

20
09

ANNUAL

REPORT



Habitat for Humanity
Portland/Metro East

Hope Starts at Home.



Hope Starts at Home.

We have you to thank. In a year of economic hard times, we have seen you pull together and rise up to the challenge to make Habitat for Humanity a bigger, stronger organization in Portland and Gresham. Our volunteer numbers have never been larger. Our families have inspired us to work harder. Our donors continue to support us despite the economic tightening of the belt. You have made the difference. You have given families hope.

Volunteer photographer Rich Burroughs captured some of the amazing faces of Habitat this past year. Here are some of their stories.



FY 2009 Habitat Highlights

- Built and sold 21 homes in Portland and Gresham to hardworking families, including 54 children and 11 people with disabilities.
- Completed two LEED-Platinum Certified homes through a partnership with Walsh Construction Co. The homes were selected for the Energy Value Housing Award from the U.S. Department of Energy.
- The Habitat ReStore sold over \$725,000 worth of donated materials, and kept 1,370 tons of material out of landfills. Plus, a second ReStore was opened in Clark County.
- Successfully merged Portland Habitat for Humanity and Mt. Hood Habitat for Humanity to create a stronger, more efficient organization.



Meet Shine.

This isn't just a story of a 26-year-old young man buying his first home. This is a story of a 26-year-old young man buying a home so that his parents and younger siblings can have a safe, stable place to live after decades of uncertainty.

Shine's family fled Burma, escaping human rights abuses and horrible living conditions. In Portland, they looked for a better life and found Habitat. Shine fixes computers and is focused on ensuring his siblings get a good education. He says that since moving into a Habitat home his 14-year-old brother has already shown improvement in school as a result of having a quiet place to study.

Left: Shine looks at the progress of his home after spending a day working on the job site.

“Habitat is our hero. We worked hard and built this home with the volunteers, and we live in a community with others who have shared similar struggles. As a result we understand one another and we have great neighbors. We have so much pride in what we’ve accomplished, and it will only lead to a better future for all of us.”

SHINE, HABITAT HOMEOWNER



Shine (back) with his family (from left): sister Aye Aye, mother Aye, nephew Kaung, and father, Myo, in front of their Habitat home. Zin Min, 14, is not pictured.



Meet Alicia.

Before moving into a Habitat home, Alicia and her husband, Pedro, lived in a crowded, roach-infested two-bedroom apartment with their three children: Jimena, 17, Pedro, 13, and Genesis, 11. The neighbors were so loud in their old place that they had to sleep with earplugs every night. In June, their family moved into Jubilee Commons, a 23-home Habitat community in Gresham. Alicia did her sweat equity hours working on her home and her neighbors' homes. "Working with the volunteers to build my home was so much fun," Alicia said. "All kinds of people came and worked with us. I am very grateful to all of them."

Left: Alicia and Jimena complete sweat equity hours by painting the doors of their new home.

Build It and Buy It

Before buying their Habitat home, families complete a thorough application process. After being accepted into the program, families put in 500 hours of “sweat equity,” building their own home and the homes of others. Selected families are also required to take homeowner education classes. The goal is that the families are not just buying a home, but learning skills to help them protect their investment.

After a 1% down payment, families purchase the Habitat home at cost with a 0% interest mortgage, creating long-term stability.



Homeowners from the southeast Martins Street community help raise the walls of their homes with volunteers on a cold January day.



Meet Dick and Jana.

Instead of wedding presents, Dick and Jana asked for Gifts that Build—donations to Habitat to sponsor a home for a family in need. Dick and Jana matched the wedding donations, and together with friends and family they sponsored a home that was built for Robin and her son, Andrew, who has cerebral palsy.

Dick, Jana and their friends and family came to the Habitat site monthly to work with Robin to help build her home. This summer they handed Robin the keys to a home in southeast Portland that was ADA compliant, allowing Andrew to be more independent.

Left: Dick and Jana at the wall-raising of Robin's home.



“When Dick and I decided to build a Habitat home, we prayed that God would lead us. He brought us together with Robin and Andrew and we have been so blessed by knowing both of them and by this experience.”

JANA, HOME SPONSOR

Robin, center, receives a Bible and the key to her home from Dick and Jana. “Now we have a home that will give Andrew more independence. What a difference that will make in our lives!” Robin said.



Meet Martin.

"I love my new house," says Martin, 8. "I never want to go back to my old house ever again." Until he moved into his Habitat home, Martin spent his life in a moldy trailer that leaked water in the winter and was very cold. His parents, who work at a retail store and in a print shop, couldn't make enough money to afford a better place to live until they discovered Habitat for Humanity. Now Martin lives in a safe and healthy three-bedroom home with his parents and two sisters. He has made lots of friends in this seven-home Habitat community in southeast Portland.

Left: Martin and his friend look out the window of his new home.

Helping Children Succeed

Having a safe and stable place to live has healthy results for children—both at home and at school. Substandard and unhealthy housing is linked to higher asthma rates, which is the number one reason for school absence.¹ Also, kids in rented housing miss more school and perform worse than homeowner’s kids, due to frequent moves.²

Affordable housing lowers mobility rates, allowing kids to stay in the same school and keep the same friends. It also means there is more money available to cover other basic needs such as food and medical care.

¹ Kinney, Patrick L., Mary E. Northridge, Ginger L. Chew, Erik Gronning, Evelyn Joseph, Juan C. Correa, Swati Prakash, and Inge Goldstein. January 2002. On the Front Lines: An Environmental Asthma Intervention in New York City. *American Journal of Public Health* 92(1): 24–26.

² Scarlton, Edward and Kevin Devine. 2001. Residential Mobility and Youth Well-Being: Research, Policy, and Practice Issues. *Journal of Sociology and Social Welfare* 28(1): 119-138.



Hnin (center) with her friend. Hnin’s family lives in a Habitat home in southeast Portland.



Meet Yee.

A dedicated volunteer, Yee was one of the first to participate in Habitat's Cornerstone training—a 10-week program teaching volunteers how to be construction crew leaders.

Yee volunteers on site twice a week leading crews of unskilled volunteers. By providing additional leadership, Yee has allowed Habitat to increase the number of volunteers on site. Yee's patience and reliability is appreciated by staff and volunteers. Without committed volunteers like Yee, Habitat would not be able to achieve its goal of building 20 homes a year.

Left: Yee (center) and Len (left), both Cornerstone crew leaders, instruct volunteers on framing.

Community Involvement

Whether they are swinging a hammer, volunteering on committees, or working in the office, Habitat volunteers are vital to the success of the organization. This year 2,602 volunteers donated 37,027 hours. According to independentsector.org, this time is valued at \$749,797 in paid labor.



Golden Hammer Volunteers (100+ hours)

Garry Amend
Cindy Beiker
Laura Baranowski
Gary Barnard
Larry Bjoren
Jay Buechler
Jennifer Burgwin
Linda Bush
Tim Chamberlin
Gilbert Chin
Dave Cook
Carrie Davis
Gregg Dillenbeck
Dan Doerner
Kelly Dow
Suzanne Eberle
Nick Eby
Bill Eichstaedt
Chris Esterline
Dick Firsich
Pete Forsyth

Carolyn Graf
Tim Grobb
Jennifer Hall
Gloria Halper
Kellee Harris
Kira Harris
Michael Helwig
Hal Hendrix
Lisa Herman
Laura Heuvel
Andrew Hobart
Brett Hulstrom
Katie Hughes
Ansel Johnson
Matt Jordan
Mike Keating
Joe Kelley
Lamar Kelsan
Andrew Kindschuih
Larry Kissinger
Roy Kitzman
Ken Knepper
Carol Knutson
Mary Ella Kuster
Jim Lanbenthal
Yee Lee
Bill Leissner
Nerissa Lindenfesler
Dick and Jana Lytle
Mike Maidl
Robert Maldonado
Thomas Martens
Marianne McClure
Celso Mendoza Flores
Dave Moore
Mary Overgaard
Gary Paulson
Shelly Peck
Travis Preciado
Morry Ragle
Larry Rank
Jane Reed

Mike Reynolds
Maureen Roache
Kathi Rodgers
Richard Rohrbaugh
Marie Schramke
Jamie Shauvin
Dan Silvertree
Bob Spears
Gary Thompson
Howard Thompson
Lisa Timmerman
Mitch Timmins
Joe Tushner
Susie Vischer
Ken Wells
Margery Wells
Al Wick
Jill Winegar
Robert Wold
Michelle Woo

ReStore Golden Hammer Volunteers

Richie Andler
Bill Becker
David Burman
Brian Carr
Marjory Davis
Thomas Dewey
Lynn DiVittorio
Robert Dues
Robin Dunitz

Donna England
Dick Firsich
Mike Hric
Ray Johnson
Ansel Johnson
Dick Kaptun
Rhonda Kauffman
David Mehta
Doug Milbrandt
Henry Moreno
Bob Paz
Daryl Phillipi
Robin Pinka
Luba Prsotenko
Peggy Randall
Larry Rank
Joe Samaniego
John Stone

Jeff Thorgerson
Lani Townsend
Elena Tsilitskaya
Dmytro Voronuyk
Sheena Wachter
Whitney Waddle



Meet Rod.

When Rod learned of his company's national partnership with Habitat, his first thought was, "How can we put those dollars to work here?"

From January through July members of the Willis HRH staff built relationships and learned new skills as they helped to build a Habitat home. Their \$60,000 sponsorship investment purchased the materials and professional trades services needed to build a home for a local family in need.

Thanks to their company's care, sweat and support, a hardworking Portland family now has a safe, secure home.

Left: Rod (at back) with future homeowners and volunteers as part of a wall-raising ceremony.

Corporate Partnerships

From helping to raise a home's first wall, to presenting its new owners with the key—home sponsors see first-hand the impact their dollars are making.

Companies benefit from the opportunity to involve their employees in positive team-building activities. They also enjoy increased visibility in the community and a boost in employee morale.

There are many sponsorship levels, from a \$1,500 corporate Team Builders' day to a home sponsorship at \$60,000. Many thanks to the companies (listed at the back) who partnered with us this year!



Acme Construction Supply Co. provides Habitat with store credit to purchase and repair tools.



Meet Julie.

It wasn't an ordinary 60th birthday party. Julie wanted to have fun and make a difference, so she and her friends sang "Happy Birthday" while swinging hammers and volunteering at the Habitat construction site.

Julie has been involved in Habitat's Women Build, a home built and planned by women volunteers, and she enjoyed the experience so much she accepted an invitation to serve on Habitat's Board of Directors.

"Working alongside friends, family and others from across the community to build a Habitat house is an incredibly rewarding experience that touches the soul," said Julie.

Left: Julie (standing) with her son, Kevin, and daughter, Kate, working at Jubilee Commons.

Letter from the Director

Every day in our community there are hardworking, low-income families struggling to find an affordable place to live. Over the past year we have seen first-hand that when the economy falters, low-income families are the hardest hit.

As we celebrate this year's accomplishments we are also moved by the increased need to renew our commitment and find ways to serve more families. In July 2009, the Board of Directors unanimously approved a bold new five-year strategic plan that calls for a 50% increase in our annual home building capacity. It also outlines plans to aggressively raise the capital needed to acquire land now and preserve it for future Habitat homes, before prices rise again.

Now more than ever, our neighbors need a helping hand to get back on their feet. Thank you for joining us as we work to ensure that all families in our community have the opportunity to enjoy the stability, the security and the dignity of a decent, affordable home.



Sarah Galbraith

“Now more than ever, our neighbors need a helping hand to get back on their feet.”

STEVE MESSINETTI,
EXECUTIVE DIRECTOR
HABITAT FOR HUMANITY
PORTLAND/METRO EAST



Five Year Strategic Plan Goals

- Build and sell 30 homes annually.
- Acquire a four-year inventory of land in target areas to support increased capacity.
- Upgrade the construction program to build more energy efficient, healthy and sustainable homes.
- Expand family support programs to ensure all families make successful transitions to first-time homeownership.
- Broaden and deepen the volunteer program.
- Develop financial structures and organizational infrastructure to support long-term sustainability and growth.

Statement of Financial Position As of June 30, 2009

Assets

Cash and cash equivalents	840,305
Prepaid expenses and other assets	64,230
Grants and contributions receivable	435,320
Inventories	5,235,204
Mortgages receivable at fair value	4,061,997
Buildings and equipment	392,142
Total Assets	\$11,029,198

Liabilities and Net Assets

Accounts payable	134,229
Accrued expenses and other liabilities	268,558
Tithe and Oregon affiliate distributions	120,384
Notes payable	2,591,437
Total Liabilities	3,114,608
Net Assets	7,914,590
Total Liabilities and Net Assets	\$11,029,198

Statement of Activities July 1, 2008 - June 30, 2009

Revenues

Contributions: cash, pledges and grants	2,266,406
Donated services, materials and equipment	364,654
Home sales	1,098,500
Other revenues	865,694
Total Revenues	\$4,595,254

Expenses

Program services	3,572,528
Management and general	234,188
Fundraising	293,520
Total Expenses	\$4,100,236

Change in Net Assets	\$495,018
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87¢

of every dollar donated to Habitat goes towards building homes.

Thank you for your donation! (July 1, 2008 - June 30, 2009)

Board of Directors

Len Magnuson, Chair
Judith Huck, Vice Chair
Norm Shoen, Secretary
Jon Bowdoin, Treasurer
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Gerald Dunn
Janice Edberg
Dick Firsich
Julie Frantz
Paul George
Jonathan Hale
Lisa Heathman
Tim Leslie
Carolyn Lumber
Jane Paulson
Dianne Rodway
Debi Smith
James M. Taylor
L. Susan Vischer
Mark Waller
Kevin Wei
Ryan Wilde
Jeff Yandle

\$75,000 and above

Bank of America
City of Portland-Bureau of Housing
and Community Development
HUD: Self-help Homeownership
Opportunity Program
Estate of Armanda Pinto
Portland Development Commission
Thrivent Financial for Lutherans
Walsh Construction Co.
Wells Fargo

\$20,000 - \$74,999

Ankrom Moisan Associated
Architects
Anonymous
Hirko Family Fund of The Oregon
Community Foundation
IBEW Local #48
Johnson Air Products
Melinda and John Littlehales Trust
Dick and Jana Lytle
Northwest Health Foundation:
Kaiser Permanente
Peninsula Plumbing
The Meyers Foundation
Western Partitions
Westminster Presbyterian Church
Willis HRH
Xerox

\$10,000 - \$19,999

Acme Construction Supply Co.
Affiliated Computer Services Inc.
Scott Benthin Associates
Cars for Homes
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Paulson Coletti Trial Attorneys PC
Stoel Rives
Stanley Hydraulic Tools
Waterloo Restaurant Ventures:
Romano's Macaroni Grill
Whirlpool
Wood Mechanix Inc.

\$5,000 - \$9,999

Assurety Northwest
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Columbia Sportswear Company
Con-Way Inc.
Creative Woodworking NW
Deacon Charitable Foundation
Glacier Northwest
Heathman Restaurant and Bar
William Holmes and Lynn Partin
HomeStreet Bank
Imperial Manufacturing Inc.
Intel Corporation
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Leupold & Stevens Foundation
Medallion Industries
Neighborhood Partnership Fund
PPM Energy Inc.
Precision Images
Realty Trust
Margaret Ryan Foundation
State Farm Insurance
Taylor Metal Products
The Milner Family Foundation
The O.L. Moore Foundation

\$1,000 - \$4,999

2Hemispheres
Dan and Kim Agnew
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David and Mary Alexander
Allied Fastening Supply Inc.
Ater Family Fund of the Oregon
Community Foundation
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Augustana Lutheran Church
Richard Baum
Teddi and Craig Baumgartner
Rick and Joyce Beadnell
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Best Cabinet Granite Supply Inc.
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Your donation lives on forever in our rotating fund.



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Carolyn Beardsley
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Jan Betz
Susan Bishop
Boller-Thomas Foundation
Richard and Roberta Bond
Jerry and Katharine Boness
Sean Brinkman

Habitat has a 1% foreclosure rate,
lower than the national average for
all income levels.

1%

Steve Brouillette
John and Carrie Cardascia*
Mark Carpenter
Lynn and Robert Carver
Pat Clancy and Beth Caruso
Charlotte Clark
James Clark
Coaching Works Inc.*
Jeffrey Cole
Colonial Heights Presbyterian
Church
Columbia River Gorge Kiwanis
Center
Steve Cox and Vikki Mee
John Crabbe and Jeri Janowsky
Leslye Dahlen
George and Betsy Davis
Dealermine Corporation
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Final Phase Cleaning Inc.
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Ken and Connie Knepper
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Larkspur Hotels and Restaurants

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Southwest Airlines
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Sunnyside Centenary United
Methodist Church
Charlie Swindells
Tabor Heights United
Methodist Church
The Longview Foundation
The Robert C. & Nani S. Warren
Foundation
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Norma Vincent
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Michael and Juliana Weis
Karen Weiss*
Bob and Kathi Wells
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Methodist Church
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Karen and Zhen Wu
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 Cynthia Bauer
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 Jennifer Bell
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 Linda and Donald Belshaw
 Rae and James Belt
 Darlene Benjamin
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 Beyond Direct Marketing LLC
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 Joyce Binder
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