



**Habitat**  
for Humanity®  
Portland Region

# 2021 Annual Report



E X P A N D I N G   O U R   I M P A C T   T O G E T H E R



# Habitat for Humanity® Portland Region

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# Welcome

Dear Friends,

When Habitat for Humanity first began laying foundations for homes in the Portland region 40 years ago, we set our sights on building thriving and diverse communities where everyone can achieve their full potential. This vision has since expanded across the region from Gresham to Hillsboro. To date, we have partnered with over 2,600 people to build or repair a place to call home. With our recent organizational merger, we are creating access to safe, affordable homes throughout Washington, Multnomah, and Northern Clackamas counties. **Across the region, more people will have the stability and financial security that only homeownership can bring – all made possible by you.** Thank you!

Because of your commitment, 79 people moved into their brand-new homes this past year, and 47 more received critical home repairs throughout Beaverton, Hillsboro, and Portland. All of this in the face of a pandemic where we've continued to be innovative at our ReStores and on our build sites. While we could not safely work alongside many of our volunteers, who we can't wait to welcome back, we created much-needed jobs by hiring more subcontractors because we knew we had to keep building. Through all of this, you've stood by our side because you believe in the transformational power of having a stable place to call home. We couldn't be more grateful.

## **Together, we are creating a movement.**

Whether you've supported our mission for decades or recently joined in, we all know how essential housing is to the future of our communities. If these past years have illuminated one thing, it is that our safety and stability begins at home. Here at Habitat for Humanity, we believe our region is stronger when everyone has a safe place to call home. That is why we continue to advocate for smart housing policies within our local and state governments and cultivate key alliances across the public sector, private sector, and with partner nonprofits. We must come together to create sustainable and equitable solutions to the housing crisis.

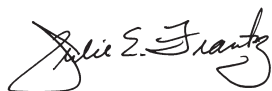
As we ramp up our efforts to triple the amount of people in stable homes, we will need your help like never before. We all have a stake in building an equitable future and ensuring our neighborhoods are a true reflection of the beauty and diversity of our communities.

**Our goal is as ambitious as it is necessary, and it's only achievable with your full support.** Let's roll up our sleeves and get to work.

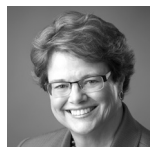
In Partnership,



**Steve Messinetti**  
President and CEO



**Julie Frantz**  
Board of Directors Chair



**Jim Woodruff**  
Board Vice Chair



*Together,  
we are  
creating a  
movement.*





**Denney Gardens**  
Beaverton's Denney Whitford/Raleigh West neighborhood

# Ramping up home building across the Portland region

67

homes started

31

homes sold

53

homes built from local funds in Ethiopia and El Salvador

As the Portland region population grows, rent has increased, home prices have skyrocketed, and affordable housing has become harder to come by. This last year has been challenging, but that challenge hasn't looked the same for all of us. People with low incomes were already struggling to pay the high cost of rent and these same households have been the hardest hit by the pandemic. Homes are essential for protection from so many things, including Covid, heat waves, wildfires and ice storms.

To meet this crisis head on, we've launched the **Triple Your Impact** campaign to build the organization's capacity to build and repair homes for 500 people each year by 2022. Habitat homes are sold with a mortgage that is affordable to the buyer. The homes remain affordable to future buyers for generations to come. Habitat for Humanity offers a glimmer of hope for many who thought homeownership would never be possible.

# Cherry Blossom

Portland's Mill Park neighborhood



# Kenton

Portland's Kenton neighborhood



# Simpson

Portland's Cully neighborhood





# Home Repair

As a mother of three adult children, Sara’s home in Beaverton is a central component of her life. It is where they gather for a big family dinner every other month. It is also the site of a full reconstruction where Habitat for Humanity provided much needed critical repairs to its exterior.

Sara knew she needed a new wheelchair ramp and wasn’t surprised to learn that her home had other issues that were critical to address for health and safety reasons as well as to ensure the home wouldn’t continue to deteriorate.

After a full assessment, Habitat’s home repair crew installed a new ADA accessible ramp, replaced the entire roof, installed new gutters and downspouts, repaired siding, and trimmed back tree branches that were resting on the roof.

“Because I plan on staying here the rest of my life, these repairs were essential for me,” Sara says. “It is such a huge relief for me and I have peace of mind now.”

*“It is such a huge relief  
for me and I have peace  
of mind now.”*



**23**  
homes repaired



**47**  
people served  
through home repairs





# Sandra

a homeownership story

When Sandra heard she would soon become a Habitat homeowner, she says it was like the stars aligned. Everything in her life had led her to that moment; all the years of perseverance were coming to fruition. Having a home meant she would not have to move every year, trying to find an affordable place to rent. After moving 18 times in her life, she would finally have long-term stability for her family to grow and thrive.

It's been seven years since Sandra moved into the 45-home community in Portland's Centennial neighborhood. She's formed bonds with her neighbors who helped build each other's homes. Their children surpassed language and cultural differences to make lifelong friends with other kids in their community. The stability of homeownership has allowed them to be successful in school and in life.

79



people served through  
homeownership



*“The security is like a huge weight lifted off of you,” Sandra says. “I’m thankful for Habitat and everything they’ve provided for me.”*



**92%**



**of kids who grow up in a Habitat home in Oregon graduate from high school**

**Over 80%**



**of the people who purchase homes through Habitat for Humanity are people of color**



# Volunteers

Volunteers are the heart of our organization. Although our gratitude extends far beyond one year, we want to give our sincere thanks to our volunteers for their time, talents, enthusiasm, and passion for our mission and community. We dearly miss our groups and daily volunteers on our construction sites and look forward to the day we can be together again in person – hard hats and all – partnering to help build more affordable homes in our region.

Always, but especially during these uncertain times, we have a deep appreciation for our dedicated team of ReStore volunteers. This past year has been transformative, with volunteers not only processing and pricing donations, cashiering, organizing the stores,

and helping customers, but also touching up paint, building accent walls from scrap wood, gardening and landscaping, and assisting drivers with donation pickups out in the community.

It is our hope that you will join us in this spirit of partnership. Our ReStores are always looking to grow their volunteer crews, and you can make a big impact by joining a ReStore team near you. Fun and rewarding opportunities are available at each of our four locations. Learn more and sign up today at [volunteer.habitatportlandregion.org](https://volunteer.habitatportlandregion.org).

*Volunteers are the heart of our organization.*



**439**



**total  
volunteers**

**32,960**



**total volunteer  
hours**

**7,273**



**tons of waste  
diverted by ReStores**



# Audited Financials

## Statement of financial position as of June 30, 2021

### ASSETS

Cash and cash equivalents	6,728,704
Cash held for escrow and maintenance	127,083
Grants and other receivables - net	459,029
Mortgages receivable - net	4,817,657
Inventories	18,454,235
Prepaid expenses and deposits	195,003
Investment in limited partnerships	3,794,417
Restricted cash	97,234
Property and equipment - net	994,345
<b>Total Assets</b>	<b>35,667,707</b>

### LIABILITIES AND NET ASSETS

Accounts payable and accrued expenses	1,305,939
Line of credit	300,000
Accrued payroll, PTO, and payroll taxes	426,064
Escrow and maintenance	314,510
Paycheck Protection Program Loan	936,605
Notes Payable*	12,826,716
<b>Total liabilities</b>	<b>16,109,834</b>

### NET ASSETS

Undesignated	15,903,658
Designated	2,933,646
Net Assets with Donor Restrictions	720,569
<b>Total net assets</b>	<b>19,557,873</b>

<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>35,667,707</b>
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## Statement of Activities July 1, 2020 – June 30, 2021

### REVENUES

Grants, pledges, and cash contributions	4,235,337
Donated services and materials	185,655
Home sales	5,532,020
Other revenue	8,877,551
<b>Total revenues</b>	<b>18,830,563</b>

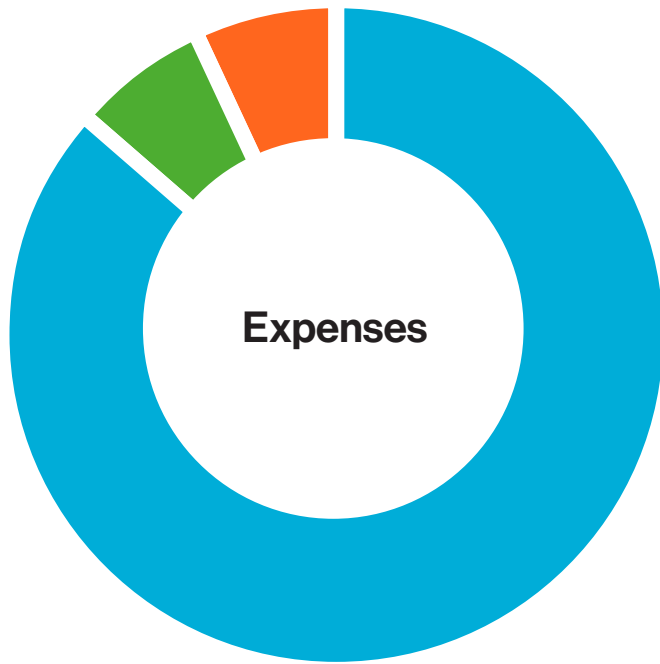
### EXPENSES

Program services	16,347,274
Management and general	1,283,459
Fundraising	1,264,656
<b>Total Expenses</b>	<b>18,895,389</b>

\* \$10,570,113 in notes payable contain provisions whereby the notes will be forgiven by the lender provided certain conditions are met by the organization.

\*\* *Statement of Activities*: Audited January through June 2021 only. Full year includes pre-merger numbers.





- **87%** Program services
  - Homeownership Program
  - Homeowner Education
  - Home Repair and Preservation
  
- **7%** Management and general
  
- **6%** Fundraising



- **50%** Individual Donors
  
- **25%** Businesses
  
- **21%** Foundations
  
- **4%** Faith & Civic Groups

# Donors and supporters

July 1, 2020 - June 30, 2021

## \$250,000+

Anonymous  
Oregon Housing and Community Services  
M.J. Murdock Charitable Trust  
Portland Housing Bureau  
Habitat ReStore

## \$100,000 - \$249,999

Federal Home Loan Bank  
Meyer Memorial Trust

## \$50,000 - \$99,999

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## \$25,000 - \$49,999

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Lynn Schlessman*	Sandra and Marvin Thompson	

# Community Matching Gift Fund Partners

Our deepest appreciation to Portland region's business community. We are thankful for your resolve to help stabilize our neighborhoods, while navigating so much uncertainty. A special thanks to our Community Matching Gift Fund Partners for inspiring giving throughout the community



## Women Build CREW

Women Build CREW members are connecting resources to empower women, using their philanthropy and networks to raise funds for Women Build priorities across the region. Visit [habitatportlandregion.org/women-build](https://habitatportlandregion.org/women-build) to learn more about how Women Build creates space for women to lead, build, and learn.

Shelly Brown

Anastasia Davis, Skanska business partner

Julie Frantz, Board liaison

Mel George

Deborah Harrison

Leslie Johnson, Co-chair

Jennie Kalberer

Nancy Lee, Co-chair

Christiana Smith Shi

Laurie Thomas,

Susie Vischer

Karen Wolf

## Cornerstone Society

Cornerstone Society members are individual donors who generously give \$5,000+ each year. They are vital to our mission and build the foundation for all we do. To learn about the benefits of becoming a member, visit [habitatportlandregion.org/cornerstone-society](https://habitatportlandregion.org/cornerstone-society)

# Volunteer Excellence

The volunteer spirit is essential to Habitat's success. For the health and safety of our community, volunteer opportunities have been limited this year. It is with respect and admiration that we honor the volunteer spirit that has shone through your many hours of service since our inception. Thank you to each of our volunteers for this phenomenal display of lifetime service hours. You make our community stronger.

## 10,000+ hours

Cliff Hillebrandt  
Bill Huntting

## 5,000–9,999 hours

Lynn Anderson  
Terry Crawford  
Philip DeLuca  
Dick Firsich  
Carolyn Graf  
Ansel Johnson  
Larry Scott  
Joe Tushner

## 2,500–4,999 hours

Susan Barnett  
Hal Brockman  
John Czisny  
Larry Eisenbach  
Gary Hart  
Keith Kunerth  
Greg Kust  
Jim Laubenthal  
Rex Morton  
Verne Schulte  
Bob Stadel  
Wayne Strid  
Ernie Vance

## 1,000–2,499 hours

Vern Beeson  
Joel Bohling  
Debbie Carver  
Tom Davidson  
Bob Fankhauser  
Chris Herrin  
Bob Hrdlicka  
Mike Kondrat  
Nanette La Du  
Pham Lam  
Bruce Miller  
Joni Portmann  
Garry Schuman  
Darryl Swearingen  
Gary Thompson  
Tom Turner  
Arch Walters

## 500–999 hours

Jaime Alcala  
John Andreotti  
Joshua Brummett  
Dan Calopiz  
Yoon-Son Chang  
Pete Conklin  
Kenton Corum  
Helen Cote  
Richard Gibson  
Isy Gonzalez  
Aaron Good  
George Helm  
Curtis Hibbert  
Arthur Hodler  
Felicia Holgate  
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Jimmy Jones  
David Krug  
Larry Lee  
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Stuart Mathew  
Robert Megli  
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Bruce Newton  
Karen Nicola  
Manus O'Donnell  
Diana Orozco  
Chandler Poirier  
Richard Reiter  
Maggie Ross  
John Shields  
Aseffa Teshome  
Trisha Washbond

# Legacy Society

Legacy Society members have made plans to benefit Habitat by naming Habitat as beneficiaries beyond their lifetime. To learn how, visit: [habitatportlandregion.org/legacy-giving](https://habitatportlandregion.org/legacy-giving)

Gerry and Jory Abrams  
Sandra Adams and Raymond Sirchie  
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Kathleen Boehme  
Ed Brauner  
Greg Byles  
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Rob A. Chapman and Jason Halstead  
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Patty Gazeley†  
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Jana and Dick Lytle  
Janice and Dean McCargar  
Brenda P McGowan Revocable Trust  
Marcia McKean

Laura and Steve Mehren  
Ginny and Trevin Miller  
Bev Mohnkern  
Linda Moly  
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Janell and Mark Niemann-Ross  
Mary Overgaard and David Cook  
Ann Paes  
Jeanette Pontius  
Joni Portmann  
Richard Rook  
Stanley and Helen Rook  
Cherri Roskie  
Carrie Saito  
Norm Schoen  
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Leon and Janice Taylor  
Alice Wiewel  
Kenneth Yeats  
Jennifer Young  
Ralph and Carolyn Younger  
Ann Zawaski and Helena Lee

† DECEASED



# Ambassador Council

Ambassador Council members are rising leaders helping Habitat engage like-minded friends and colleagues to explore strategic partnerships, raise funds, and advocate for issues vital to Habitat's work.

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Cupid S. Alexander	Lindsey Campbell	Chelsea A. Leenhouts	Andy Roberts
Alison K. Arella	Deriek Cruz	Matthew C. Lewis, Co-chair	AJ Simpson
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Christopher Brown	Meghan Gabriel	Abby Miller	Olivia Townsend
James K. Burnham	Elle V. Halliburton	Rachel S. New	
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Many thanks to the following Board Members who have served from July 2020 through June 2021.

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## Our year in review

