



2024-2025

ANNUAL REPORT

**Jubilee**
MINISTRIES

YEAR IN REVIEW

Making strides in housing



Jubilee has transformed into a **major developer of for-sale homes for working families** in just 5 years.



Construction on Ottawa Townhomes started in July 2025



Vista Green - Phase 1 (10 houses) is now complete with Phase 2 under construction

Jubilee Houses Built



2022



2024



2025



2026

Housing Next's Ottawa County Housing Needs Assessment 2025 Key Takeaways

6,973

Number of for-sale houses needed for the 80%-120% Area Median Income bracket.

88%

The percentage of for-sale houses in Ottawa County that are \$400k and above.

\$2,830

The median cost per month to own a home in Ottawa County. Compared to the average homebuyer, this number shows that subsidies are NEEDED.

30

Number of Jubilee houses built and under construction in 2024/2025

Jubilee 2024/2025 Financials

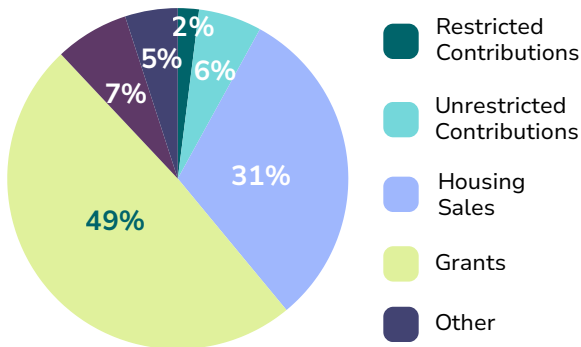


*Jubilee's revenue was increased by **1 million dollars** due to a restricted grant from Ottawa County specified for Ottawa County housing projects, such as Ottawa Townhomes*

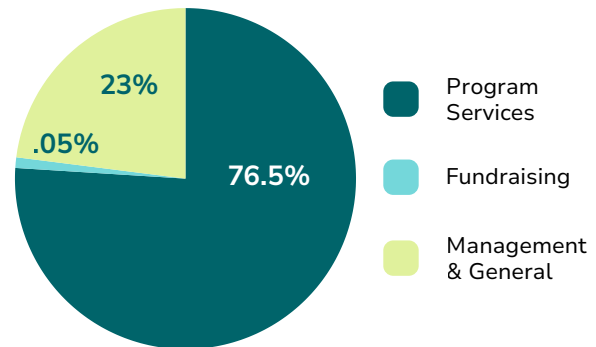
(Vista Green is excluded from this funding as it resides in Allegan County)

**Average Gifted
Equity per House
Sold: \$60,000**

**Revenue, Gains, and other
support: \$3,814,980.34**



Expenses: \$2,141,010.88



Home Buyer Story



"My wife and I have spent our entire lives in Holland, and one of our biggest dreams has always been to own a home. However, every time we searched, we found that everything was just beyond our budget. Then, around Thanksgiving 2023, we received the exciting news that we were expecting our first child. In May 2024, I had just graduated college and got a huge promotion, so I was optimistic that we'd finally be able to find something within our reach for our little family that we were starting.

Unfortunately, rising home prices and increasing interest rates still made owning a home seem unattainable. In April, during a small gender reveal party, my brother's wife brought along one of her friends. During our conversation, I shared my frustrations about not being able to find a home and how I didn't qualify for Habitat for Humanity. **That's when her friend mentioned that she was getting a home through Habitat for Humanity at Vista Green and told me about Jubilee.** Intrigued, I immediately visited Jubilee's website and sent an email. To my surprise, within a week and a half, we were touring a home. Just a month later, we signed the paperwork to secure it.

On August 2nd, 2024, a day we'll never forget, we officially signed for our new home at 11a.m., and just a few hours later, at 4:40p.m., my wife and I welcomed our first child into the world. It was truly the most incredible day of our lives."

~ The Caamano-Garcia Family, Vista Green homeowner

Letter from the Executive Director

Dear Friends and Supporters,

This past year has been one of significant growth for Jubilee Ministries. With new funding support from both MSHDA and Ottawa County, we were able to take a major step forward: beginning construction on the Ottawa Townhomes while simultaneously building all 14 units of Phase 2 at Vista Green. It was a leap we are deeply grateful to have made, and yet every day our team feels the urgency that we are not building fast enough—because the need is so great.

Jubilee remains the only developer in our region focused on building traditional starter homes. These are the homes that allow teachers, nurses, first responders, and so many others working vital jobs to continue living in the community they serve. This focus is what drives our work, and it is why we are committed to moving faster and building more.

This work, however, cannot happen alone. **Our strategic partnership with Lakeshore Habitat for Humanity** has helped us reach incredible new heights, and together we are proving what's possible when organizations combine their strengths. We also continue to seek out additional partnerships that will benefit our community, and in the coming months we will be announcing **a significant new project** that represents the next chapter in this journey.

At Midtown, our tenants continue to do incredible work in the community. This past year also brought new life to the building: **Holland UCC now gathers every Sunday in the study hall**, and our Food Truck Tuesdays once again drew neighbors together in a spirit of connection and celebration. Midtown continues to be a place where community is strengthened, not just through programs and services, but through relationships.

None of this progress would be possible without you—our partners, donors, and friends who share in the belief that strong communities are built when everyone has a place to call home. Your support allows us to keep growing, even in the face of enormous need.

We are proud of what has been accomplished this year, and we know that the work ahead is even more urgent. Together, we can continue to make housing attainable for the people who make our community thrive.

With gratitude,

Steve Grose

Executive Director, Jubilee Ministries

MEET THE TEAM



Steve Grose
Executive Director



Katherine Blocker
Director of Development
& Operations



Erich Boileau
Board President



Josh Franken
Vice President



Dan Robertson
Treasurer



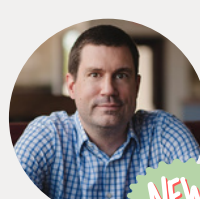
Chad Nienhuis
Secretary



Madison Palmatier
Events & Homebuyer
Communications
Manager



Justin Lambers
Finance & Project
Manager



Adam Zuwerink



**Jack Vander
Meulen**



Ben DeVries



Sue Schurman

Staff

Jubilee is growing!

Board