In 2016, Build It Now! became Morris Habitat’s mantra. This simple phrase expressed the urgency of our shared work – building simple, decent, affordable homes with families in need. With your unwavering support, Morris Habitat answered that call and helped 38 families last year with housing solutions.

Karen Allen provided a home for her daughter where they both feel safe. Gregorio Rondon and Glency Gonzalez purchased a home that has helped them achieve financial security and where their two sons can run around outside. Heather and John McLaughlin are working toward a home of their own that will bring stability to their family of six.

We celebrate these successes and are pleased to share them with you in our annual report. As we reflect on the past year, we also are looking ahead to the future with a renewed sense of purpose.

For more than 30 years, Morris Habitat has worked to lift families out of poverty housing. Every day we see how homeownership builds hope, revitalizes communities and changes lives. In a note to us this year, Heather McLaughlin summed up the power of building and owning her own home.

“This opportunity is so much more to us than just a house,” Heather wrote. “It’s helping us to build a life. It gives us pride in our home — finally feeling like we have a place where we belong.”

Thank you for joining us in this important work; it would not be possible without you. We look forward to continuing our partnership, as we help families build strength, stability and self-reliance through homeownership.

With Gratitude,

Blair Schleicher Bravo
Chief Executive Officer
IN THEIR NEW HOME: on Carlton Street in Morris Township, Karen Allen and her daughter, Ashleigh, love their quiet neighborhood, their back yard where Karen is planning a garden, even their garage, which means no more hunting for a parking space at night. But the best part of their Morris Habitat home, Karen says, is that they feel safe. That was not always the case in their prior neighborhood.

“There is nothing more important than feeling secure in your own home – and providing that for your family,” Karen says.

A few doors down, the Rondon family agrees. For his whole life, 18-year-old Junior Rondon watched his parents work hard to provide a home for him and his 10-year-old brother. But his parents worried — a lot. “They worried about paying the bills. They worried about how to make ends meet,” Junior says. “They worried about whether our old neighborhood was safe.

“Now I see they are more relaxed and how much they are enjoying our new home on Carlton Street. It may seem simple, but a safe home that you can afford — that can make all the difference.”

The Rondons and Allens are two of 18 local families Morris Habitat helped in 2016. We dedicated five homes in Morris Township and had 17 homes under construction in Dover, Morristown, Mount Olive and West Milford.

Morris Habitat also completed 13 Neighborhood Revitalization projects last year, helping existing lower-income homeowners with maintenance and repairs. As our NR program continues to grow, we hired an Aging in Place coordinator to oversee home improvements for low-income seniors.

A Morris Habitat home is more than four walls and a roof. It is a safe haven for a family to set down roots. It is a chance for homeowners to save money, build assets and achieve financial security. It is the opportunity for families to build a stronger life together.

Junior and Ashleigh will attend college in 2017. Ashleigh has been accepted to Rider, Monmouth, and William Paterson universities. Junior received a full scholarship to Fairleigh Dickinson University and said his new home will help ease the college transition. "Our home gives me a strong foundation," he says. "A place I know will always be there."
Steve Feld brings his DIY talents to the ReStore

Whether he is repairing a couch or assembling a desk for sale in the ReStore or building a cubicle in the Morris Habitat office, Steve Feld is an invaluable part of our volunteer corps.

In 2016 Morris Habitat hosted 12,276 volunteer site visits — an all-time high for us — totaling nearly 75,481 hours of service. Morris Habitat volunteers support all aspects of our mission. They build homes. They provide office support and serve on advisory committees. Or, like Steve, they work in the ReStore, our retail operation that sells donated home furnishings and building materials and helps fund home construction.

At the ReStore, Steve works one to two days a week in the repair shop, where his do-it-yourself talents have earned him the nickname “MacGyver.” His specialties: Turning donated items into must-have treasures and keeping up with Morris Habitat’s to-do list. “We figure out a way to do most everything,” he said.

When Steve retired from a career as a corporate attorney, he was looking for ways to contribute to his community and put his home repair skills and knowledge to work.

“I checked out Habitat,” Steve said. “That was six years ago. I enjoy the people. I support what Habitat does. It is fulfilling.”

2016 Volunteer Stats...
- Site visits: 12,276
- Hours of work donated: 75,481
- Hours of work donated by Morris Habitat Faithful: 13,912
- Companies: 284
- Schools: 133
- Civic Organizations: 108
- Faith-Based groups: 50

There is a steep road that runs through Bistekville 5, a shanty town in Quezon City, Philippines. On one side of the road are hundreds of makeshift homes cobbled together from found plywood and corrugated plastic. On the other side, Habitat for Humanity is replacing these dwellings, building dozens of safe, decent, affordable homes.

Five volunteers from Morris Habitat traveled to Bistekville 5 for two weeks in January 2016 to help build the 249-unit project. Each 280-square-foot home will include a kitchen/living area, laundry room, bathroom and loft for sleeping. The homes are constructed of concrete block with corrugated metal roofs to help them withstand the flooding, earthquakes and typhoons of the Philippines.

Working alongside the prospective homeowners, Morris Habitat volunteers dug trenches, built concrete walls, and installed doorways. They met Luis, a 59-year-old security guard, who finished the early shift at his job and worked at the construction site in the afternoon, laboring alongside his son, Justin, a college student. Luis and Justin (photo top left) worked to fulfill their 450 hours of sweat equity investment in their new home. “These homes were really going to change their lives, and all at once,” said Morris Habitat volunteer Rehana Flessner.

“Habitat is working to provide safe, more resilient homes,” said Morris Habitat Project Manager John Q. Martin, who led the Global Village trip. “For me, this trip leaves me with a feeling of wanting to do more.”
IN 2016 WE GENERATED $4.45 million in revenue including record sales of more than $1.8 million in our ReStore. With expenses of $3.95 million — 85 percent of which were used in our homebuilding, home repair and ReStore programs — we added $497,000 to our net assets. Our balance sheet continues to be strong with total net assets at the end of the year of $4.47 million and ample liquidity to meet our obligations and maintain prudent reserves. Home mortgage loans, both those in our portfolio and those we have sold to raise cash to further our mission, perform exceptionally well and have never led to a foreclosure.

Full financial information may be found in our audited financial statements available on our website: www.morrishabitat.org

The Morris Habitat ReStore
Morris Habitat's ReStore, our retail operation, had $1.8 million in sales in 2016, netting $689,000 for our homebuilding — a 20 percent increase over 2015. Since 2008, Morris Habitat's ReStore has helped fund 22 homes and kept more than 5,800 tons of usable material from landfills.

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<tr>
<th>SUPPORT AND REVENUE</th>
<th>Unrestricted</th>
<th>Temporarily Restricted</th>
<th>Total</th>
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<td>Contributions</td>
<td>$895,912</td>
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<td>$927,945</td>
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<td>Grants from government agencies</td>
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<td>ReStore revenue, net</td>
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<td>Sale of homes</td>
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<td>Donated assets and services</td>
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<td>Amortization of mortgage discounts</td>
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<td>Special event revenue</td>
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<td>Gain on sale of mortgages receivable</td>
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<td>Other income</td>
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<td>Net assets released from program restrictions</td>
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<td>(7,205)</td>
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<td>Total Support and Revenue</td>
<td>4,425,705</td>
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<th>EXPENSES/PROGRAM SERVICES</th>
<th>Home building</th>
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<td>1,934,954</td>
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<th>SUPPORTING SERVICES</th>
<th>General and Administrative</th>
<th>Fundraising</th>
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<td>144,267</td>
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<td>Total expenses</td>
<td>3,953,774</td>
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| Change in net assets | 471,931 | 24,828 | 496,759 |
| Net assets, beginning of year | 3,892,256 | 84,850 | 3,977,106 |
| Net assets, end of year | $4,364,187 | $109,678 | $4,473,865 |

Source: 2016 Morris Habitat for Humanity financial statements

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