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MORRIS
Habitat
 for Humanity®

ANNUAL REPORT

GOALS & ACCOMPLISHMENTS

January - December 2009

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...

Morris Habitat for Humanity has been an affiliate of Habitat for Humanity International since 1985. Our goals include: to focus public attention on the need for affordable housing for families who live and/or work in Morris County, mobilize the resources of Morris County to address this need, and work with the community and Habitat families to build low-cost housing.

We are proud of our accomplishment of having built 41 homes and preserved 42 homes in the Morris County area. Additionally, we have served 101 international families through our tithe to our parent organization, Habitat International. Ten of those homes were built in La Ceiba, Honduras; our sister affiliate.

We invite people of all walks of life to build and renovate homes with families in need. Our homebuyers are unique, hardworking and deserving members of our community. Many of our families hold important jobs in the Morris County area, such as hospital workers, human services workers, landscapers, security guards, clerical and local corporate and business employees.

To qualify for Habitat homeownership, our families:

- ...are living in inadequate or substandard conditions.
- ...have incomes that are too low to secure conventional financing from traditional lending institutions, but sufficient to pay a small down-payment of \$1,000 and make monthly mortgage payments required for a Habitat interest-free loan.
- ...demonstrate a willingness to partner with Habitat, take financial management classes, and fulfill 300 hours of "sweat equity" per adult family member working on their home or other families' homes.
- ...are prepared to be good stewards of their home and positive neighbors after they move in.

A Closer Look at One of Our Habitat Homebuyers

The Hemmer Family: Kelly and her sons, Sage and Seth, expect to move into their new home in Stanhope soon. Kelly works full-time with developmentally disabled children, but has already spent several hundred hours building her home. She is looking forward to starting a new life as a homeowner. Additionally, she knows the long-term benefits of homeownership: stability, safety and security— is the best gift for her children.

Our Programs

- **Home Repair:** Preserving homes for low-income elderly or families with a disabled member.
- **ReStore:** Our building supply outlet, raising funds to build homes by selling new and gently used items to the public.
- **Tithe:** Serving International families through tithing of unrestricted funds to build worldwide.
- **Volunteer Mobilization:** Morris Habitat volunteers, who put love into action every day, are central to Habitat's work. Through program support and creating initiatives that engage volunteers in Habitat's mission, we seek to educate and be advocates for our work.
- **Youth United:** Serving youth ages 5-25 developing as leaders in the community through advocacy, home building and fundraising activities.

Our Vision for the Future—Five-year Strategic Goals—2010-2015p

The five-year strategic planning goal for Morris Habitat for Humanity (MHfH) is to become a strong, well-run organization, able to sustain the operational level and many of the characteristics of a Neighborhood Builder as described by Habitat for Humanity International.

As MHfH continues to grow, it is essential that board members, staff, and volunteers, recognize and renew their commitment to this ministry and its mission.

—Blair Schleicher-Bravo, Executive Director, Morris Habitat for Humanity



MORRIS HABITAT FOR HUMANITY, INC. 102 IRON MOUNTAIN ROAD, SUITE H, MINE HILL, NJ 07803
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*part time

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

Our Vision:

For five years between 2005-2009, 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.**

2009 Goals and Accomplishments:

1. Support families' ability to stay in their homes through a strengthened Home Repair Program. **—Accomplished**
2. Develop and expand opportunities for property site acquisition to ensure a supply of properties to meet families served objective. **—Accomplished—33 properties in pipeline**
3. Establish committee to complete the second 5 Year Plan for 2010 to 2015 **—Accomplished, 5 year strategic plan created**
4. Generate \$1.60mm through the Development Plan **—Fell short, but raised \$1.28m**
5. ReStore revenue goal of \$450,000 with net profit goal of \$150,000 **—Accomplished and exceeded goal by 85%**
6. Complete the feasibility study of a Deconstruction Program accomplished **—New program will be launched in 2010**
7. Create a fact sheet that Board Members and volunteers can use to raise awareness of the need for affordable housing in NJ. **—Accomplished and ongoing**
8. MHfH staff educates the Board about the (Council on Affordable Housing) COAH regulations. **—Accomplished and ongoing**
9. Implement the Public Relations plan (on going effort) **—Accomplished and exceeded goal**
10. Evaluate personnel adequacy and work activities for MHfH **—Accomplished and ongoing. New organizational chart created**
11. Update job descriptions for regular volunteers **—Accomplished**
12. Offer two or more volunteer training sessions/training seminars for key functional groups **—Accomplished and ongoing**
13. Complete survey of volunteers **—Accomplished and ongoing**
14. Team continuity and volunteer leadership development **—Goal carried to 2010**

Working to Meet Our Vision:

2005-2009

- 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

- **58** additional families
- **16** new homes
- **42** preserved homes
- **\$3,789,931**



2009 Results:

Construction Management

■ Dedications & Closings.....	2
<i>(Hazel Street (2))</i>	
■ Groundbreakings.....	2
<i>(Brooklyn Rd., Stanhope, Willow St., Morristown)</i>	
■ People housed.....	4
■ New homeowner children.....	1
■ Home Repair projects.....	9
■ Foreclosures.....	0
Total number of families assisted.....	11

Volunteers

■ Number volunteers.....	2,649
Non construction (includes ReStore).....	1,322
Construction.....	1,327
■ Number volunteer hours.....	28,932
Non construction (includes ReStore).....	18,979
Construction.....	9,953
■ Groups at construction site.....	115
■ Number attended Volunteer Orientation.....	239

Financials (unaudited as of 12/31/09)

■ Cash inflow.....	\$1,280,546
Financial contributions.....	\$689,463
ReStore sales.....	\$519,083

Under Construction

■ Homes under construction.....	7
<i>(Willow St., Morristown—2 units, Brooklyn Rd., Stanhope—4 units, Ann St., Dover—1 unit)</i>	
■ Homes in site development.....	12
<i>(Morris Ave., Summit—6 units; Peer Pl., Denville—6 units)</i>	
■ Homes in planning stages.....	8
<i>(Mt Olive—6, Jefferson—1, Pequannock—1)</i>	

ReStore

- Celebrated 2nd Anniversary.
- Depends on a regular staff of **30** fabulous volunteers to help run the store.
- Exceeded 2009 revenue goals by 85%.
- Took almost **300 tons** of usable materials out of the waste stream and resold!



■ Cash outflow.....	\$1,490,081
Operating (G&A and Fundraising).....	\$181,885
ReStore and program.....	\$880,028
Construction.....	\$420,168

From 1985 to 2009

■ Homes built/rehabbed.....	41	■ Municipalities.....	12
<i>(includes 2 "Homes in a Box" for Beaumont and Houston, Texas)</i>		Butler.....	1
People housed.....	161	Chester Twp.....	1
■ Homes preserved.....	42	Jefferson.....	3
■ Families served through tithes.....	101	Morristown.....	22
		Parsippany.....	1
		Roxbury.....	1
		Randolph.....	3
		Wharton.....	2
		Dover.....	1
		Victory Gardens..	1
		Hopatcong.....	1
		Denville.....	2
		■ Four-plexes.....	2
		■ Tri-plexes.....	1
		■ Duplexes.....	6
		■ Single family homes.....	16

