



Habitat for Humanity[®] of Greater Charlottesville



VOLUNTEER • ADVOCATE • DONATE
ANNUAL REPORT 2013



Dear Friends,

Housing is more than a roof over one's head. It provides a foundation for the future – for families, for neighborhoods and for the region.

In these pages, you'll read about many new foundations established in 2013, about families like the

Mayo's who just one year ago huddled together under blankets against the cold winter air leaking into their run-down rental apartment. Today, Rachel, James and Travis are thriving in their new, energy-efficient home at Sunrise, the first trailer park transformation in the nation without resident displacement and, more importantly, one of the most unique, inclusive and desirable neighborhoods in Charlottesville.

You'll also read testimonials from a few of the thousands of community supporters whose many contributions form the building blocks of our work. The theme of this year's Annual Report is "Volunteer, Advocate, Donate" – a call to action that we hope will inspire you to join with us in 2014.

This year, with your help, we'll begin to transform two sections of town that for years have been in desperate need of attention. For starters, we'll turn a long-time dumping ground on Elliott Avenue into a beautiful, walkable 46-home mixed-income neighborhood surrounding a new central park and a preschool.

At the same time as we're pouring foundations at Elliott, we'll be working side-by-side with the 1,500 residents of the Southwood Mobile Home Park to help them plan their future. Southwood is the area's largest single concentration of affordable housing and the region's greatest remaining opportunity for inclusive, mixed-income housing.

Won't you join us this year? When you swing a hammer, or advocate for a family, or make a donation, or volunteer at the Habitat Store, you help thousands of local residents break the cycle of generational poverty, lay the foundation for future success and dream of a brighter, more hopeful tomorrow.

Best,
Dan Rosenswieg
Executive Director

Habitat Board of Directors

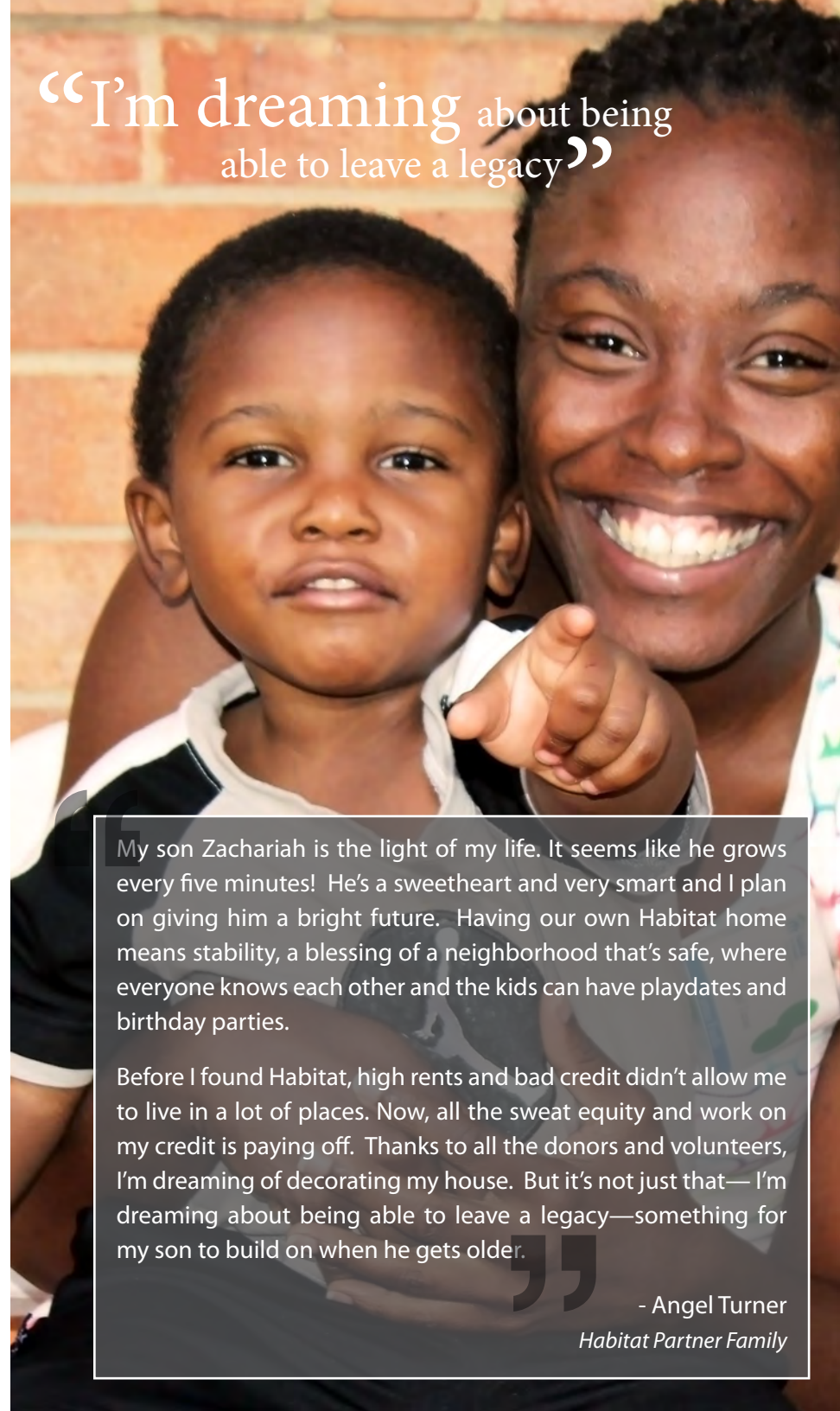
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MISSION Habitat for Humanity of Greater Charlottesville works to create simple, decent, affordable housing in partnership with low-income families, volunteers and the communities of greater Charlottesville

“I’m dreaming about being able to leave a legacy”



My son Zachariah is the light of my life. It seems like he grows every five minutes! He's a sweetheart and very smart and I plan on giving him a bright future. Having our own Habitat home means stability, a blessing of a neighborhood that's safe, where everyone knows each other and the kids can have playdates and birthday parties.

Before I found Habitat, high rents and bad credit didn't allow me to live in a lot of places. Now, all the sweat equity and work on my credit is paying off. Thanks to all the donors and volunteers, I'm dreaming of decorating my house. But it's not just that— I'm dreaming about being able to leave a legacy—something for my son to build on when he gets older.

— Angel Turner
Habitat Partner Family

“it was hard work, but I’ve never seen that level of enthusiasm among the community.”

At Habitat, volunteers are our engine. By swinging a hammer, or volunteering at the office or Store, or advocating for a family, you allow us to extend a helping hand up, transforming lives and communities. In 2013:

5,135 volunteers donated

42,405 hours, saving Habitat

\$968K in labor costs

- FIRST-OF-THEIR-KIND PARTNERSHIPS -

Habitat dedicated two homes in partnership with the Thomas Jefferson Community Land Trust, removing land costs from the price of the home and ensuring long-term affordability. Additionally, Habitat renovated the first distressed property in our region donated by Bank of America, part of the bank’s commitment to deed up to 2,000 properties to Habitat affiliates nationwide over the next three years.

VOLUNTEER

“The heat was relentless, but there was such a great vibe at the Belmont Blitz. I usually work Thursdays and Fridays as part of the Mid Week Crew, but I came out for several days in a row to help jump start construction at the Belmont Cottages. It was hard work, but I’ve never seen that level of enthusiasm among the community.

I love working alongside Partner Families. Ashley, Sheron, Benny—what wonderful people! I have such a greater appreciation for what they’re doing to make a change in their lives. And it’s good for me too- there’s always a little puzzle to solve and I love the challenge. The only downside is that my honey-do list has expanded along with all my new skills!”

- Bill Wanner

Belmont Blitz and Mid Week Crew Volunteer

“Now I find that I’m the one weaving Habitat into the most unexpected conversations”



While building houses will always be Habitat’s central mission, working side by side with families and using your voice to increase awareness about the need for affordable housing helps change behaviors and policies that lead to inadequate housing and homelessness. In 2013:

PLEASE WRITE ONLY ON THE CHALKBOARD

- 29 Partner Family advocates and
- 281 Youth United volunteers provided
- 2,130 hours in support of Partner Families

- FIRST TRAILER PARK TRANSFORMATION -

Thanks to support for families and advocacy on behalf of the project, Sunrise, the nation’s first trailer park transformation without resident displacement, was completed in 2013.

ADVOCATE

“I’ve found Advocacy with Habitat to be more than picket lines or formal letters to politicians—it can be as simple as sharing your own experience. Through a chance encounter at a yard sale, I learned that my neighbor Anne is a longtime Habitat supporter and volunteer. We chatted while picking through knickknacks about how much she was enjoying getting to know a Habitat Partner Family as they grew into their new role as homeowners. Before I knew it, without even trying she had me hooked!

I called the office that very afternoon and was paired as an Advocate with the Brown family shortly thereafter. I have been so moved watching Tricia make some very tough, but good choices to stay on track with her savings. Now I find that I’m the one weaving Habitat into the most unexpected conversations!”

- Ellen Dudley

Partner Family Advocate for the Brown Family

“ an investment in Habitat allows families
to help themselves ”

By donating to Habitat, you not only allow families to escape dangerous and unhealthy living conditions, but you help break the cycle of generational poverty and provide an investment in the community's long-term financial security. In 2013:

939 individual donors provided

\$1.2M total individual gifts

\$700K worth of in-kind donations

- FIRST TIME DONORS -

More than 200 community members answered the call for the first time this year, bringing 20 families out of sub-standard housing and providing safe, decent, affordable shelter for more than 2,000 local residents.

DONATE

“ I recently started giving to Habitat because its entrepreneurial model for tackling the affordable housing crisis in our area means that my gift will go much further, making an impact on the community for years to come.

- Ron Wilcox

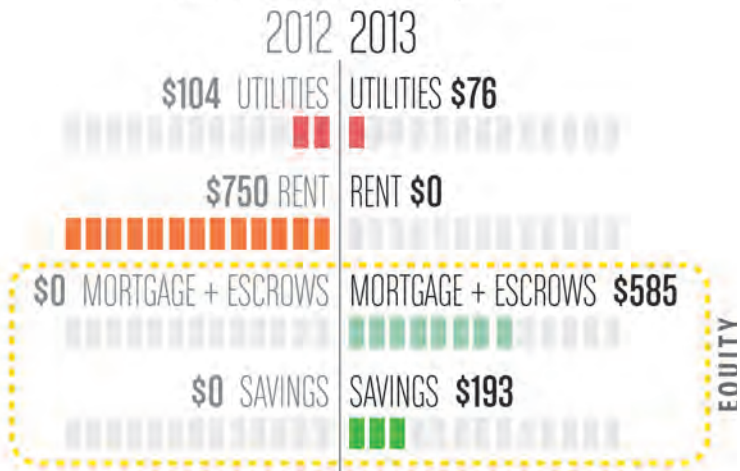
*Professor of Business Administration
Darden School of Business at UVA*

An investment in Habitat allows families to help themselves and feel a great sense of pride in their achievement.

- Hunter J. Smith

Hunter Smith Family Foundation

Financial outlook for a family who became a Habitat homeowner this year



What a difference a year and a home make

Last winter, we had to wear layers of clothing and stay under the blankets when we were at home. The cold air came in through the cracks in the windows and under the doors. This year, during the cold winter days, all I can think of is how grateful I am to have a warm, safe home for my kids. I don't have to worry anymore that they will be cold at night. Plus, we are saving \$150 a month on our electric bill, which has made a huge difference in our lives.

-Rachel Mayo
Habitat Partner Family



Partner Family Mortgages & Other Income [rent, lot sales, store proceeds, etc.]	\$2,637
Private Donations [individual donors, sponsorships, grants, etc.]	\$1,401
Government	\$672
TOTAL	\$4,710



Program	\$2,432
Construction in Progress [CIP]	\$873
Land Costs	\$695
Management	\$389
Development	\$223
Debt Services	\$61
TOTAL	\$4,673

FINANCIALS

2013- Inclusive of Core Operations, Sunrise, Southwood and the Habitat Store



THANK YOU

for your generosity! Your support is helping to transform the lives of hard working local families!

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\$10,000+

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“This year, instead of living in a trailer without heat, I am safe and warm”

-Tricia Brown

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“this year we have room enough to **grow**, create, make music and truly flourish”

-Iris Cox

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“this year, being a partner family with Habitat has given me the gift of hope”

-Christina Harris

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“ this year, Habitat has given me a sense of pride”

-Chauncey Banks

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“this year, my kids have a safe place to call home”

-Wendy Miranda

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“this year, I'm so close to realizing my dream”

-Sharon Sinclair

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“this year, I know there is always something to be thankful for”
 -Larry Washington

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\$25,000 - \$49,999

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2014 in FOCUS

PROJECT 20

In 2013, we scaled up to work on 22 new homes, completing 16. In 2014, with your help, we will extend a hand up to even more families by completing at least 20 homes in great new neighborhoods, like the Elliott Avenue PUD, a 46-home, mixed-income, walkable neighborhood in the heart of Charlottesville.

SOUTHWOOD

While we are keeping our Project 20 homebuilding promise to the community, we will be working every day, side-by-side with 1,500 residents of the Southwood Mobile Home Park to help them plan a better future. Purchased by Habitat in 2007, Southwood is the region's greatest remaining opportunity for inclusive, affordable housing and mixed-income neighborhood revitalization.

2013: BY THE NUMBERS



22

new Habitat homes under construction



10.5M

local economic impact in 2013 from Habitat construction activities



358

in-depth interviews with Southwood families to plan for the future



\$763K

gross sales at the Habitat Store



21

organizations represented on the Community Advisory Committee in Southwood



5K

sweat equity hours earned by Habitat Partner Families

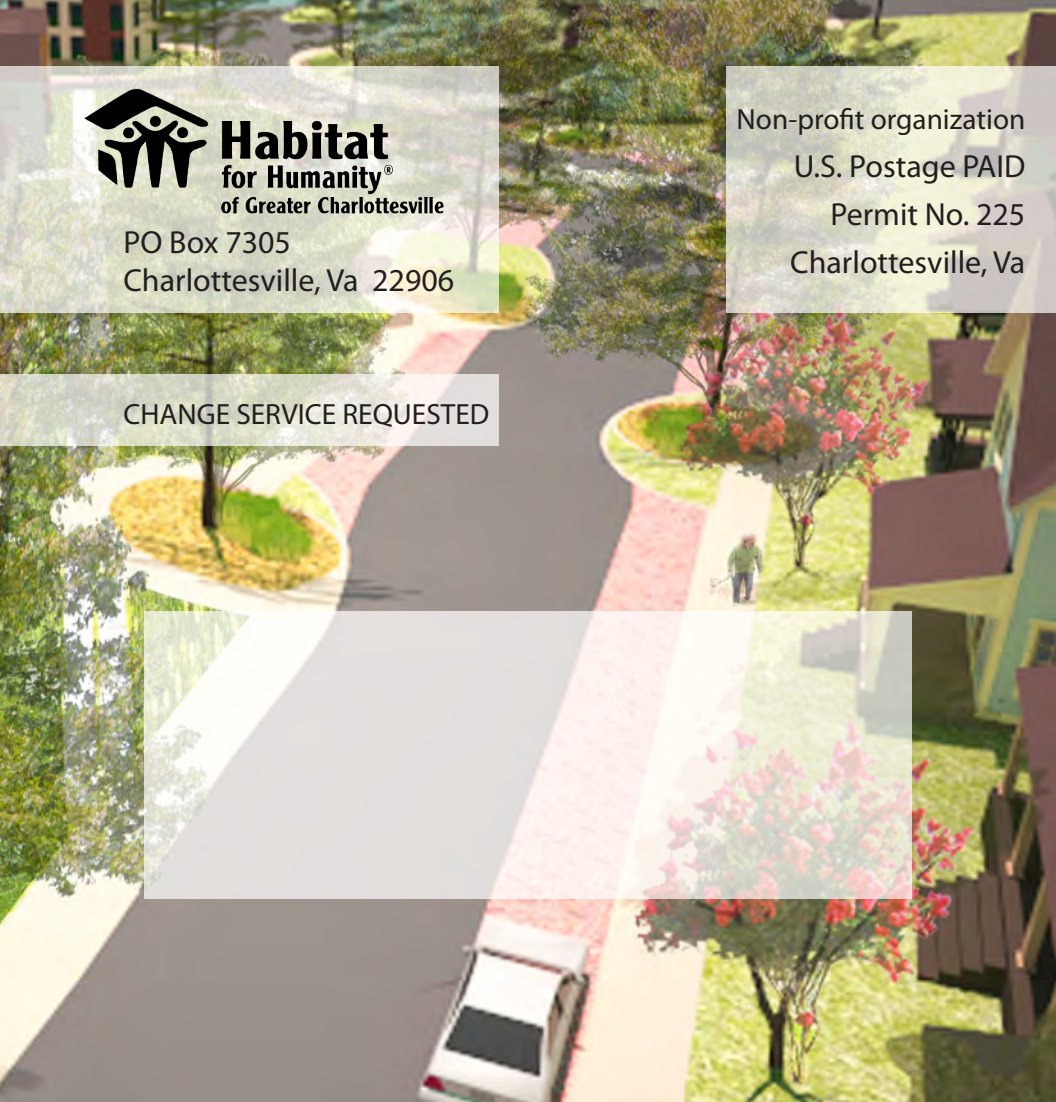


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local residents safely
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will you help
us increase our
impact this
year?