

## **Annual Report**

Building futures: A record year of homeownership





#### Building futures: A record year of homeownership

#### Together, we have much to celebrate from this past year.

Whether you contributed your time, money, materials, or shopped at our ReStores, each of you played a vital role in turning our mission into reality for over 200 people. We are thrilled to announce that for the first time in our history, your generosity and support helped us **build and sell 50 homes in a single year**. This milestone is a testament to the power of community and the transformative impact we can achieve when we work together.

As we look ahead, we remain steadfast in our commitment to addressing the ongoing housing challenges that many in our region continue to face. Despite these challenges, your support gives us hope as we forge ahead toward our goal of doubling the number of homes we build and repair annually in the coming years. Building futures together will expand our impact with extraordinary results for our entire community.

We hope you are proud of all that you have accomplished as part of the Habitat community this past year. **We now have 165 homes in different phases of construction**, and even more is possible with your continued support as we build futures together. Thank you for your commitment to building homes, communities, and hope with Habitat for Humanity.

In Partnership,

Steve Messinetti, President & CEO

Jene Menneth

Gail Baker, Board Chair



**2024 HOMEOWNER IMPACT** 

## Family finds room to grow at Alder Commons

#### Eliseo and Mirian lived in a small Hillsboro apartment with their four small children,

and while they were able to make it work for several years, the situation was inadequate for a family of six. To make matters worse, their rent increased every year, becoming unaffordable.

Mirian takes care of the kids while Eliseo works as a landscaper during the day. On certain evenings after work, he sings at church to take a moment for himself to do what he loves. But as hard as they worked, buying a home was still out of reach, until they connected with Habitat.

"The house is a blessing for our kids. They know it's their home now." In January, the family moved into their own home at Habitat's new Alder Commons in Hillsboro. Eliseo said it is comforting knowing that the home is affordable and will be a lasting investment for his family.

"It's a nice place for everybody and there is nothing more special than a house," Eliseo said. "The house is a blessing for our kids. They know it's their home now."

Mirian is a second-generation Habitat homeowner. Her mother moved into her own Habitat home in Beaverton 15 years ago, where she is close enough to help watch the kids. For Eliseo, having helped build his and his neighbors' homes and seeing the community come to life was a special experience.

"It's everything," he said. "It's win, win, win."





#### 2024 HOMEOWNERSHIP STATISTICS



50 homes sold, a new record



150 more people living in affordable homes



homeownership

#### 2024 HOMEBUYER DEMOGRAPHICS



**72%** identify as people of color



40% have a family member with a disability or long-term illness



32% are single parents

**HOMEOWNERSHIP PROGRAM** 

## The path to homeownership

Each year, we are excited to work with new individuals and families on their journey to homeownership. That journey begins while the homes are still under construction when applicants submit their interest to our Homeownership team.

Habitat homebuyers have an average household income of about \$51,000. Each homebuyer attends homeownership education classes to prepare them to be successful homeowners in the future.

Habitat connects homebuyers with preferred lenders to provide affordable mortgages that let them build equity while keeping the home affordable for future owners. By partnering with Proud Ground, the Portland region's largest community land trust, we can ensure these homes stay affordable for generations.

Even after homeowners move in, Habitat continues to support success by providing homeownership education classes for homeowners to learn about maintaining their home, securing their financial wellbeing, and becoming more engaged in their communities.

#### DID YOU KNOW?

While our classes are targeted at the needs of Habitat homeowners, most are also open to the public. Visit habitatportlandregion.org/homeownership-education

**Homeownership Education** 



#### 2024 HOME REPAIR STATISTICS



#### **36 homes** repaired



#### 85 people

partnered with Habitat through the program



**45**%

of repaired homes have a family member with a disability

#### Types of home repairs:

- Roofs
- Gutters
- HVAC
- Electrical
- Plumbing
- Siding
- Windows
- Accessibility
- Weatherization



**HOME REPAIR PROGRAM** 

## Helping people stay in their homes as they age

Habitat partners with homeowners with low incomes to complete repairs that alleviate health and safety issues.

Our goal is to prevent displacement and support aging in place by making repairs such as replacing roofs, siding and gutters; addressing minor plumbing issues; installing wheelchair ramps; and providing other accessibility improvements, such as adding grab bars and removing trip hazards.

In 2024, we provided 36 repairs to 85 people across the Portland metropolitan region and have plans to complete 60 repairs in the coming year.

For more on the Home Repair program, visit habitatportlandregion.org/home-repair.

**Home Repair** 

**HOME REPAIR STORY** 

## Repair ensures future of family home

When Anna partnered with Habitat's Home Repair program, it was to install a wheelchair ramp at their home for her mother Evelyn. But shortly after her mother passed away last year, the ramp became a lifeline for Anna herself.

Anna suffered a fall that broke her pelvis and five ribs. She could hardly walk, and the ramp provided therapy and mobility, and the security of staying in her own home — the home she's lived in for 65 years.

"We didn't have a lot growing up, and so to be able to stay here for a little longer would mean so much to me,"
Anna said. "But I wouldn't be able to stay here if I didn't have things in place, like the ramp, to be able to do that."

#### **Building a new future today**

#### This year, we celebrated a record 50 home sales in the Portland region.

Two new neighborhoods came to life as homeowners moved into our Alder Commons and Foster Commons communities in Hillsboro and southeast Portland. And we've set in place the foundation and framework for even more homes across the region.

Century Commons, our new 18-home community in Hillsboro, developed quickly this past year with 3- and 4-bedroom townhomes now walled in, along with 4 single-level, ADA-ready homes. Right on Century's heals is our new 16-home King City Commons, which saw framework rising from new foundations last spring. At each of these sites and others, teams of volunteers and homebuyers work alongside staff, fostering direct relationships and a sense of community in the shared mission to ensure everyone has a safe and affordable place to call home.

For all the excitement happening on construction sites, Habitat staff never stop working to secure land and funding to put new communities in motion. In addition to the 50 homes sold this past year, Habitat has 165 homes in different phases of construction across the Portland region.









#### **CONSTRUCTION LOOKING FORWARD**

#### The milestones ahead

Gooseberry Trails artistic rendering

#### Looking to the coming year, we're excited to embark on multiple landmark communities across the Portland region.

This year, we celebrated the launch of West Lake Grove, a 23-home community in the Lake Grove neighborhood of Lake Oswego, bringing a welcomed addition to a city lacking affordable homeownership opportunities.



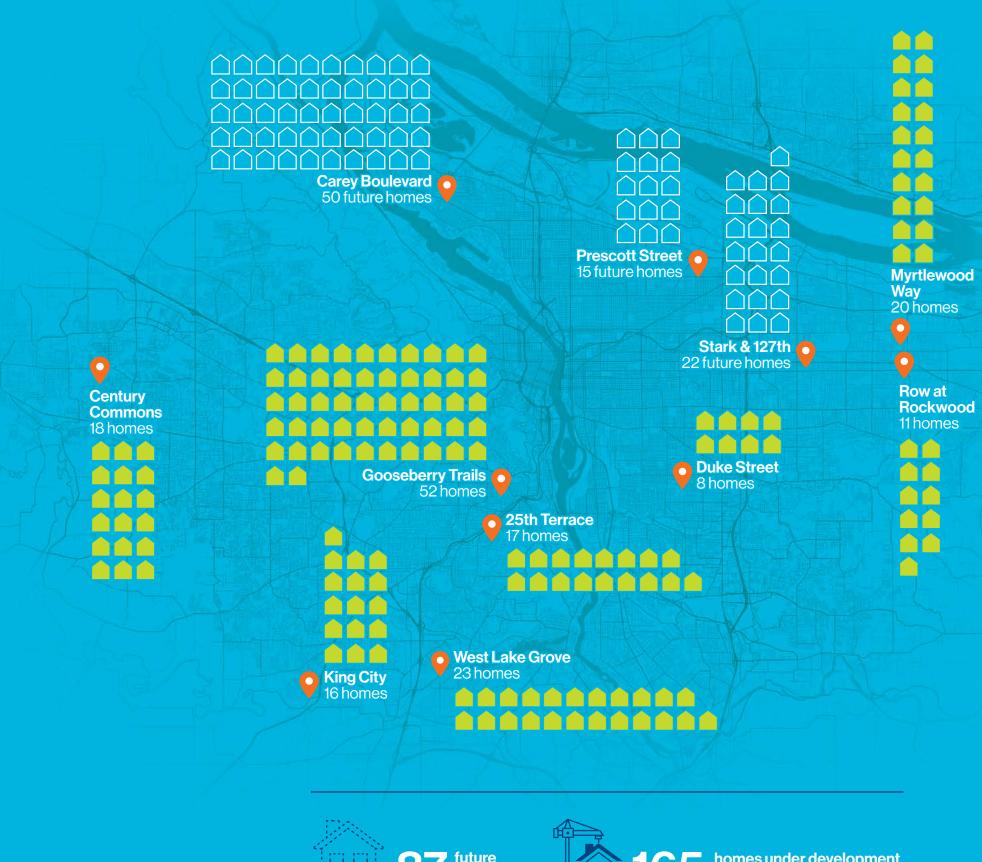


#### **2024 PROGRESS MAP**

#### Construction progress across the region

With your support, we have more homes under construction than ever before, from Hillsboro to Gresham.

LAND FOR FUTURE HOMES	HOMES
Stark and 127th, Portland located near Glendoveer Golf course in Hazelwood	22
Prescott Street, Portland located near Wellington Park in Cully	15
Carey Boulevard, Portland a beautiful location near the University of Portland	50
HOMES UNDER DEVELOPMENT & CONSTRUCTION	
Century Commons, Hillsboro near Noble Woods Park and Frances Street Park	18
King City, King City located near Bull Mountain in the Tualatin Valley	16
West Lake Grove, Lake Oswego the first affordable ownership homes in Lake Oswego	23
25th Terrace, Portland in the Markham neighborhood near parks and amenities	17
Gooseberry Trails, Portland our largest community to date located in Hillsdale	52
Myrtlewood Way, Gresham located in Rockwood, and nestled in a Douglas fir grove	20
Duke Street, Portland located across from Brentwood City Park in Mt. Scott	8
Row at Rockwood, Portland the first Habitat homes built with a partner developer	11





87 future homes



homes under development & construction



**VOLUNTEERING AT HABITAT** 

#### Habitat volunteers build inclusive, healthier communities

Volunteerism at Habitat for Humanity is pivotal not only for building homes but also for fostering vibrant, inclusive communities.

By bringing together individuals from diverse backgrounds, the organization promotes a culture of equity and inclusion where every volunteer's unique perspectives and skills contribute to the collective mission. Additionally, volunteering offers substantial health benefits, including improved mental well-being through the fulfillment of contributing to a meaningful cause and physical health from engaging in hands-on tasks. This blend of purpose and activity helps build stronger, healthier communities. Volunteers dedicate their time and skills in a number of areas, including:

- Building and repairing homes
- Supporting sustainability efforts in the ReStores
- Assembling playhouses in partnership with other nonprofits
- Assisting in administrative projects
- Supporting special events

#### **Community Days**

In support of creating an inclusive culture at Habitat, Community Days is a program where intentional spaces are provided for affinity groups to learn new skills and empower each other in areas where they have historically been left out. This past year, Habitat has reserved Community Days for people who identify as women+ and LGBTQ+ on build sites and will continue to expand to include more affinity groups.

For more on individual and group opportunities, visit habitatportlandregion.org/.volunteer.

**Volunteer Opportunities** 

Source: Mayo Clinic Health System, "Three Health Benefits of Volunteering," Aug. 1, 2023.



"It is an incredible experience to be able to work alongside all members of my community and learn something from someone new at each and every build. [...] It is amazing to see the volunteer momentum continue to grow."

Alex Ragland, Habitat Ambassador Council member and volunteer Rabitat for Humanity®

#### ReStore

# The store that builds and repairs homes

The ReStores are home improvement stores and donation centers that generate funds to support Habitat for Humanity's homebuilding and home repair programs throughout the Portland region.

We sell new and gently used furniture, home decor, appliances, lighting, building materials, and more at discounted prices to the public. You can shop online or in-store at any of our three ReStore locations in Beaverton, Gresham, and Portland. We'll be opening our fourth ReStore location in Tigard in spring 2025. Every ReStore shopper, donor, and volunteer is helping solve the region's housing crisis by building strength, stability, and independence through affordable homeownership.

Visit pdxrestore.org to shop, donate, or volunteer.





"When someone buys something, I always say, 'Thank you. You're helping us put a roof on someone's home."

Stephanie Paine, Gresham ReStore volunteer and jewelry curator, above

#### **2024 RESTORE STATISTICS**



**39,171 donations** of building materials & household items received at ReStores



5,189 residential donation pick ups



**7,988 tons**diverted from local landfills

#### **VOLUNTEERING AT RESTORE**

### Volunteers are the heart of the ReStore

#### Join the team to gain new skills, meet new people, and have fun all while making a difference.

There's a place for you at the ReStore. As a volunteer-driven organization, we rely on people like you. No experience required to support our community. Every hour spent volunteering at the ReStore helps fund local Habitat homebuilding and home repair programs across the Portland region.

We offer individual and group volunteer opportunities any day of the week at any of our ReStore locations and at our online warehouse. There are fun and meaningful projects available for volunteers of all abilities, ages 14 and up. Common tasks include:

- Processing and pricing donations
- Recycling metal
- Merchandising
- Greeting customers
- Organizing the store
- Building furniture
- Providing helpful customer service

To learn more, visit pdxrestore.org/volunteer.

**ReStore Volunteering** 

**ADVOCACY INITIATIVES** 

## Habitat's advocacy priorities

Habitat for Humanity Portland Region advocates at the local, state, and federal levels to protect and expand policies and resources for affordable homeownership and thriving communities.

Our advocacy priorities are to build more affordable homes for sale, provide equitable access to homeownership, plan for inclusive land use, and provide more housing opportunities for historically marginalized communities.

The 2024 Oregon legislative session achieved historic housing investments but also pointed to the sustained effort needed to ensure that affordable homeownership is included in the state's funding and policy priorities. Amid a housing crisis, investments across the housing continuum are needed. By investing in homeownership, we free up affordable rentals and create a path to lasting stability, not just a temporary roof. That's why we're partnering with Habitat Oregon to support the Unlocking Homeownership campaign, which will bring ambitious homeownership goals to the 2025 session.

At the federal level, our annual Habitat on the Hill convenes more than 400 advocates from across the country to share policy strategies and to meet with senators and representatives to advocate for housing and homeownership. In 2024, Habitat Portland Region was proud to showcase Portland's innovative anti-displacement strategy, the North/Northeast Preference Policy. In recognition of past actions that have marginalized and displaced longtime residents of North and Northeast Portland, the Portland Housing Bureau developed a preference policy that allowed households with generational ties to remain in or return to the area. The initiative helps address the city's legacy of displacement and marginalization of largely African American neighborhoods due to urban renewal, redlining, and racist lending policies.

For more on our advocacy priorities, visit habitatportlandregion.org/advocacy/.

**Advocacy Priorities** 







#### **2024 ADVOCACY HIGHLIGHTS**



#### 39 advocates

from 13 local Habitat affiliates and Habitat Oregon met with



#### **40 Oregon** legislators

at the annual Habitat at the Capitol event on February 13.



#### \$379 million

was passed in the Oregon budget for housing, a record in our state's history.

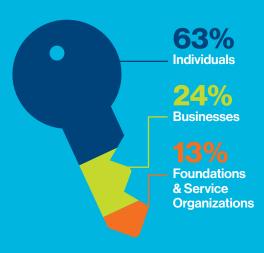
**JULY 2023 - JUNE 2024 FINANCIALS** 

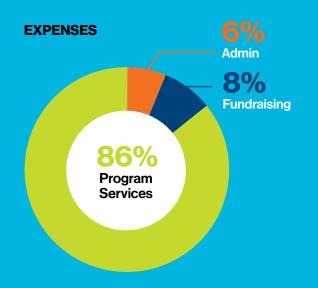
#### **Audited year-end financials**

#### Thank you to all who generously supported **Habitat for Humanity Portland Region.**

We are deeply committed to the responsible stewardship of your contributions. For every dollar given, 86 cents goes directly to our homeownership and home repair programs, providing more families and individuals with the stability and security of a place to call home.

#### **CONTRIBUTIONS BY SOURCE**





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#### **REVENUES** Contributions from individuals, businesses, \$5,125,625 foundations, and faith & service organizations **Government Sources** Grants \$2,770,844 **Debt Forgiveness** \$6,045,320 Donated goods, services, & property \$79,757 Home Sales \$9,685,780 Sales from Habitat ReStores \$4,818,193 net of cost of goods sold Other Income \$614,594 **Total Revenues** \$29,140,113 **EXPENSES Program Services** Home Construction Home Repair Homeownership Education \$25,565,236 & Support ReStore Volunteer Programs Global Support Admin \$1,807,690 **Fundraising** \$2,454,685

**Total Expenses** 

\$29,827,611

#### Thank you to our Board of Directors

The Board of Directors provides strategic vision with a deep understanding of the local issues affecting housing, health, and community. We thank them for their service in advancing Habitat's mission now and in the future. The following members served from July 2023 through June 2024. The list also reflects the Board officer positions during this period.

Gail Baker, Chair GAB Strategies, LLC

Nancy Lee, Vice Chair Retired, formerly at Nike

Kabir Bhatia, Immediate Past Chair

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Will Burton, Treasurer OnPoint Community Credit Union

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**Elizabeth English** 

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Retired, formerly at Cascade Microtech

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Victor Millan-Simpkins.

**DOWL** 

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Retired, formerly at Nike

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Oregon Department of Justice

**Zoee Lynn Powers** 

Radler White Parks & Alexander

**Aurora Terry** 

Salesforce

**Mark Waller** 

BridgeWorks Capital

**Jim Woodruff** 

Retired, formerly at Intel



JULY 1, 2023 - JUNE 30, 2024

#### Thank you to our donors and supporters

#### This year, our achievements have been made possible by the incredible generosity of our community.

Your support has provided more than 200 people with the life-changing gift of a safe and stable place to call home. Whether you've contributed through one-time gifts, participated in events, or supported us in countless other ways, every act of kindness has made a profound difference.

We are especially grateful for our Carpenters Club members – over 300 dedicated monthly donors whose ongoing commitment fuels our efforts to build and repair homes throughout the region. Your steadfast support ensures that we can continue our mission every single day. We extend our deepest gratitude to the members of our Ambassador Council, Strategic Engagement Committee, Faith Committee, and Women+ CREW for rallying our community and inviting more people to engage with Habitat for Humanity.

+ Deceased

#### **Public Partners**

U.S. Department of Housing & Urban Development State of Oregon Oregon Housing & Community Services

Metro Regional Government Clackamas County Washington County City of Beaverton

City of Gresham City of Hillsboro City of Lake Oswego City of Portland

#### \$100.000 **-** \$500.000 **+**

Bank of America Wilma Doll + Energy Trust of Oregon Irvin and Janette Huntting Fund Marie Lamfrom Charitable Foundation

Merrill Family Foundation Mind the Gap Giving Fund MJ Murdock Charitable Trust OnPoint Community Credit Union **RMF** Foundation

DEQ Oregon Clean Fuels Program via the PGE Drive Change Fund Anonymous

#### \$50.000 **-** \$99.999

Grounded Solutions Network Habitat for Humanity International OCF Joseph E. Weston Public Foundation Scott and Twylla Smith Christiana Smith Shi

Mary Solares Wells Fargo

#### \$25.000 **-** \$49.999

Julie Chapman Habitat for Humanity of Oregon Yuki Lynne and Craig Johnston Tom and Noelle Mehlhorn

John Menefee Anonymous North Star Civic Foundation Maybelle Clark Macdonald Fund Thomas D Taylor Foundation Whirlpool

#### \$10.000 **-** \$24.999

**Advanced Technology Group Inc City of Beaverton Community Development Block Grant** 

**Anning-Johnson Company** 

**Anonymous** Austin Barks, LLC

Gail A. Baker and John Anderson

**Banner Bank** 

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**Tim and Mary Boyle Charitable Trust** 

CareOregon

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**Truman Collins** 

Robert and Barbara Crooke **Easton Koehler Family Fund of Oregon** 

**Community Foundation** 

First Tech Federal Credit Union

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Initiative

The Paulus Foundation The Standard

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Ting Tsung and Wei Fong Chao Foundation

Anonymous

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Vacasa

**David and Christine Vernier** 

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**Donna and Andrew Wardenaar** 

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**Reed Adamson and Robert Koch** Anonymous

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Cambia Health Solutions Fund of The

**Oregon Community Foundat** 

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Al Didier and Sherry Holley

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**Andrew Harris and Sue Miller** 

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The T.F. Dixon Family Foundation, Inc.

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WSP

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Sherri Hood-Zava

Paul Lambertsen

Michael and Shelley McCoy

Mary Oswald

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Russell and Elaine Parker

Jane Paulson and Helen White

Jessica Pelz

Pengadelningsfond Account

PGE Peggy and Bob Fowler Fund of OCF Nancy Phelps

Ann and Bob Phillips
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Kelley and Chris Platt

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Mark and Leanne Redlinger Regency Centers, LP Ron and Laura Rentfrow

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Drew and Heather Roberts

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Ingrid Rosemeyer Kurt Rosenberg Rose Russell

Gertrude and Stephen Sargent Sauvie Island Natives Nursery

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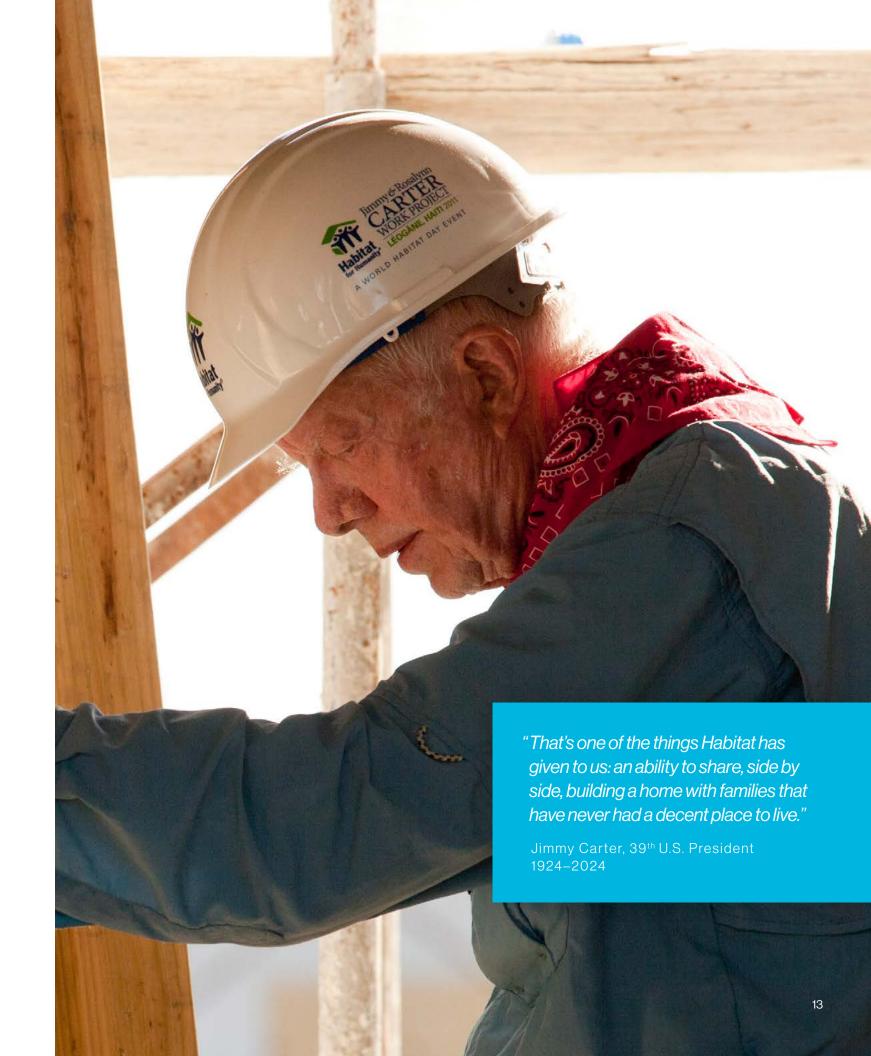
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