Welcome...We are pleased to present Morris Habitat for Humanity’s 2008 Annual Report highlighting the goals and accomplishments achieved over the past year. The board of directors, staff, volunteers, and donors, have been working hard to ensure that Morris Habitat is set in the 2005-2006 strategic plan. This year’s accomplishments gained great strides in ensuring those goals will be met in 2009.

Building upon previous years’ accomplishments, 2008 was another year of substantial growth. For the first time in Morris Habitat’s history, six homes were completed, housing 24 people! In addition we finished nine home repair projects, including four for other non-profit organizations. In early 2009, we will complete two more homes and are in the pre-development phase for another six homes for the remainder of the year. Moreover, our property acquisition and construction teams are working on ten homes for 2010 and beyond! Other 2008 activities expanded our 2007 hours to 43,000 a week, held two successful fundraising events, and trained 12 construction supervisors for future projects.

Best of all, none of Morris Habitat’s 30 homeowner families have foreclosed—all of our homeowners are paying their mortgages, taking care of their homes and their families, and getting on with the business of living. We attribute this success to careful selection, training, teaching, and nurturing our families as they transition into the responsibilities of homeownership.

How did we achieve our accomplishments in one year? With the help of over 7,100 volunteers who kindly donated almost $33,000 in 2008 hours of time and expertise. We also benefited from the thousands of generous donations of materials, services and resources, partnerships, organizations and congregations!

We also have many new friends in 2008 through partnerships and collaborations and hope to continue those relationships in the years to come. Our goals for 2009 are to sustain our building program through increased partnerships, collaborations and friend raising efforts. In addition, we will continue to advocate for the increase the awareness of the desperate need for affordable housing in Morris County.

Affordable housing in Morris Country continues to be a hidden problem. According to the National Low Income Housing Coalition, New Jersey’s housing is ranked 4th most expensive in the nation, with workers in Morris County earning $1,163. That means a family with an annual income of $35,000 would be paying 40% of their income to afford that rent.

The significant lack of affordable housing available to Morris County’s low, moderate, and middle income households prevents many nurses, teachers, police officers, security guards, and health aides from living here. If we cannot house the people who fuel our economy, or if they cannot live near where they work, our county’s economic well-being and quality of life will suffer.

Morris Habitat for Humanity challenges all of us to help close the affordable housing gap. On behalf of the Board of Directors, the staff and all of those working to achieve our continued success, we look forward to working closer to our goal of building an additional 30 homes by 2010, with the completion of eight more homes in 2009!

—Blair Schleicher-Wilson

Executive Director, Morris Habitat for Humanity
Our Vision:
For five years between 2005-2010, Morris Habitat for Humanity (MHfH) will work to serve an additional 55 families, through building 30 new homes and preserving 25 homes, and increase its fund raising efforts by raising an additional $3M. These goals will be attained through focusing our efforts on the following planning themes: Community Building and Sustainability, Financial Stability, Advocacy, Organizational Effectiveness.

2008 Goals and Accomplishments:
1. Pursue consolidation/association with neighboring affiliates and other organizations. — Accomplished and continuing to expand on goal
2. Develop an inventory of construction sites and rehab projects sufficient to meet 1/4 years of building capacity beyond the current year. — Accomplished and continuing to expand on goal
3. Investigate non-traditional site acquisitions including foreclosures and market rate properties, HUD foreclosures, working closely with other housing groups. — Accomplished and continuing to expand on goal
4. Complete all “first year” goals from three-year development plan to include raising the 2007 budget contribution and grant objectives. — In progress
5. Assist more families to remain in their homes by strengthening and enlarging the home repair program. — Accomplished and continuing to expand on goal
6. Evaluate the potential of opening a deconstruction profit center. — In progress
7. Evaluate plans for the opening of a second Restore. — Board voted to rescind. Not feasible at this time given current economy
8. Redesign the fundraising program. This will include the creation of a long range (3-5 year) capital campaign as well as developing extended relationships for home sponsorships and on-going contributions/grants. — Accomplished and continuing to expand on goal
9. Achieve enough funds to cover our 2008 operating budget plus 15% — In progress
10. Strengthen/Develop the advocacy program. Efforts to focus on local media programs, creating a coalition with other NJ affiliates and the development of a volunteer letter writing campaign will be considered. — Accomplished and continuing to expand on goal
11. Locate a volunteer management consultant or utilize SCORE to conduct an operational audit of processes, procedures and produce a series of recommended improvements. Institute follow up improvement programs. — Accomplished
12. Initiate a formal program of volunteer efforts to research best in class practices of HFHI, other affiliates and other NGOs and non-profits. — Accomplished and continuing to expand on goal

2008 Results:

### Construction Management
- Dedications & Closings: 6
- (Stidman Rd., Honson Pl. (2), Rowe St. (3), Collin Ave.)
- New Municipalities: 2
  - (Denville, Roxbury)
- Groundbreakings: 21
- People housed: 33
- New homeowner children: 12
- Home Repair projects: 9
- Foreclosures: 0
- Total number of families assisted: 15

### Volunteers
- Number volunteers: 7,133
- Non construction (includes ReStore): 4,791
- Construction: 2,342
- Number volunteer hours: 33,101
- Non construction (includes ReStore): 8,197
- Construction: 24,904
- Groups at construction site: 217
- Number attended Volunteer Orientation: 201

### Financials

#### Cash inflow
- $1,396,710

#### Financial contributions
- $746,031
- Fund for Humanity: $330,943
- ReStore sales: $193,736

### Under Construction
- Homes under construction: 2
- (Hick St., Morrisville—2 units)
- Homes in site development: 6
- (Willow St, Morrisiau-2 units, Lloyd Ave., Stanhope—4 units)
- Homes in planning stages: 10
- (Morris Ave., Summit—6 units, Ann St., Dover, Stephens Pl., Rockaway, Edith Rd., Roxbury—2)
- Properties in due diligence stage: 21
- Properties to yield possibly 46 homes

### ReStore
- Celebrated 1st Anniversary of ReStore on April 26, 2008.
- Depends on a regular staff of 30 fabulous volunteers to help run the store.
- Exceeded 2008 Revenue Goals.
- Took almost 60 tons of usable materials out of the waste stream and reused!

#### Cash outflow
- $1,383,488

#### Operating (G&A and Fundraising)
- $228,841
- Construction, ReStore and program: $1,154,648

### From 1985 to 2008
- Homes built/rehabbed: 39
- (Includes 2 “Homes in a Box” for Beaumont and Houston, Texas and a collaborative build with SfHH)
- People housed: 157
- Children housed: 99

### Top 10 Municipalities

- Butler: 1
- Jefferson: 1
- Parsippany: 1
- Randolph: 1
- Dover: 1
- Ho-Ho-Kus: 1
- Franklin: 1
- Mount Olive: 1
- Stanhope: 1
- Wharton: 1

### Top 5 Four-pexes

- Hopatcong: 1
- Parsippany: 1
- Jefferson: 1
- 2

### Top 5 Single Family homes

- 16