2015 Annual Report

Habitat for Humanity of Metro Denver

TOGETHER WE BUILD LIVES
MISSION

OUR

MISSION STATEMENT

Seeking to put God’s love into action, Habitat for Humanity of Metro Denver brings people together to build homes, communities, and hope.

Habitat for Humanity of Metro Denver
NO MATTER WHO WE ARE OR WHERE WE COME FROM, WE ALL DESERVE TO HAVE A DECENT LIFE.

We deserve to feel strength and stability. We deserve to know we have the power to take care of ourselves and build our own futures.

AT HABITAT FOR HUMANITY, THIS IS WHAT UNITES US.

Through shelter, we empower. Our shared vision is a world where everyone has a decent place to live.

WE’RE ALL HUMAN.

And every single one of us deserves the opportunity for a better future.
2015 was an incredible year at Habitat for Humanity of Metro Denver—we served more than 100 families! This milestone would not have been possible without your generous support.

**Your donations, your voice, and your time are changing the lives of families in our community and around the world.**

Habitat for Humanity continues to build strength, stability, and self-reliance through housing. Our local force has provided 5,600 adults and children with a decent, affordable place to fall asleep every night here and around the world. This is a permanent solution for families who struggled to find a place to call home. We know the effect is more than a roof and walls. **Success in school, promotions at work, financial savings, and improved health** are what many Habitat families experience when they have a place to call home.

A personal highlight from 2015 was my reconnection with Jamal. I first met Jamal when he was 11 years old and his family moved into their Habitat home in 2008. He is now a high school graduate and freshman at University of Denver. He is also a Daniels Fund Scholar; this prestigious program celebrates his success as a student and community leader.

At a recent public hearing for a proposed Habitat project in his neighborhood, Jamal shared that his family’s Habitat home provided him with a solid foundation for success. **He watched his parents work incredibly hard to build their home. The stability it provided allowed him to focus on his education.**
Stories like Jamal’s don’t happen without generous support from local communities and individuals like you. Each build brings us one step closer to the day when every child has a good place to fall asleep at night. Thank you for being part of Habitat’s important mission.

—Heather Lafferty
CEO of Habitat for Humanity of Metro Denver
Twenty-nine families closed on their very first homes in 2015 through Habitat’s homeownership program in Denver. It was through the collective work of more than 15,000 volunteers that we were able to build these new homes and forever impact the families who are now living in safety and stability.

Our Sable Ridge community in northeast Denver continues to grow. To date, two-thirds of Sable Ridge’s 51 townhomes have been built. The remainder will be completed in 2016.

In central Denver, Habitat collaborated with the Denver Housing Authority on a unique community development. Habitat built six townhomes within this mixed-income, mixed-use community that were the first for-sale units in this development.

We’re proud to support hardworking families as they build strength and stability both in Denver and around the world. In 2015, we sponsored the construction of 40 homes in partnership with Habitat affiliates in Jordan, Nepal, Cambodia, Ethiopia, Nicaragua, and Lesotho.
“Helping to build our own home alongside so many generous volunteers was a great and unforgettable experience.”

Before we became Habitat homeowners, about 60% of our monthly income went toward rent. We now have affordable mortgage payments and have seen our monthly expenses go down while our savings have gone up.

We used to constantly worry about money. Now we’re able to concentrate on important things like education.

Helping to build our own home alongside so many generous volunteers was a great and unforgettable experience. Being a homeowner is great. We feel so safe and proud as homeowners. Thank you to everyone who helped us build our house and achieve our dream!

—Mussie Ghebrekal and Semhar Kidane
Habitat for Humanity of Metro Denver launched the Neighborhood Revitalization Program in Globeville in 2012. This program provides an array of services such as critical home repairs, home renovations, new home construction, and advocacy work. **In 2015, Habitat expanded this impactful program into Globeville’s neighboring communities—Elyria and Swansea.** Collectively, **40 new homes have been built** and **70 homes repaired** through the Neighborhood Revitalization Program, including 31 homes repaired in 2015 alone.

It’s been exciting to see the **positive impact that Habitat’s work has had in Globeville.** The following are just a few of the positive effects noted in a Habitat follow-up study.

- **Property values have increased by 67%**. This represents the highest increase in the entire city of Denver.
- **95% of residents are happy with their neighborhood.**
- The number of residents dissatisfied with the Globeville community has dropped by half.
- **Three times more residents feel like they have access to basic necessities.**
- Homes assessed as being in “good condition” increased from 28% to 41%.
“Thank you for working to better our community and care for the people in it.”

After buying our house in Globeville, we realized that there were some problems too big for us to handle financially, mainly a roof replacement. Shortly after we realized how dire our roof situation was, we started the application process with Habitat. Not only were they excited to receive our application, they helped keep us on track during the repairs. The whole staff was awesome. They really made us feel cared for.

Thank you for working to better our community and care for the people in it. Your efforts are incredibly appreciated.

—William and Amanda Sjulstad
Habitat for Humanity of Metro Denver’s ReStores had a record-breaking year in 2015. We expanded into two new communities when we opened stores in Aurora and Highlands Ranch. Combined with our Denver, Wheat Ridge, and Littleton locations, we’re among the largest markets in the country.

Not only did our number of ReStores increase, we experienced month after month of record-breaking sales.

In fact, our Denver-area ReStores were ranked #1 in the country for gross sales and were the first ReStore group to surpass the $5 million sales mark.

The success of our local ReStores absolutely could not happen without our volunteers. Last year alone, more than 50,000 volunteer hours were logged in our stores!
“Thanks to Habitat, I will have a chance to invest in my future and my children’s future.”

We moved into our new townhouse the week of Christmas in 2015. It was the best Christmas present any family could ask for. We invited family and friends over, and it was one of the proudest moments of my life.

Working with Habitat has been an incredible experience. Not only did I meet so many generous and gracious people, I helped build the home that my family will live in for years to come.

Thanks to Habitat, I will have a chance to invest in my future and my children’s future. My kids will finally have a sense of belonging in their permanent home. It is a huge relief and comfort to be able to provide stability to my kids.

It is very humbling to know that there are so many generous people who support Habitat and give families like mine a chance at homeownership, expecting nothing in return.

Thank you so much for a wonderful experience, a beautiful home, and for helping my community.

—Heather Hamilton
**CONERSTONE PARTNERS / $100,000+**
- Anonymous
- Bank of America Foundation
- Colorado Federal Savings Bank
- CSG International
- Daniels Fund
- Denver Broncos Football Club
- Wells Fargo

**FULL HOME BUILDER / $85,000+**
- Anadarko Petroleum Corporation
- Anonymous (3)
- F. Ann Gilbert Trust
- Habitat Helpers Coalition
- Habitat Interfaith Alliance Coalition
- Lowe’s
- Roger and Beverly Poulson
- SM Energy Company

**WALL RAISERS / $40,000+**
- Ed and Roxanne Fie Anderson
- Anonymous
- Arrow Electronics
- Bedrock Foundation, Inc.
- The Carpenter’s Helpers Coalition
- Concord Energy LLC

Denver Metro Fair Housing Center
Holy Hammers Coalition
Loaves and Fishes Coalition
West Metro Habitat Interfaith Coalition
Zunesis

**BRICKS AND MORTAR / $20,000+**
- Anonymous
- Benson Family Foundation
- Laurie Bowen-Krimbill
- Jay and Bunnie Busch
- Cisco Systems, Inc. and Cisco Foundation
- COMSTOR Westcon Group North America
- Denver Investments LLC
- The Duke Street Kings’ Blues & BBQ for Better Housing Block Party
- Fie Family Foundation
- Fulcrum Foundation
- Dorothy Harmsen and Bill Harmsen, Sr. Charitable Foundation
- Hugh and Michelle Harvey
- Honeyfield Family
- Jonah Energy LLC
- The Ladd Foundation
- Rob and Amy Millisor
- Miracle Workers Coalition
- Mutual of Omaha Bank

Nissan Group of North America
North Point Ministries
PB & K Family Foundation
PepsiCo
Peternell Family Foundation
South Metro Denver Realtors Association
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- Anonymous (3)
- Bethany Lutheran Church ELCA
- Gregory and Rebecca Bowlin
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- Advanced Systems Group
- Agility Solutions
- Anonymous (3)
- Argosy Foundation
- BAND-IT
- Debra Ann Rapp Becker and Thomas Owen Becker
- Bethlehem Lutheran Church
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- booj
- Glenn and Donna Chapman
- Christ Church United Methodist
- CIGNA
- Ciris Energy
- Citywide Banks
- The Colorado Health Foundation
- Mike and Marla Criner
- Destination Hotels
- Brad and Hannah Dusto
- Eide Bailly LLP
- EKS&H
- Ellen E Van Dyk
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- Etkin Johnson Real Estate Partners
John and Kathy Fenley
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MetLife Foundation
NetApp
Nexus
Opus Foundation
Otten, Johnson, Robinson, Neff, Ragonetti
Our Lady of Fatima Catholic Church
Tom Haller and Kim Patmore

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Salesforce Foundation
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ADOPT-A-DAY PARTNERS / $2500+

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Sports Authority
SSG MEP, Inc
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UMB
GRATITUDE

GIFTS IN KIND

3-D Plumbing, Inc.
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Alside Supply
American Exteriors, LLC
American Lighting
Beck Building Company
Brookfield Commercial Properties
Brownstein Hyatt Farber and Schreck, LLP
C-4 Land
Cadet Heat
Carpet Concepts
Carpet Exchange
Cowboy Moving & Storage
Dave Lewis
Davis Graham and Stubbs LLP
Del Frisco’s Double Eagle Steak House
Denver Broncos Football Club
The Dow Chemical Company
DSKB Plumbing & Tile
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Energy Logic
Fairmont Cemetery
Freeman Co
George T. Sanders Co.
Greenpoint Roofing
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The Integer Group
Ireland, Stapleton, Pryor & Pascoe, P.C.
ISI Flooring Interior Specialists, Inc.
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Schact Mill Works
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South Denver Fencing Academy
Southwest Airlines Co.
Square D/Schneider Electric
St. Anthony Hospital
Sturgeon Electric
Trustile
Valspar Corporation
Whirlpool Corp
Whitney Evans
WinWholesale
“I can’t say thank you enough to all of the volunteers, donors, and Habitat staff who helped me achieve a dream I thought was impossible—homeownership.”

I had an amazing year building my Habitat home! I can’t say thank you enough to all of the volunteers, donors, and Habitat staff who helped me achieve a dream I thought was impossible—homeownership.

We closed on our home right before Christmas. Putting up lights and inviting family to celebrate in our new home was a wonderful feeling.

I’ll never forget the moment I walked inside and saw an actual door. That was when it really hit me—this house is going to be my family’s home!

Thank you so much to everyone who helped us build a brighter future! I’m amazed that so many people were willing to help families like mine have a chance at a better life. You gave us a stability and peace of mind that we couldn’t achieve on our own.

Thank you!
—Jennifer McCoy
## Consolidated Financial Summary

### Balance Sheet

**Assets**
- Cash and cash equivalents: $3,146,406
- Investments held by The Denver Foundation: $5,407,521
- Escrow deposits held in trust: $210,880
- Grants receivable: $385,183
- Construction in progress: $4,409,053
- Other assets: $811,644
- Mortgage notes receivable, net: $13,896,344
- New market tax credit investments: $5,488,214
- Property and equipment, net: $3,154,006
- Deferred loan costs: $201,215

**Total assets:** $37,110,466

### Liabilities and Net Assets

**Liabilities**
- Accounts payable: $409,177
- Other accrued expenses: $396,162
- Homeowner deposits: $14,535
- Deferred rent: $159,128
- Escrow deposits held in trust: $210,880
- Mortgage notes payable: $1,309,774
- Notes payable (0% interest loans): $7,932,742
- Notes payable (forgivable loans): $2,632,100

**Total liabilities:** $13,064,498

**Net assets**
- Unrestricted:
  - Board designated for land and infrastructure: $2,000,000
  - Undesignated: $20,487,036
  - Temporarily restricted: $1,558,932

**Total net assets:** $24,045,968

**Total liabilities and net assets:** $37,110,466

### Revenues and Expenses

**Revenues and gains, and support**
- Contributions, gains, and support: $4,856,937
- Donated goods and services: $1,449,318
- Home sales: $1,685,582
- Mortgage interest income: $775,999
- Discount earned on sale of receivables: $2,540,663
- Sales from Habitat ReStores, net of cost of purchased inventory of $350,843: $4,846,616
- Other income: $50,479
- Forgiveness of debt: $2,430,250

**Total revenue, gains, and support:** $18,635,844

**Expenses**
- Program expenses:
  - Construction and Land Development Program: $8,113,239
  - Family Services and Support Program: $879,710
  - ReStore Operations and Recycling Program: $3,870,214
- Administration expenses: $672,968
- Fundraising expenses: $967,297

**Total expenses:** $14,503,428

**Total liabilities and net assets:** $37,110,466
**EXPENSES**
- Fundraising: 6%
- Administration: 5%

**REVENUES, GAINS, & SUPPORT**
- Program: 89%
- Debt Forgiveness: 13%
- ReStore Gross Revenue: 26%
- Contributions and Grants: 26%
- Disc. Earned on Sale of Receivables: 14%
- Donated Goods and Services: 8%
- Home Sales: 9%
- Mortgage Payments: 4%

**CONTRIBUTIONS & GRANTS BY SOURCE**
- Individuals: 35%
- Corporations: 51%
- Foundations: 5%
- Govt Grants: 2%
- Faith Congregations: 7%
“Today, not only do I still have homeowners’ insurance, but my payments have actually decreased due to the repairs that Habitat helped with.”

My home was built in the 1800s and had a long list of necessary repairs. I’m so thankful to have partnered with Habitat because there is no way I could have afforded these repairs on my own.

The most meaningful repair that Habitat helped with was the installation of an access ramp. It allows my mother to get in and out of the house by herself, which has given her a great sense of independence.

Before our partnership with Habitat, my homeowners’ insurance was going to be canceled due to my home’s condition. Today, not only do I still have insurance, but my payments have actually decreased due to the repairs that Habitat helped with.

Thank you to Habitat and everyone who helped with our home repairs!

—Melissa Clifford-Johnson
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LIFE HAPPENS IN HABITAT HOMES