



“Affordable housing is not just about putting a roof over someone’s head. It’s about building a foundation for a better life.”

-Shaun Donovan

December 5, 2024

Dear Friends of HOME Corp,

As 2024 comes to a close, and the year-end appeals are flooding your mailbox, we at HOME Corp are asking that you put our agency on your giving list. HOME Corp is at an inflexion point. Our buildings are 100 years old and in need of critical repairs and upgrades. If we are to continue our mission of providing safe and low-cost housing to Montclair’s residents, your generosity is especially important now.

\$500,000 is needed to bring our buildings up to present day standards and building codes. **Our goal for this appeal is to raise a minimum of \$100,000.** If 100 donors contribute \$ 1,000, we will reach this urgent goal.

To raise the remainder of the \$500,000 and ensure the long-term viability of the HOME Corp model we are aggressively reaching out to new sources of funding, including partnerships with developers, banks, and well-funded foundations. For this outreach to bear fruit HOME Corp must first complete necessary repairs and meet our tax obligation to the Township.

Based on our mission to provide affordable housing, rents are pegged low to serve our low-income residents. However, purposely low rents barely cover real estate taxes in the best of times, and we have fallen behind due to the cost of frequent emergency repairs and the significant loss of rental income during the first few years of COVID.

This is where you come in. Please open your heart and your wallet and consider writing a \$1,000 check or more. Alternatively, we can accept credit cards on our [website](https://www.homecorp.org). If you are so inclined, we can also accept donations of stock and donations from Donor Advised Funds and foundations.

Help HOME Corp to emerge from a financially challenging four years. With your generosity, and our vision of what could be, we will persevere.

Sincerely,

Sincerely,

Sherrilyn McPherson

Sherrilyn McPherson
Executive Director

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