

everyone
deserves a decent place to live



Annual Report 2017



Morris Habitat for Humanity
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every child needs a safe place to grow

Dear Friends,

A home is so simple, yet so powerful. A decent, affordable home is shelter, safety, peace of mind. Morris Habitat’s partner families build their homes alongside volunteers and pay a zero-interest mortgage. A Morris Habitat home gives a family a strong foundation, so they can get on with the business of living.

“When I found out I had been selected to be a Morris Habitat homeowner, I got very emotional. It’s hard to put in words how I felt, but ‘thankful’ and ‘peaceful’ come to mind,” said Morris Habitat homeowner Dahiana Marte. “Thank you, Morris Habitat, volunteers, donors and others. You have made my family so incredibly happy, and I feel so blessed because you came into my life.”

Dahiana Marte and her three sons (pictured on the cover with her mother) were one of 66 families Morris Habitat helped in 2017, through our housing solutions and international home building programs. We are pleased to share these successes with you in our annual report. All the photos in the report show Morris Habitat homeowner families, volunteers, donors and partners.

We look on the past year with a deep sense of gratitude for your partnership. Whether you hammered at one of our build sites, helped customers in our ReStore, attended one of our events or donated to Morris Habitat, you helped a hardworking family move closer to homeownership.

Thank you for joining us as we empower families and build vibrant neighborhoods. With your support, Morris Habitat will strive to fulfill its mission, to bring people together to build homes, communities and hope.

With Gratitude,

Blair Schleicher Bravo
Chief Executive Officer



2017 Impact

12

homes built or rehabilitated

32

families helped with repairs and maintenance projects, through Neighborhood Revitalization and Aging in Place programs

22

families sponsored through worldwide home building programs

60

units in development for future affordable housing

5,400

hours of sweat equity logged by homeowners in progress

Morris Habitat's international home building program helped 11 families with simple, affordable housing in La Ceiba, Honduras, where 68 percent of people live in poverty. In Armenia, Morris Habitat's title provided microfinancing and support for five families to improve their living conditions. Contributions to the Global Mission Fund assisted five families where help is most needed outside the U.S. Morris Habitat's Director of Homeowner Relations Rehana Flessner and her husband made a self-funded Global Village trip to Budapest, Hungary, where they renovated an affordable apartment for a family of four.

“ Our home is so much more than four walls and a roof over our heads. Our Morris Habitat home provides a new legacy for us. This beautiful, affordable home ends poverty housing for my family.”

*Carol Wilfong, homeowner,
Martin Luther King Avenue, Morristown*

(Carol Wilfong pictured below left)

In 2017, Morris Habitat continued its largest project to date, a 10-unit condominium in Morristown. In all, 34 people, including 18 children, will have safe, decent, affordable homes at 43-47 Martin Luther King Ave.



Rehana Flessner and her husband, Kenn

On Harding Avenue in Dover, Morris Habitat transformed vacant lots into a welcoming neighborhood of four single-family homes. **They are the first affordable net-zero homes constructed in New Jersey.** Harding Avenue was part of Habitat's Veterans Build, a national initiative to provide housing solutions and volunteer and employment opportunities to U.S. veterans, military service members and their families. The homeowners include two U.S. veterans. (Homeowner and veteran Edward Sartorius with his family, above)

every volunteer makes a difference

Volunteers are the foundation of Morris Habitat. They build homes, provide office support, serve on our advisory committees and help customers in the ReStore. Homeowner Dahiana Marte said it best: “The volunteers are amazing -- perfect strangers willing to give some of their free time to help build a home for a family.”

“ Morris Habitat for Humanity makes an outstanding, positive and crucial impact on society by providing affordable housing to individuals and families that otherwise would not have been able to obtain it. Morris Habitat also provides wonderful volunteer opportunities to families and individuals like me that wish to serve others.”

Roy Morance, Morris Habitat donor and ReStore Faithful volunteer (pictured below left)



In Netcong, Morris Habitat and Lowe's assisted seniors with home repairs and worked with the borough to upgrade Arbolino Park with accessible picnic tables.

86,190
hours of work donated

16,700
hours of construction work donated by the Morris Habitat Faithful and Carpenters Club

14,115
volunteer site visits

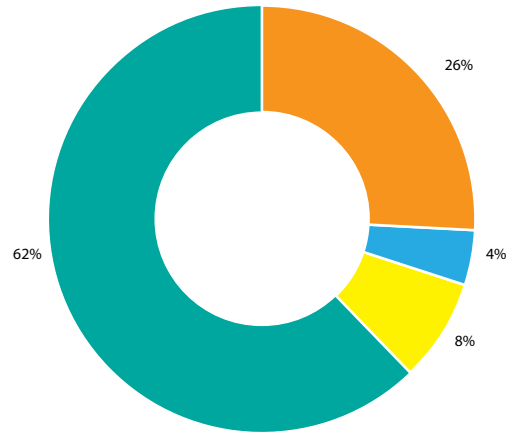
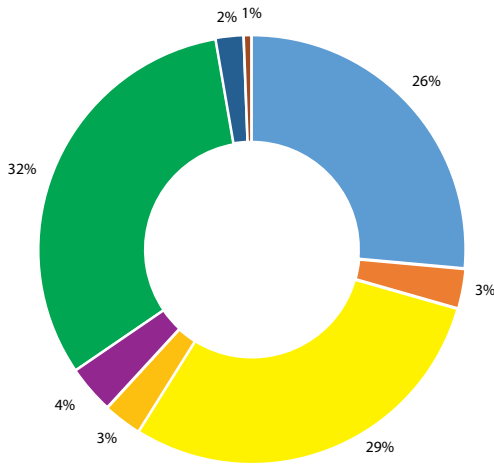
215
women volunteered for our **Women Build**

Our volunteers are from:

- 46** faith-based groups
- 120** civic groups
- 126** schools, including Allegro School and Bonnie Brae. The Brae Builder program provides volunteer opportunities for students, helping them develop construction, leadership and problem-solving skills.
- 350** corporations

2017 Financials

In 2017 we generated \$5.97 million in revenue, including record sales of more than \$1.9 million in our ReStore. Our expenses were \$6.29 million - 88% of which were used in our home building, home repair and ReStore programs. The significant increase in expenses was mainly attributable to the increase in homes we completed in 2017 compared to the prior year. We completed and sold a record 12 homes, although our fundraising was not sufficient to cover this higher rate of production plus associated operating expenses, causing an actual decline in net assets of \$324,000. Nonetheless, our balance sheet continues to be strong with total net assets at the end of the year of \$4.15 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. Complete financial information can be found in our audited financial statements available on our website.



Support and revenue:

Contributions	\$1,578,853
Special event revenue	178,252
Sale of homes	1,760,002
Gain on sale of mortgages receivable	174,356
Grants from government agencies	217,000
ReStore revenue, net	1,900,312
Donated assets and services	126,666
Other income	35,665
Total support and revenue	5,971,106

Expenses:

Home building	3,880,249
ReStore	1,654,118
General and administrative	263,432
Fundraising	487,239
Total expenses	6,285,038



Morris Habitat's ReStore, our retail operation, celebrated its 10th anniversary in 2017. ReStore Collection, its online site selling collectibles and high-end furnishings, continues to post strong sales. Over the past decade, the ReStore has generated \$10 million in revenue, with \$3.5 million in net proceeds going to Morris Habitat's home building. ReStore profits have funded the construction of 22 affordable homes and kept 5,800 tons of usable materials out of landfills.

every gift builds a brighter future

Architect

\$100,000 +

35-41 Market Street JV, LLC
HOME Investment Partnership
Program
Schindler Elevator Corporation
Vertical Realty Capital

Home Builder

\$50,000+

The County of Morris Division
of Community Development
New Jersey Natural Gas

Dream Builder

\$25,000 - \$49,999

Bank of America Charitable
Foundation
Bayer Foundation
FM Kirby Foundation
Lowe's

Craftsman

\$10,000 - \$24,999

Coldwell Banker
Thomas and Diane Driscoll
Investors Bank Foundation
Lakeland Bank
Lexus of Route 10
Vincent and Abigail Maddi
MetLife Foundation
Passaic County
The Prudential Foundation
Gerry Psyck
Travelers Foundation
Valley National Bank
Wells Fargo Foundation

Master Builder

\$5,000 - \$9,999

Alliance Bernstein
Aon Hewitt
Columbia Bank
Community Foundation of New Jersey
Margaret A. Darrin Charitable Trust
Peter and Dolores Eliot
Habitat for Humanity, International
The Home Depot Foundation
The Hyde & Watson Foundation
Investors Bank
M&T Charitable Foundation
Eugene Messina and Amalia Duarte
Richard and Sophie Palla
J. M. Rodgers Co., Inc.
John and Jeanne Scott
TD Bank Charitable Foundation
Thrivent Financial for Lutherans

Master Carpenter

\$2,500 - \$4,999

Bike & Build
Blair Schleicher Bravo
Citrin Cooperman & Company
Terry and Jane Dwyer
David and MaryBeth Farrell
Ferring Pharmaceuticals, Inc.
G4S Secure Solutions
David and Debra Jones
Don and Teeny Kuhn
The Merck Foundation
Nisivoccia, LLC
Normandy Real Estate Partners
North Central Jersey Association
of Realtors
Peapack Gladstone Bank
Lillian Schenck Foundation
Spencer Savings Bank
Jeannie Tsukamoto
Wilson Elser
Withum

Raise the Roof

\$1,000 - \$2,499

ACI Worldwide
Diane Allerot
ASCO, Automatic Switch Co.
AT&T Services, Inc.
Elizabeth Bacot-Aigner
Richard and Nancy Barrett
Rich Basile
John Bishop
Stephanie and Michael Brockhoff
Catalent Pharma Solutions
Charles Schwab
Clark Davis Associates
CRC Insurance Services
Cushman & Wakefield Morristown
Debbie Douglas
Eikon Planning and Design, LLC
Patty Everett
Exxon Mobil Foundation
Stephen and Ann Marie Feld
First Presbyterian Church
of Mendham
Mary Flynn
Hon. Rodney Frelinghuysen
Fulton Bank of New Jersey
Hamburg Sud North America, Inc.
Housing & Community Development
Network of New Jersey
Michele Hudec
Judith Khan
Joseph Korkuch
Seth A. Leeb Architect
Lincoln 1st Bank
Longo Electrical-Mechanical, Inc.
Joseph and Pam Longo

Raise the Roof (continued)

Landon McDonald
MedPro Systems, LLC
David and Michelle Myers
Penny Nelson
Elizabeth Parker & Mark Magyar.
Nancy Niemann
NJM Insurance Company
NK Architects
Dr. Katharine T. Palla
The PIMCO Foundation
Presbyterian Church of
Morris Plains
The Provident Bank
Michael Rieger
Jamie Rodgers
Rotary Club of Madison
Steven and Beverly Rubenstein
Charitable Foundation, Inc
Ruth Ryan
Salvador Salvo
Kenneth and Christi Sauter
Bruce and Sara Schundler
Scott Snyder
David Vollmayer
Patrick and Kelly Walsh

Bricklayer

\$500 - \$999

Susan Akers
Dermot Barry Walsh
Daniel Cafaro
Ellen Marie and John Callanan
Kevin and Patricia Cummings
George Denman
Seth and Ellen Esterkin
First Presbyterian Church
of New Vernon
First Presbyterian Church
of Succasunna
The First Reformed Church
of Pompton Plains
Frank Graczyk
Henry O. Baker, Inc
Andrew and Maureen Hoeflin
Hollister Construction Services
Housing Partnership of Morris County
Janney Montgomery Scott
Johnson Realty Group
Penny and Tom Jones
Heather Karol
Brian and Christina Kelly
Kathleen Kneis
Lanca Sales
Kathy Langner
Catherine and Raymond Lee
John Lester and Dee Kourakos
David Lewis
Jasmine Lim

Bricklayer (continued)

Lorco Petroleum
Nancie Ludwig
Madison Housing Authority
Charles McCartney
Steven Meyer
Rainer and Joy Ann Mimberg
Jean Molendyke
Roy Morance
James and Vivienne Nigro
Paradigm Marketing and Design
Henry and Donna Passarotti
Pequannock Valley Rotary
Frank and Maura Perier
PGIM Real Estate
Youth United Pope John XXIII
Regional HS
Ellen and Edward Purcell
John Rath
Melissa and Christopher Reynolds
Carolyn Rossnagel
Shionogi, Inc.
Donald Smith and Marion Atwater
Cory Stewart
Lei Sun
Sweet Construction Group
Mark Tarnacki
John Toronzi
Raymond Trevisan
Trinity Lutheran Church
United States Golf Association
Valbridge Property Advisors
Francisco and Debbie Varela
Verizon Foundation
Peter and Diane Wentworth
Jamie and Krystine Whitmore
Susan Wilhelm
Douglas Wilkins
Kathy and Doug Wright

Cornerstone

\$250-\$499

Robert Alimonti
Camille Allen
Applebee's
Carolyn Bodmer
Hon. Anthony Bucco
J. Scott and Tracy Carruthers
Andrea Chasin
Carolyn and Daniel Collins
Margaret and Frank Corsi
County College of Morris
Pat and Carole Daggett
Anthony DellaPelle
The Evangelical Lutheran Church
of Our Savior
Thomas and Ann Ewig
Kevin T. Feehan
First Presbyterian Church of Hanover

Cornerstone (continued)

Betsy Flynn
Carol Forte
Jerry and Emmy Lu Friant
Dr. Alice Gibbons
Brian Giovinazzi
Maureen Grant
Brian and Kelley Harris
George Hicks
Kathleen Hourihan and Larry Gindoff
Budge Stratton Huskey
Integra Title & Abstract
Johnson & Johnson
Roger Jones
JP Morgan Chase Foundation
Donald Kearney
Yvonne Kloehn
Paul and Janice Koch
Kraus Marketing
Christine Lenthe
Kimberly Logan Montella
James and Karen Loveys
Thomas Lyons
Warren and Shirley Mauzy
Maryann McGrane
Janet Mitchell
Sean Monaghan
Paul Moritzen
Morris County Chamber
of Commerce
Mountain Lakes High School
MRY Associates, LLC
Mary Lou Panzano
Ralph Patella
Alexander E. Perriello
James Pitts
Property Research Associates
Donald E. Quinn
Ralston's Inc.
Mary D. Rottengen
Schenck, Price, Smith & King, LLP
Glenn Schunkewitz
Thomas and Judith Shara
Donald Siebert
Catherine Regina Smith
Daniel Sroka
St. Paul's Episcopal Church
TGI Office Automation
James and Beverly Thomson
Township of Randolph
Richard and Beverly Van Duyne
Robert and Barbara Vandenbergh
Eduardo and Aura Vargas
Joanne and Warren Veech
Risha Walden
West Milford Presbyterian Church
Mark Yeager
Alan Zakin Associates

In Kind Donors

\$2,500 +

Arch Mills Company
Capitol Lighting of East Hanover
Bernardsville Hardware
Best Western
Building Interior Solutions
College Hunks Hauling Junk
and Moving
Crum and Forster
Dancker, Sellew & Douglas
Direct Cabinet Sales
Eikon Planning and Design, LLC
Everything But The House
Feldman Brothers
GAF
Garden State Tile
Hilton Short Hills
HP
Jaeger Lumber
Kawalabear Production
Kings Super Markets, Inc.
Kraus Marketing
Kuiken Brothers
Liberty Antiques
Lighting Expo 5
Lowe's Piscataway
Michael Halebian & Co., Inc.
Nisivoccia, LLC
Ready-Set-Organize
Schenck, Price, Smith & King LLP
Seifer Kitchen & Bath
Shehadi Commercial Flooring, Inc.
Somerset County Vocational
Standard Tile of Roxbury
Stewart Surveying & Engineering, LLC
Wayne Tile



GAF donated roofing material
to shelter 72 families over
five years.

Morris Habitat for Humanity

EXECUTIVE TEAM

Blair Schleicher Bravo, Chief Executive Officer
Liz DeCoursey, Chief Operating Officer
Christopher Palazzi, Chief Development Officer
Dipal Shah, Chief Financial Officer

MANAGEMENT AND PROGRAM TEAM

Kathy Ritchey, Director of Development
Stephanie Sayki, Director of Volunteer Services
Rehana Flessner, Director of Homeowner Relations

CONSTRUCTION TEAM

Douglas Wright, Director of Construction
Bob Preis, Project Manager
John Q. Martin, Project Manager
Spencer Reckford, NRI Program Manager
Rich Cooke, Aging in Place Coordinator
Michael Dakak, Sr.*, Construction Supervisor
Don Harris*, Construction Supervisor
Jimmy Lombardo, Supervisor

RESTORE MANAGEMENT TEAM

Ben Roberts, ReStore Director
John Castiglioni, ReStore Assistant Manager – Donations
Gail Kraynak, Customer Service Manager
Bart Litvin, ReStore Collections Manager
Adrienne Day, Donation Door Supervisor
Martin Leyva, Donations Supervisor
Chad Lloyd, Floor Supervisor

* Part Time

Complete staff directory can be found on our website: MorrisHabitat.org.

BOARD of DIRECTORS

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Vice President
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Amani Thorpe-Lee, Ethan Allen
Patrick Walsh, Withum

Morris Habitat advocates for safe, affordable housing options in Morris County and throughout New Jersey and works to create and preserve sources of sustainable funding for affordable housing solutions.

Vertical Realty Capital supported our condominium project located on Martin Luther King Avenue in Morristown and helped ensure 10 families realized the benefits of affordable homeownership.

Schindler Elevator generously donated \$100,000 to our 10 Willow Street duplex project in Morristown, and its employees volunteered 1,200 hours at the construction site.

New Jersey Natural Gas contributed \$50,000 to our affordable homeownership program. "New Jersey Natural Gas values the opportunity to help families realize the dream of homeownership," said Karen Escobedo, manager, Community Outreach.

