

2008 Donors

Frame Builders—\$25,000+

FM Kirby Foundation
MC Community Development
New Jersey Natural Gas
Presbyterian Church of Chatham Township
United Way of Morris County

Master Builders—\$10,000+

Anonymous
Capital One Foundation
R.M. Ellis Foundation
Investors Savings Bank

Craftsmen—\$5,000+

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Morris County Thrivent Financial for Lutherans
New York Life Foundation
Prudential Foundation Matching Gifts sanofi-aventis
The Stanley Congregational Church
Margaret Stone & Jonathan Dee
TDBank Foundation

Carpenters - \$1,000+

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The Provident Bank
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Kent & Phyllis Stevens
Trinity Evangelical Lutheran Church
John Triolo
Dave Vollmayer
Walmart, Cedar Knolls
WalMart, Flanders
Wells Fargo Home Mortgage
West Morris Central High School
Wyeth

Apprentices - \$500+

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Patricia & Mitch Bonus
Carl & Diane Bonar
Ellen & John Callanan
Susan Clow
Dreyer's Lumber & Hardware

The Edwards Family
Beth & Rich Everett
John Franklin
Robert & Laura Garrett
Larry Gindoff & Kathleen Hourihan
Richard Girards & Elizabeth Cashin
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Holy Trinity Lutheran Church
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Kathleen Kneis
Bessie & George Korfiatis
Catherine & Raymond Lee
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Millbrook United Methodist
Rainer & Joy Ann Mimbreg
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Morris Center YMCA
Morris County Housing Authority
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Ralph Patella
Robert Reamer
Carole Shapiro
Joseph Smith
Standard Tile East Hanover Corp
Phil Stearns
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Kenneth & Dana Stokes
Triangle United Way
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Woodmont Properties
Zion Lutheran Church

Engineers - \$100+

AGB Staffing Services Inc
Aires
Alpine Landscape & Tree Service
America's Charities/Exxon Mobil
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Association for Higher Awareness
August P. Bartell Drywall Construction
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Dangler Funeral Home
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Andy & Maureen Hoeflin
Nancy & Robert Holland
Honeywell Hometown Solutions
Horizon Real Estate Services
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Johnson & Johnson
Rev. Cheryl Johnson & Wayne Widmann
JS Audio & Video
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Ann Kalafsky
Paul & Karen Kelly
Nadine E. Kickham
Daniel Kirshner
Kitchell Memorial Presbyterian Church
Patricia Krige
Susan & Harvey Kutinsky
Laura & Bogdan Langner
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John & Michele Tilbury
Tree-Tech
Beth Turetsky & Ned Levine
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The Walsh Company
Washington Antique & Design Works
Webster Plumbing & Heating, Inc.
Wells Fargo Community Support Campaign
Welsh Chester Galiney Matone Inc
Jennifer Willmott
WindowRama
Wire Works Electric
Doug & Kathy Wright
F. Michael & Anne Zachara
Peter Zarras
Thank you to all our friends who have contributed under \$100. We are sorry space does not permit us to list those names.

2008 In Kind Donors

Hank Ackerman
Action Tree Service
AGS Plumbing & Heating Corp.
Al Hutchins & Son Excavating
Alicia & Harry Allan
Harry & Alicia Allan
American Fencing Coalition, LLC
Arzee Supply Corp. of New Jersey
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Mike Carruba
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Rita's Ice
Roeland Home Improvements
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The Running Company
Jan-Marie Traynor
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Valspar Corp.
Washington Antique & Design Works
Weldon Quarry Products
Whirlpool Corp.
Yale
Peter Zarras
Zimmer Development



MORRIS
Habitat
for Humanity®

ANNUAL REPORT

GOALS & ACCOMPLISHMENTS

January - December 2008

Our Mission:

*Moving faith to action,
Morris Habitat for
Humanity advocates
for and builds decent
affordable housing to
enhance lives
and strengthen the
community in
partnership with
volunteers and
families in need.*



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 and volunteers, have been working hard to meet the goals set in the 2005 five-year strategic plan. This year's accomplishments gained great strides in ensuring those goals will be met in 2010!

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 ReStore hours to 4½ days a week, held two successful fundraising events, and trained 12 construction supervisors for future projects.

Best of all, none of Morris Habitat's 39 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 so many accomplishments in one year? With the help of over 7,130 volunteers who kindly donated almost 33,101(!) hours of their time and expertise. We also benefited from the thousands of generous donations of materials, services and resources from the community, businesses, organizations and congregations!

Morris Habitat has made many new friends in 2008 through partnerships and collaborations and hopes 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 activities. In addition, we will undertake advocacy programs to increase the awareness of the desperate need for affordable housing in Morris County.

Affordable housing in Morris County 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 needing to earn \$22 an hour to afford a 2-bedroom apartment at fair market rent of \$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 and the staff, we thank you for your continued support. We look forward to moving 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



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VISIT US ONLINE AT WWW.MORRISHABITAT.ORG FOR THE LATEST MORRIS HABITAT NEWS, BUILDS, EVENTS AND OUR RESTORE FEATURED ITEMS.

2008 BOARD OF DIRECTORS

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Kathleen Kneis

Treasurer
David Vollmayer

Carole Conaghan
Janice Davey
James Downs
Paul Drago
Beth Everett
John Lester
Gary McDowell
Christopher Scanzera
Peter Zarras

Attorney for the Board
Alan Albin, Esq.

•••

STAFF

Executive Director
Blair Schleicher-Wilson

Director, Community Relations*
Patricia Ann Bomus

Director Property Acquisition
Liz DeCoursey

Development Director
Deborah Ramirez

Office Manager
Cynthia Flanagan

Construction Manager
Douglas Wright

**Construction Supervisor
and Trainer***
Mark Bippes

Construction Supervisor*
Russ Moran

ReStore Manager (Interim)
Anne Schwab

Truck Driver & Warehouse Assistant*
Egbert Ward

Accountant*
Debra Jones

*part time

Morris Habitat builds hope, community, and partnerships while building homes for families in need!

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 it's 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 1½ 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 NGO's and non-profits. — **Accomplished and continuing to expand on goal**

Working to Meet Our Vision:

2005-2010

- To serve **55** additional families
- Through building **30** new homes
- Preserving **25** homes
- Increase our fund raising efforts by raising an additional **\$3,000,000**

To Date Results

- **47** additional families
- **14** new homes
- **33** preserved homes
- **\$2,509,385**



2008 Results:

Construction Management

■ Dedications & Closings.....	6
<i>(Salmon Rd., Hussa Pl. (2), Rowe St. (2), Collins Ave.)</i>	
■ New Municipalities.....	2
<i>(Denville, Roxbury)</i>	
■ Groundbreakings.....	1
■ People housed.....	24
■ New homeowner children.....	13
■ 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 (unaudited as of 12/31/08)

■ Cash inflow.....	\$1,396,710
Financial contributions.....	\$746,031
Fund for Humanity.....	\$330,943
ReStore sales.....	\$319,736

Under Construction

■ Homes under construction.....	2
<i>(Hazel St., Morristown —2 units)</i>	
■ Homes in site development.....	6
<i>(Willow Street, Morristown-2 units; Lloyd Ave., Stanhope —4 units)</i>	
■ Homes in planning stages.....	10
<i>(Morris Ave., Summit —6 units; Ann St., Dover, Stephens Pl., Rockaway, Edith Rd., Roxbury —2)</i>	
■ Properties in due diligence stage.....	21
<i>Properties to yield possibly 46 homes</i>	

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 resold!



From 1985 to 2008

■ Homes built/rehabbed.....	39
<i>(includes 2 "Homes in a Box" for Beaumont and Houston, Texas and a collaborative build with SCHfH)</i>	
■ People housed.....	157
■ Children housed.....	99

■ Municipalities.....	12
Butler.....	1
Chester Twp.....	1
Jefferson.....	3
Morristown.....	20
Parsippany.....	1
Roxbury.....	1
Randolph.....	3
Wharton.....	2
Dover.....	1
Victory Gardens..	1
Hopatcong....	1
Denville.....	2
■ Four-plexes.....	2
■ Tri-plexes.....	1
■ Duplexes.....	5
■ Single family homes.....	16

