



MY FIRST HOME

A Housing Initiative of the
Anderson Homes Foundation
& Love Columbia

Living Well Begins at Home.

Inception:

Love Columbia has connected community relationships and resources for years to help love people forward. With a passion and belief that home ownership is key to this effort, they launched a “*First Time Home Owners*” class that certifies and equips individuals and families to be eligible candidates for first-time home loans. The excitement of 27 families going through the program and becoming certified for their first home loan led to discouragement as they discovered only a single home in Columbia fit the criteria due to the cost of housing in our city. Learning of this reality, Anderson Homes Foundation co-founders, Russ Anderson and Mark Briley, knew there was a direct impact that could be made to build homes, neighborly esteem, and raise the quality of living for all Columbians. Thus, the creation of the “*My First Home*” initiative.

Concept & Approach:

Anderson Homes has incredible influence in the construction industry in Columbia. Building upwards of 75 homes annually and partnering with Columbia vendors to encourage a “*Support Local*” mentality, the commitment to leverage that influence for this initiative was passionately embraced. The Anderson Homes system can build the likes of a 19,000 square foot home soon to be constructed on a vast acreage in Columbia and a 1,000 square foot home on a small footprint in one of Columbia’s center-metro neighborhoods. No matter the build, the system is embedded in high quality construction and with the utmost integrity. Anderson Homes brings their skill, their influence to leverage support from local vendors and a willingness to build these homes at cost, all to benefit low-income families fighting to get ahead. This willingness will help qualified families recognize \$50k-80k in home equity that will create a transformative financial position for generations to come. With support of local government and agencies to make land available or the permitting process less of a hindrance, we imagine the possibility of building twenty “*My First Homes*” a year, realizing more than \$1,000,000 of equity for these beloved neighbors in our city annually.

In partnership with this effort, Love Columbia will coach, certify, and screen candidates for selection into the “*My First Home*” initiative. Ongoing financial and life coaching will be offered and encouraged beyond the home build to ensure ongoing success.

The only contract stipulations at point of sale include the following: (1) The Anderson Homes Foundation will be the lien holder of the property for five years. If the home owner chooses or needs to

sell before the end of that five-year lien period, the Foundation can buy the home for the original purchase price. At the conclusion of the lien period, the home owner becomes the sole owner of the property and fully responsible for the remainder of the loan and full beneficiary of the equity of the home.

Team Players:

1. **Anderson Homes Foundation** – Utilizing the respect and influence of Anderson Homes, the Foundation will scout and secure property, donate human and financial resources to build each home and secure additional support from local vendors and construction partners to lower the overall sales price of each home. Visit their website at: www.andersonhomesmo.com
2. **Love Columbia** – As a partner of the initiative, Love Columbia will leverage their influence with the City and County to lessen impediments to the building process, coach and certify families to become candidates for the initiative, and encourage ongoing life coaching and financial literacy for home owners. Visit their website at: www.lovecolumbia.org
3. **Home Owners** – Selected by Love Columbia following a point system that increases likelihood of selection by taking classes and preparing for home ownership, home owners will be dignified partners in the process, representing all sizes, shapes and colors of the human family.
4. **Sponsors** – Generous donors who will pay for the build in cash or through loans will get their initial investment returned in full when the home is built and purchased. Sponsors are allotted influence in the selection process for qualified home buyers. Sponsors may be invited by the home buyer to walk closely with them through the process, being involved relationally to build fellowship among neighbors in our city.
5. **Partners** – Any donor who contributes to the Anderson Homes Foundation will support this effort in ways that may include new initiatives like an internship program for college students or under resourced entrepreneurs who want to learn a trade or find experience in project management. Partnering with an AH Project Manager on a “*My First Home*” build will not only teach vital skills but will also encourage a spirit of using one’s gifts to strengthen the community they call home. Vendors who donate or discount materials for home builds, passing the savings directly to the home owner, will also be considered partners in the initiative. The City and County governments can play a key role in partnership with supplying abandoned or dilapidated lots or by simply not impeding the process through enforcement of heavy, cumbersome or unnecessary regulation so the good of all can be more quickly realized.

