working together we build great things

2018 **annual report**

Habitat for Humanity®
of Metro Denver

our mission

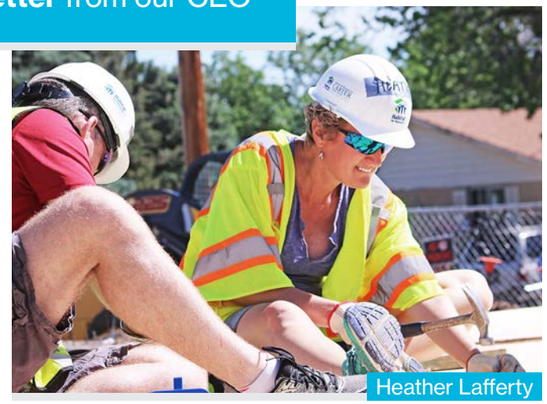
Seeking to put God's love into action, Habitat for Humanity of Metro Denver **brings people together** to build homes, communities and hope.

our vision

A world where everyone has **a decent place to live.**

This 2018 Annual Report represents our 2018 fiscal year (July 1, 2017 – June 30, 2018).

letter from our CEO



Heather Lafferty

> “I’m always humbled by the compassion, energy and dedication that **our community of supporters** invests in Habitat’s mission each year.”

The theme of our 2018 annual report is “working together, we build great things”, and it’s a sentiment that rings true throughout every facet of our organization. I’m always humbled by the compassion, energy and dedication that our community of supporters invests in Habitat’s mission each year. From the 100,000 volunteer hours invested, to the more than 4,000 donors and sponsors who generously donated financial resources to help fund our work, **thank you!**

In the past year, I think we all experienced the impact of Denver’s expensive housing market and the ensuing affordable housing crisis. It’s startling to read headlines about how the average price of a single family home in Denver now exceeds $500,000. But beyond the headlines, the ramifications of our expensive housing market are being felt across the community. Essential members of our workforce like teachers, nurses and police officers are now struggling to afford to live in a city that they’ve long been able to call home.

At Habitat for Humanity, we’re constantly evaluating what we’re able to do as an organization to help address Denver’s affordable housing crisis, and increase our impact. We’re looking at ways to expand our scope of services to help address some of the changing needs across our community. One example is our CAPABLE program (Community Aging in Place – Advancing Better Living for Elders), which is a first-of-its-kind program in partnership with the Colorado Visiting Nurse Association. We’re proud to have helped 60 homeowners “age in place” through this program last year, and have plans to partner with 100 more next year.

Throughout this annual report you’ll read inspiring stories. One example is Hattie, one of our first CAPABLE partners who is now feeling more confident and comfortable continuing to live in her home. Or you can read about Arnold, one of our first Home Repair partners in Denver’s Westwood neighborhood. He feels like his home is safer now that he could afford to do essential improvements.

We know that owning an affordable home makes a life-long impact on a family. Through our Habitat homeowner research, we know that homeownership has broad-reaching impacts on financial stability, educational outcomes, health, and quality of life. We’ve learned that children who grow up in a Habitat home in metro Denver have a 98% high school graduation rate... and that’s 19 percentage points higher than Colorado’s average. We also know that 70% of Habitat homeowners feel that they’re doing better financially now than they were in the past.

Thank you for your meaningful investment in Habitat’s mission. Your support is making a difference that will be felt for generations. **Working together, we build great things!**

In partnership,

Heather

Heather Lafferty, CEO

aging-in-place

Hattie

> “Because of CAPABLE, I feel more comfortable in my home. I can hold onto the railing & not fall. **I feel safe.”**

Hattie is an energetic great-grandma who purchased her bi-level home in Aurora in 1976. Today, Hattie is full of joy, confidence, and energy – and she credits a lot of her current disposition to the CAPABLE program.

Habitat Metro Denver and the Colorado Visiting Nurse Association’s CAPABLE program is a support program for seniors who want to age in their home. CAPABLE includes ten home visits with an occupational therapist, a registered nurse, and a handyman (aka Habitat Metro Denver) who identify mobility and self-care issues and fix or modify them.

“I never thought someone could come into my home, be so supportive, and help repair things so that I don’t have to leave my home,” Hattie shares about her CAPABLE partnership. “I didn’t think programs like this existed!”

Hattie had struggled in recent years to feel comfortable moving around her house – especially with two sets of stairs to navigate. Habitat was able to assist Hattie by installing handrails on both sides of the stairs, adding grab bars in the bathroom, and installing an additional step so that Hattie can get into the house from the garage more easily.

affordable homeownership

Lisa & Francisco

Lisa and Francisco want nothing more than to raise their children in a safe environment, but with Denver’s high housing costs, their options were limited. Before partnering with Habitat, Lisa found an affordable, 3-bedroom apartment for their family of eight, but with bullets still lodged in their front porch from a recent shooting, they worried every time their children stepped out the door.

“Our kids’ bikes were stolen the first day we lived there,” Lisa shared. “They deserve to live in a place where they can be safe, have the freedom to play outside and just be kids.”

Now the proud owners of a 5-bedroom home at Sheridan Square, Lisa and Francisco know that a world of new opportunities has opened up for their children. “Sheridan Square is in such a nicer neighborhood than where we lived,” shares Lisa. “This is huge for us... huge for our life and our dreams.”

> “This literally is our **dream come true.”**

“Francisco and I are working hard towards better things for our family – we want to lead by example and teach our kids about credit scores and the importance of building their credit,” shares Lisa. As parents, they’re proud to provide their children with a safe and stable home so that their children can grow into their full potential. “Whatever our kids’ dreams are, I want them to go for it 100%. We want our kids to be independent and self-sufficient.”

home repair

Arnold

> We have eight grandchildren and want to make sure they're safe when they visit.
> **With Habitat we feel safe** and know that everything was done right."

Arnold can't stop smiling when he stands on his front porch marveling at his recently repaired home. From replacing doors and windows, to fixing the soffit on his back porch, one week of work has made a difference for many years to come for Arnold and his family. "I used to be able to feel the wind coming in from under my front door," Arnold recalls. "We had big temperature changes and lost a lot of energy because of those old doors."

Arnold had also spent years dealing with birds that continually built nests in roosting spots on his back porch. "I had been cleaning out at least three new bird's nests each week," Arnold laments. "You have no idea how much nicer it is now."

"There would be no way, on my income, that I would be able to do this kind of work without going into debt," shares Arnold. As a low-income homeowner in Denver's Westwood neighborhood, Arnold is not alone. Since expanding our home repair program in 2018, Arnold's home repair project marks the 14th that Habitat completed in Westwood and our 200th home repair since launching the program in Globeville in 2012.

Arnold is so grateful for the opportunity to partner with Habitat. "We have eight grandchildren and want to make sure they're safe when they visit. With Habitat we feel safe, and know that everything was done right."

first generation homeowner

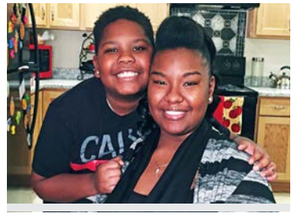
Branda

> This is really **a chance for us to live."**

Branda's life has become a lot more stable since becoming a Habitat homeowner this year. "I had been moving every two years due to my landlords selling their houses," explains Branda.

"By partnering with Habitat, I have the financial stability of an affordable mortgage and don't have to worry about landlords raising rent or selling," Branda shares.

As a full-time phlebotomist, life has always been busy for Branda but she never stopped working hard to make ends meet for her family. She's always wanted to provide a healthy place for her son to grow up, and accessible living space for her uncle who lives with them as well.



"I'm a first time homeowner and a first generation homeowner," exclaims Branda. "My son will have the opportunity to experience a strong community. He's going into the sixth grade this year, and he will be able to have the same friends through middle and high school."

"This is really a chance for us to live. Just having this opportunity - especially in Colorado - means so much. Otherwise I would have never had this chance."

our volunteer community

Stephen

Colleen

Tom

In their own words:

“What you get from volunteering with Habitat is so worth it – like friendships and skills. Everyone has a good attitude. **I love the community here.”**

- Stephen Gelhaus
Core Volunteer (home repair)

“The best thing about my volunteer experience at Habitat **was the friendships I made.”**

- Colleen Johnson
ReStore Summer Youth Volunteer

“I’m a Core Volunteer because I believe **I can make an impact at Habitat.”**

- Tom Muldoon
Core Volunteer (construction warehouse)

For the past 39 years, volunteers have donated their time to Habitat in order to be a part of the change they want to see in our community. From first-time volunteers who spend a day with us, to our Core Volunteers who regularly dedicate their time to our mission, every helping hand has made a difference!

our ReStore community

“**Great deals. Great people.**
I’ve shopped here for years. Windows, doors, plumbing fixtures, paint - good prices and a wonderful mission.”

- a ReStore customer
from a Google customer review

We started in 2004 as a single home improvement thrift store, and have grown over the years into a thriving retail operation with five stores across metro Denver. And 2018 was our biggest year yet! With an average of 60,000 people shopping at our stores each month, our local homeownership programs would simply not have the same impact if it weren’t for the important funding generated from our ReStores. In 2018, our five stores in Denver, Littleton, Wheat Ridge, Aurora and Highlands Ranch generated over $6 million in gross sales!

In addition to the critical funding our five ReStores provide our local programs, we’ve recently learned through customer research that a majority of our customers are low to moderate income homeowners who rely on the quality merchandise we’re able to sell at low prices.

We’re so proud to provide affordable home improvement options to everyone in the community, while also supporting our affordable homeownership programs. Working together, we build great things!

our **global** community

Since 1985, Habitat for Humanity of Metro Denver has made a global impact by investing in Habitat's work in 40 countries around the world. In 2018, we reached the milestone of investing more than $3 million in Habitat's global work, and have sponsored more than 900 homes internationally.

We're currently partnering with six Habitat affiliates around the world, and are proud to be making a difference in **Cambodia, Ethiopia, Jordan, Lesotho, Nepal and Nicaragua.**

Cambodia

Nicaragua

an **ethiopian** story

"This house helped us improve our education!"

Lemlem and her two teenage daughters used to live in a dilapidated house that had a dusty floor and a leaky roof. Their housing conditions were so bad that one side of their house was on the verge of collapsing, putting all of their lives at risk. As a daily laborer who earns $40 USD per month, Lemlem was doing her best to provide for her daughters so that they could attend school. But her salary was barely enough to cover basic needs, let alone home repairs. That's when they partnered with Habitat Ethiopia to completely renovate their house. Today, Lemlem and her daughters are thriving in their Habitat home that's safe, healthy and has quiet space for them to focus on their studies.

Ethiopia

Lesotho

a **nepali** story

"Without Habitat's support my family would not imagine building a house with my meager income."

Sita is a hardworking mom of two who partnered with Habitat Nepal's Earthquake Assistance Project after the devastating 2015 earthquake turned their original house into a pile of rubble in a matter of minutes. Forced into a refuge shelter during the aftermath, Sita looked for work as a farm hand in order to support her son and daughter. Since partnering with Habitat, she's been able to rebuild her life with a new 2-bedroom home using earthquake resilient materials including mud, rebar, cement, stone and bricks with CGI sheets for roofing.

Nepal

Jordan

our tithe partners
1985-2018

our donor community

cornerstone partners
$100,000+

Anonymous (1)
Ryan W. & Jill K. Ahrens
Colorado Federal Savings Bank
Wells Fargo

full home builders
$85,000+

Anadarko Petroleum Corporation
Concord Energy LLC
Habitat Helpers
Habitat Interfaith Alliance
Transamerica
West Metro Habitat Interfaith Coalition

wall raisers
$40,000+

Anonymous (1)
Ed & Roxanne Fie Anderson
The Anschutz Foundation
The Duke Street Kings' Blues & BBQ for Better Housing Block Party
Jay & Bunnie Busch
Carpenter's Helpers
Cisco Systems, Inc. and Cisco Foundation
Alan & Judith Cogen
Colorado Health Foundation
Colorado Housing and Finance Authority
Daniels Fund
DST Systems, Inc.
Fie Family Foundation
Holy Hammers
Kodiak Building Partners
Loaves and Fishes
Mile High United Way
The Miracle Workers
NextFifty Initiative
Colleen & Bill Porterfield
SM Energy Company
Thrivent Financial
Harry and Jeannette Weinberg Foundation
Zunesis

bricks & mortar
$20,000+

Anonymous (2)
ALPS
Arvada-Jefferson Kiwanis Foundation
Bank of America Foundation
Benson Family Foundation
Christ Church United Methodist
Crestone Peak Resources LLC
CSG International
Denver Broncos Football Club
First Presbyterian Church of Golden
Great-West Life & Empower Retirement
Dorothy Harmsen and Bill Harmsen, Sr. Charitable Foundation
Hugh & Michelle Harvey
Robert & Judy Heaton
Jonah Energy LLC
Taylor & Molly Kirkpatrick
The Mark and Linda Kissel Family Foundation
Leprino Foods
Liberty Oilfield Services
MarkWest Energy Partners
Mutual of Omaha Bank
Ottoson Family Fund
Prologis
St. Michael the Archangel
TCF Foundation
U.S. Bank
Urban Lights
Whiting Petroleum Corporation

foundation sponsors
$10,000+

Anonymous (2)
Bank of the West
John A. & Nancy Ann Battilega
Dan & Jill Becker
Bellco Credit Union
Bethany Lutheran Church ELCA
Gregory & Rebecca Bowlin
Business for Social Good
CBRE Foundation, Inc.
Cherry Hills Community Church
Confluence Companies LLC
Denver St. Patrick's Day Parade Committee
Marc & Renee Ducnuigeen
Eastern Hills Community Church
Josiah W. and Ann Ellis
First American Title Insurance Company
FirstBank
Fulcrum Foundation
Global Technology Resources, Inc.
Gooding Family Foundation
Homestead Title
Honeyfield Family
Todd Ignat
Bob Jones Pass It on Fund
Kaiser Permanente
KSL Capital Partners LLC
Jerry & Margot Ladd
Heather Lafferty & Dart Winkler
Marketo, Inc.
Martines Palmeiro Construction
Montview Blvd. Presbyterian Church
NetApp, Inc.
Joe O'Callaghan, Partner, Vation Ventures
Owens Corning
PB and K Family Foundation
PCL Construction Services, Inc.
PepsiCo
Quinette Family Fund
Robinson Family Trust
St. Thomas More Catholic Church
David and Susan Stern
TD Ameritrade
Toyota
The Travelers Companies, Inc.
TRELORA LLC
George VanHeeren
Patricia A. Yingst

adopt-a-day
$5,000+

Anonymous (6)
Advanced Systems Group
Altisource
Assured Partners of Colorado
Scott & Cherie Axelrod, MoonStar Investments
Black Knight
BT Construction, Inc.
Calvary Baptist Church of Denver
Cenco Building Services
Glenn & Donna Chapman
CRL Associates, Inc.
James & Phyllis Currans
Chase & Robin Curtis
Dawn Food Products
Mr. Ethan C. & Jennifer M. Elzen
Fairfield Inn & Suites
John & Kathy Fenley
Land Title Guarantee Company, John E. Freyer
GE Johnson Construction Company
Grace Family Foundation
HealthONE
Howell Construction
J.R. Butler, Inc.
Jackson National Life Insurance Company
Charles R. Jelm Charitable Foundation
Stephen T. & Pamela P. Johnson
Jameson Jones & Mallene Wiggin
Koelbel Family Foundation
James Kress
R. James & Alice Lafferty
Leatherwood Foundation
Leidos
Lohmiller & Company
Long Building Technologies
Howard & Charlotte Mai
Marx Okubo Associates, Inc.
Mega Star Financial
Louis R. and Dorothy M. Meister Foundation
MidFirst Bank
Moore-Niederman Family Foundation
J. K. Mullen Foundation
Shames-Makovsky Realty Company
Our Lady of Loreto Catholic Parish
Opus Foundation
OZ Architecture of Denver, Inc.
Partner Engineering and Science, Inc.
John & Susan Patti
Peak Resources, Inc.
Pella Windows & Doors, Inc.
The Presbytery of Denver
Quisitive
RevGen Partners
St. Mary Catholic Parish
Willa Mae Stein
TEGNA Foundation
Bob & Betsey Unger
Susan & Paul Walker
Tim & Lisa Walsh
Wazee Digital, Inc.
West Monroe Partners
Russell L. Wheeler
World Wide Technology

This 2018 Annual Report represents our 2018 fiscal year (July 1, 2017 - June 30, 2018).

our donor community

adopt-a-day

$2,500+

Anonymous (6)
2-10 Home Buyers Resale Warranty
919 South Columbine St. LLC
Alpine Buick GMC
Ted & Debbie Appel
Audi Denver
Audi of America, Inc.
Greg & Jenny Baldwin
BCER Engineering
BOK Financial
Brown Brothers Harriman
Joan & Robert Buhler
Mark & Jennifer Burton
Caliber Construction
CBRE
Charles Schwab
CIGNA
Citywide Banks
Communications Strategy Group
CORE Consultants, Inc.
Cresa
Larry & Marilyn Criner
Mike & Marla Criner
Cross Connect Engineering
CRS Insurance Brokerage
Christopher C. Dalton
DBC Irrigation
Denver Metro Chamber of Commerce
Denver Transit Partners
Eide Bailly LLP
EnviroFinance Group
Etkin Johnson Real Estate Partners
Debra Fagan, LIV Sotheby's International Realty
Felsburg Holt & Ullevig
FMI Corporation
Dennis & Gail Fodness
Brad & Liz Forth
GenCorp Technologies, Inc.
Guaranty Bank and Trust Company
Tiffany & Tyler Hall
Harris Kocher Smith
Haselden Construction LLC
HBB Foundation
Hilti North America
Todd & Beth Hoffman
Mark & Jenny Hopkins
i2 Construction
IMA of Colorado, Inc.
Iron Woman Construction & Environmental Services
iStar Financial, Inc.
JE Dunn Construction
Jefferson Unitarian Church
James & Pam Johnston
Robert & Sheryl Josephson
Lion Equity Partners
Littleton Rotary Foundation, Inc.
Michael L. & Lori Lohaus
Kathleen P. Lyle
The Marr Charitable Foundation
Family Mayer Foundation
Mile Hi Church of Religious Science
Steven & Molly Moats
MycoTechnology
NavPoint Real Estate Group
Nelnet, Inc.
Nissan Group of North America
Northwood Investors
Karl Kris Odwarka
Our Lady of Fatima Catholic Church
Peace Lutheran Church
Pear Workplace Solutions, Inc.
Perficient, Inc.
Milam R. Pharo & Joey Porcelli
Plante Moran
Pure Good Foundation
Rudy and Alice Ramsey Foundation
RockSol Consulting Group, Inc.
Heather & Frank Rooney
Jane E. Salland & Andrea Falconieri
Taylor & Kimberly Schollmaier
Steve & Joan Shaffer
Shepherd of the Hills Presbyterian Church
Smartwire Corporation
Stadium Management Company LLC
Michael & Diane Takac
Carson & John Taylor
Trace3, Inc.
Dennis & Joanna Trescott
Two Roads Hospitality
United Rentals
Craig & Nichole Walters
Wellshire Presbyterian Church
Wheat Ridge Presbyterian Church
Denise E. Woodward
Workplace Elements LLC
David J. & Debbie S. Younggren
Jeffry Zalkind

gifts in kind

ACBH Agency
Amazing Moves
Arapahoe Concrete Inc.
Baker Concrete Construction
BCER Engineering
BOA Construction
Carpet Exchange
Celebrity Homes
Corey Electrical Engineering, Inc.
Cress Kitchen and Bath
Davis Graham and Stubbs LLP
Denver Broncos Football Club
Denver Builds/Country Club Towers
Ed & Roxanne Fie Anderson
Eddie Merlot's Prime Aged Beef & Seafood
Elite Construction
Energy Logic
Fairfield Inn & Suites
Frontier Bolt
Fusion Lighting
Google, Inc.
Great Plains Moving and Storage
HD Supply
Hi-Tech Electric
Hunter Douglas Inc.
Ireland, Stapleton, Pryor & Pascoe, PC
Isl
Johns Manville
Lohmiller & Company
Masco Cabinetry
Owens Corning
RevGen Partners
Ritz Carlton
Saddle Back
Shaw Construction
Simpson Strong-Tie
SSG MEP, Inc.
SSI
Tiley Roofing
Timber Ridge Builders
Turn Style Consignment
United Advertising Corporation
Urban Lights
Valspar Corporation
Jo R. Van
Watkins Shepherd Trucking
Wayfair
Whirlpool Corp
Win Wholesale

legacy builders

Legacy Builders have generously included Habitat for Humanity of Metro Denver in their estate plans, ensuring we'll be here for many years to come.

Anonymous (6)
Rev. Alaina W. Adams
Jane M. Armstrong
Marcia & Rick Ashton
Haradon & Elizabeth Beatty
The Estate of Shirley Benson Kleiber
The Estate of Susan H. Brant
Melanie Brown
Thomas R. & Linda S. Brunn
H. William Clarke
John Dorey
Laura R. Fisher
The Estate of Mark S. Foster
Ginny D. Gelbach
F. Ann Gilbert Trust
The Estate of Jane C. Hays
Karen J. Hickey
The Estate of Constance L. Jackson
Bob Jones Pass It On Fund
Dawn S. Kaback
Randy & Debbie Komisarek
Heather Lafferty & Dart Winkler
Robert Lepic
Joan W. Lewis Irrevocable Trust
Howard & Charlotte Mai
Elizabeth M. Morris
Mona Nicholson
Perry C. & Virginia H. Peine
Lori Pidick & Mark Niles
Johnny M. Reagan & Danette Anderson
Paul Richardson & Jennifer Fowler
The Estate of Georgelynn M Schmidler
Daisy Shrock
The Estate of Dorothy Mae Smith
Charlotte Stelmok & Ilene Kasper
Doris Stipech
Michael D. Trollinger
George VanHeeren
Patricia A. Vick
Patricia A. Yingst
David J. Ziegler

2018 financials

balance sheet

assets

cash and cash equivalents:	$3,531,946
investments held by	
The Denver Foundation	$4,756,346
escrow deposits held in trust	$264,125
grants receivable	$581,249
construction in progress	$9,171,610
other assets	$951,767
mortgage notes receivable, net	$15,880,116
new market tax credit investments	$8,642,762
property and equipment, net	$3,982,507
total assets	**$47,762,428**

liabilities & net assets

line-of-credit	$250,000
accounts payable	$412,493
other accrued expenses	$606,702
homeowner deposits	$66,027
deferred rent	$129,460
escrow deposits held in trust	$264,125
mortgage note payable	$1,144,404
notes payable	$14,828,561
notes payable (forgivable loans)	$400,800
total liabilities	**$18,102,572**

net assets

unrestricted:	
board designated for land & infrastructure	$2,000,000
undesignated	$25,752,431
temporarily restricted	$1,907,425
total net assets	**$29,659,856**
total liabilities & net assets	**$47,762,428**

revenues & expenses

revenues, gains & support

contributions and grants	$6,484,058
donated goods and services	$2,220,257
home sales	$4,566,859
mortgage interest income	$2,207,796
second mortgage revenue	$303,259
sales from Habitat ReStores, net of cost of purchased inventory of $402,571 and refunds	$5,648,832
rental income	$114,909
other income	$59,861
forgiveness of debt	$2,406,300
total revenue, gains and support	**$24,012,131**

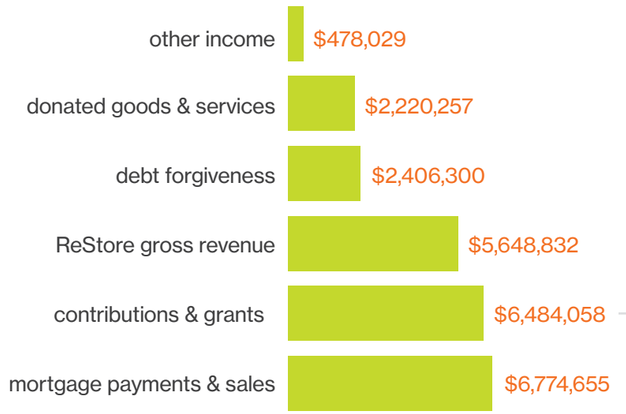
expenses

program expenses:	
construction & land development	$12,203,899
family services & support	$1,047,090
ReStore operations & recycling	$4,297,669
administration expenses	$1,391,710
fundraising expenses	$1,261,907
total expenses	**$20,202,275**

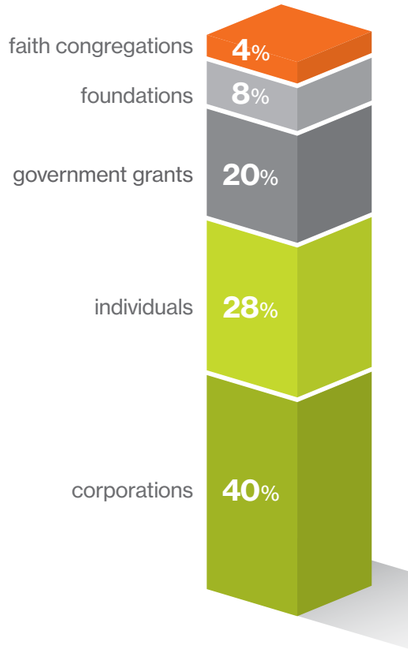
other income

gain (loss) on sale of asset	$500
investment income	$571,166
total other income	**$571,666**

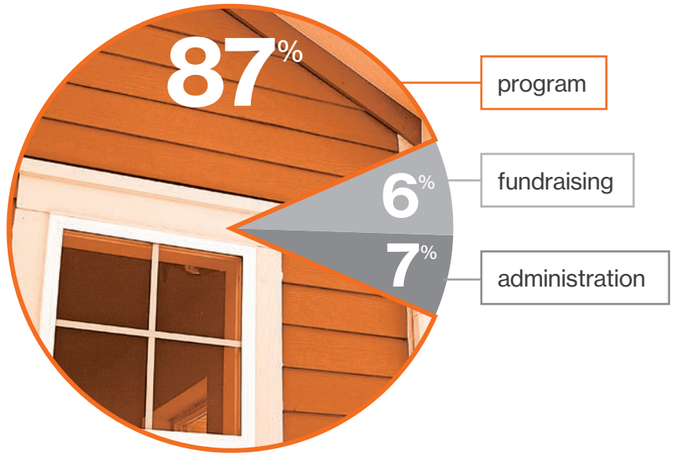
revenues, gains & support



contributions & grants



expenses



our board members

leadership

President
Molly A. Urbina

Vice President
Rev. Dr. James E. Fouther, Jr.

Treasurer
Gretchen Lenamond

Secretary
Michael R. Miller

members

Roxanne Fie Anderson
Kelly Brough
Ethan Elzen
John Fenley
Matthew Hanson
Jeremy Held
Joshua Hunt
Brady Kellogg
J. Christopher Kinsman
Kim Kucera
Keith Lobis
Javan Ottoson
Ralph Pace
Ann Padilla-Parras
Jodi Rolland
Sandra Scanlon
Craig Walters
Cris White
Laura W. Worzella

Habitat for Humanity® of Metro Denver

No matter who we are or where we come from, we all deserve to have a decent life.

Every single one of us deserves the opportunity to work towards something better, and we all deserve to know we have the power to take care of ourselves and to build our own futures.

At Habitat for Humanity, we want to live in a world where everyone has a decent place to live, grow, and thrive. We see glimpses of our vision every day when the families we partner with are able to leave behind too-crowded, too-expensive, or too-unsafe housing and move into a home they helped build. A home that will serve as the foundation for the strength, stability and self-reliance they need to thrive.

We know that by working together, and providing hardworking families with a hand-up, we can build great things.