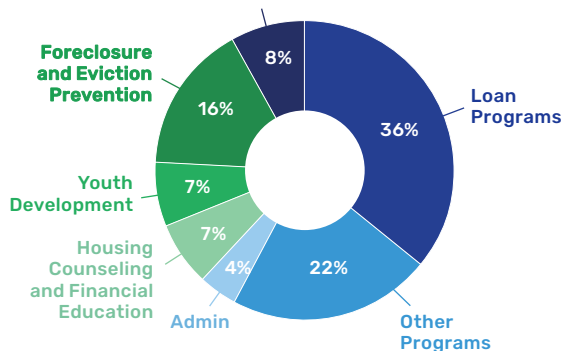
AMI stands for Area Median Income, which is calculated each year by the U.S. Department of Housing and Urban Development. That means, in any given area, half of households will make less than AMI and half will make more. Most affordable housing programs target households making 60% or less of AMI. In 2025, the AMI for Tippecanoe County was \$92,500, with other counties varying.

Financial Reports

SOURCES



USES





Donors

Thank you to our donors, who helped our community feel at home in 2025 through Annual Fund contributions. Those with an asterisk next to their name also gave to the capital campaign.

- + Anonymous*
- + Abby Balsler*
- + Amanda McNeff
- + Amy Meyer*
- + Amy Wood*
- + Arcem Solutions
- + Arconic Foundation
- + Arni's Restaurant
- + Benjamin Green
- + Brenda Kallner*
- + Brian Carman*
- + Carole Jarvis*
- + Cars for Keeps, Inc.
- + Caterpillar*
- + CenterPoint Energy Foundation
- + Centier Bank
- + Charles Tucker*
- + Charlie Shook*
- + Chelsea Gochenour*
- + Chris Laker
- + Cindy Murray*
- + City of Lafayette
- + City of West Lafayette
- + Civic Theatre of Greater Lafayette
- + Cole Stonebraker
- + Community Foundation of Greater Lafayette
- + Crystal Lamb
- + Custom Select Meat & Produce and Catering
- + David Holder*
- + David Kovich*
- + Dawson Oil Company
- + Deb and Ron Kolczak*
- + Devon Johnson
- + Diana Gromley
- + Donna Wuethrich
- + Doug and Marie Morse*

- + Duke Energy Foundation
- + Dustin Ross
- + Edward Dunn*
- + Elva James
- + Emily Van Leer
- + Erin Hallett
- + Fairfield Township
- + Federal Home Loan Bank of Indianapolis
- + Federated Church
- + Fifth Third Bank
- + First Farmers Bank and Trust
- + First Financial Bank
- + First Merchants Bank
- + Franciscan Health Foundation - Western Indiana
- + Freije Brands
- + Gretchen Walker*
- + Heather Hart*
- + Hollie Hughes-Roadruck*
- + Horizon Bank
- + Huntington
- + Indiana Housing and Community Development Authority (IHCDA)
- + Jaden Dane
- + James Murray
- + Janet Schweikher
- + Java Jo'z
- + Jeff Curiel*
- + Jen Bushore
- + Jennifer Layton
- + Jennifer Million
- + Jesse Worthington
- + Jessica Griffith
- + Jim R. Schrier*
- + Joe and Sandy Howarth*
- + Joe Kellogg*
- + Joe Seaman*
- + John Layton
- + Julie Diggins
- + June Dawson
- + Kate Livingstone
- + Kathy Vernon
- + Kelly Wilson*
- + Kobe Hicks*
- + Kristi Stonebraker*
- + Kuriyama (Kuri Tech Manufacturing)
- + Lafayette Country Club
- + Lafayette Family YMCA
- + Lafayette Life Foundation
- + Lafayette Life Insurance Retiree Club
- + Lafayette Regional Association of Realtors
- + Larry Lohmeier II*
- + Laurie Earnst
- + Mark Gould
- + Mary Ellen Blichmann
- + Mary Grace Dennis
- + Melanie Carter
- + Michelle Beer
- + Monica Casanova
- + Morgan Hoover*
- + Nicholas Griffin
- + Norbert Fisher
- + North Central Health Services
- + Old National Bank
- + Paretta's Italian Restaurant
- + Patrick Lee*
- + Pink Team Foundation
- + Purdue Convocations
- + Purdue Federal Credit Union
- + Purdue University
- + Quinton Ford-Smith
- + Regions
- + Reiling Teder & Schrier, Inc.
- + Rep. Chris Campbell
- + Rob Evans
- + Ryan Burns*
- + Sandra D. Lahr
- + Sheila Klinker*
- + Star City Broadcasting
- + Stenz
- + Storm Collins
- + Sue H. Graham
- + Tesha Hardy*
- + The Luhman Family Fund
- + The Mitchell Agency, Inc.
- + Timothy and Kimberly Schooler*
- + Two Men And A Truck
- + UAW Local 531
- + United Way of Greater Lafayette
- + Visit Lafayette - West Lafayette

Board & Staff

BOARD MEMBERS

Jim Slaven, Board President
Community Volunteer

Cindy Murray, Board Vice President
City of Lafayette

Larry Lohmeier, Board Secretary
Community Volunteer

David Holder, Board Treasurer
Community Volunteer

Ryan Burns
Silky Sources Salon

Heather Hart
Ivy Tech Community College

Joe Howarth
Community Volunteer

Sheila Klinker
Indiana House of Representatives

David Kovich
Komark, LTD

Tim Schooler
Centier Bank

Jim Schrier
Reiling Teder & Schrier, LLC

Charlie Shook
FC Tucker/Shook Realtors

Amy Wood
Tippecanoe Senior Services

Patrick Lee
UAW Local 531

Tesha Hardy
Lightstone Education Center

Jacob Brooks
Purdue University Board Fellow

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Marie Morse
Executive Director

Chelsea Gochenour
Associate Executive Director,
Programs

Morgan Hoover
Associate Executive Director,
Philanthropy and Marketing

Joe Seaman
Assistant Director,
Community Loan Center

Kristi Stonebraker
Housing Counseling Manager

Joe Kellogg
Housing Counselor

Kobe Hicks
Housing Counselor

Abby Balsler
Client Intake Specialist

Carole Jarvis
Office Coordinator





**HOMESTEAD
RESOURCES**

Feel at home.



765.423.1284

homestead-resources.org