

HABITAT FOR HUMANITY OF METRO DENVER

I. OUR MISSION

Habitat for Humanity of Metro Denver works in partnership with God and people from all walks of life to build decent, affordable homes in which people can live and grow into all that God intends.

II. GUIDING PRINCIPLES

- We build houses so that people can live in decent, affordable homes. We believe these homes change lives by providing stability, dignity, opportunity and hope.
- We build homes through a process that gives low-income families the foundation to achieve self-sufficiency and to break the generational cycle of poverty through homeownership.
- We empower volunteers, steward financial investments, and engage the community in eliminating substandard housing by providing a permanent housing solution.
- We raise awareness about the need we serve, and to change perceptions of the image of affordable housing and those who need it, so we can expand opportunities to fulfill our mission.

III. HABITAT'S GROWTH

Worldwide

1. **2,300+** Affiliates have been established in 50 States and in **90** Countries.
 - a. 1,500 U.S. Affiliates.
 - b. 550 International Affiliates.
 - c. In 3,000 Communities.
2. **More than 500,000 Habitat homes have been built worldwide.** (My.Habitat)
3. A new home is built every **7** minutes.
4. The average price of a Habitat home in the USA is between \$60,000 - \$75,000.
5. Habitat builds houses for as little as \$800 in developing countries.
6. Mortgages run from 7 to **40** years. (My.Habitat)
7. **More than 4,000** families have received transitional shelter from Habitat in the Haiti relief effort and **150 core homes were completed at the end of 2011.** (habitat.org)

Habitat is the 6th largest home builder in the USA

Habitat is the #1 private home builder in the USA

Habitat is the 9th largest home builder in metro Denver

Habitat Metro Denver is the 10th largest tithing affiliate in the USA

In the Denver Area

Habitat of Metro Denver was one of the first 10 Affiliates, starting up in 1979
more than 460 homes have been built in the Denver Metro Area.

Current Builds

The goal for 2012 is 35 homes.

Denver

Englewood

Commerce City

Golden

Aurora

We are now housing **nearly 2,000** people in the Metro Denver area.

IV. DENVER'S HOUSING CRISIS

Over 600 families apply every year for 30 to 40 homes

Housing Value

- The average price of a home in metro Denver is **\$271,031**. (metrodenver.org)
- The median price of a home in metro Denver is **\$232,400**. The national median price of a home is **\$168,800**. (metrodenver.org)
- **The homeownership rate in Denver is 53.8%**. (U.S. Census)

Poverty

Nation-wide

1. 1 in 2 Americans are now considered poor or low-income. (msnbc.com)
2. About 97.3 million Americans are low-income and 49.1 million are living in poverty. They make up nearly 48% of the American population. This number is up by 4 million from 2009. (msnbc.com)
3. 57% of people who are poor or low-income are children. The next highest age category is seniors over 65. (msnbc.com)
4. 73% of people who are poor or low-income are Hispanic, followed by blacks, Asians, and non-Hispanic whites. (msnbc.com)
5. Among low-income families, 1/3 is considered poor while the remaining 6.9 million earn income just above the poverty line. (msnbc.com)
6. 62% of low-income families spend more than 1/3 of their income on housing.
7. A family of four living on less than roughly \$45,000 a year is considered to be low-income. (msnbc.com)
8. Many low-income families are considered too "rich" to qualify for the government's safety net programs. (msnbc.com)
9. Mayors in 29 cities across the nation said 1 in 4 people needing emergency food assistance did not receive it. (msnbc.com)

State-wide

1. Median household income in Colorado is **\$45,438 a year**. (U.S. Census)
2. The Self-Sufficiency Standard for Colorado for one adult is **\$16,000 annually**, and for a two adult family of four is between **\$45,000 and \$50,000**, depending on the age of the children (FRESC).
3. The minimum wage in Colorado is **\$7.64 as of January 1, 2012**. (Department of Labor & Employment) In Colorado, a worker earning minimum wage must work 78 hours per week, 52 weeks per year in order to afford the fair market rent for a one-bedroom apartment. (Housing Colorado)
4. **The majority of jobs being created in Colorado today pays less than \$20,000 a year** and include retail, food service and resort positions. (Housing Colorado)
5. **17.2%** of Colorado's children don't have enough food and **12%** are uninsured, ranking Colorado among the worst in the nation in providing for our children's basic needs. (Housing Colorado)
6. From 2008 to 2009, according to the Colorado Children's Campaign, the number of people receiving food stamps increased by 26%.
7. Working families in Colorado (households that make \$20,000 to \$50,000/ year) spend, on average, 20% of their income on housing. A family making less than \$20,000 spends about 59% of its income on housing, compared to the 25% spent on housing by a family earning between \$35,000 and \$50,000 (Center for Housing Policy).
8. **35% of renting households in Colorado spend more than 30% of their income on rent**. (housingcolorado.org)
9. **1 in 4 renter households in Colorado pay more than 50% of their income on housing**. (Housing Colorado)
10. **There is only one affordable home available for every two households making less than \$20,000 per year**. (Housing Colorado)

11. **More than 21,878** Colorado children experience homelessness each year. Colorado ranks **38th highest** in the percentage of children who are homeless. (Housing Colorado)
12. Affordable housing allows families to afford the basic necessities. High housing and transportation costs absorb over 59% of household budgets. The future of economic development in Colorado incorporates environmental accountability, long-term energy savings, and community sustainability (housingcolorado.org).
13. Colorado is the 29th most expensive housing market in the country.
14. **65.5%** of Colorado's population lives in an owner-occupied home. (Census)

City-wide

1. The median family income in Denver is **\$56,720**. (cnn.com) The national median income is **\$49,445** (US Census).
2. More than 34% of Denver residents live on less than \$24,000 a year.
3. 45% of the families in Denver Metro earn less than \$50,000 a year.
4. There are 195,181 individuals (14.3% of the Denver population) who live in poverty in Metro Denver (foodbankrockies.org). 108,567 Denver County residents are living below the federal poverty level, with household incomes of less than \$10,400 for an individual or \$21,200 for a family of four (FRESC)
5. The percentage of kids in poverty in metro Denver grew from **16 percent in 2008 to 27 percent in 2009** (FRESC).
6. According to the 2010 Census, **1 in 3 children in Denver live in poverty**. (U.S. Census Bureau)
Poverty defined: "Inadequate income to provide basic needs that are key underpinnings to self-sufficiency. These include food, housing and utilities, transportation, health care and, child care" (The Denver Foundation).
7. The fair market rent for a one-bedroom apartment in Denver is **\$705**, for a two-bedroom **\$893**, and for a three bedroom **\$1,268**. (HUD)

Health

- Faced with both high costs of housing and health care, Coloradans often have to choose one or the other. With more than half of the low-income households in Colorado spending more than 50 percent of their income on rent, many families have little remaining to cover doctor visits or emergency medical care.
- Since the late 1990s, Colorado has had a greater percentage of uninsured children compared to the nation as a whole. In 2009, **10.1%** of children in Colorado and **12.5%** of children in Denver were not covered by health insurance. (2011 Kids Count in Colorado! Colorado Children's Campaign).
- **The availability of high-quality affordable homes enables families to spend a greater share of household income on nutritious food, healthcare expenditures, and other essentials that promote good health.** (National Housing Conference)
- **Affordable housing allows families to achieve greater residential stability, reducing the stress and disruptions associated with frequent or unwanted moves and providing a platform for individuals with chronic illnesses and other conditions to receive needed care.** (National Housing Conference)
- **By providing families with access to high quality homes in safe neighborhoods, certain affordable housing strategies can reduce stress and exposure to violent or traumatic events, generating important psychological and mental health benefits.** (National Housing Conference)
- **Using green building strategies not only lowers monthly energy costs for homeowners, but it also reduces environmental pollutants and improves indoor air quality.** (National Housing Conference)
- Sub-standard housing can expose children to many toxic substances that could decrease their IQ levels and stunt childhood growth.
 - Example: HFHMD hears many stories from partner families whose children are suffering from asthma and other health issues due to lack of adequate indoor air quality in their rentals. These families have seen a dramatic increase in health quality when they move into Habitat homes.

Education

- Children of homeowners are 25% more likely to finish high school and 116% more likely to graduate college than those children living in overcrowded rentals.
- A stable home environment promotes better school attendance. Students who attend 95% of school days have 20% higher testing scores than their peers.
- **Children who grow up in over-crowded housing statistically have lower math and reading scores and complete fewer years of schooling than their peers.** (National Housing Conference)
- **Numerous studies show that children who change schools often, especially at critical points in their education, experience declines in their educational achievement.** (National Housing Conference)
- **“Hyper-mobile” students also require more attention from teachers and more school resources, which disrupts the learning of other students in the classroom.** (National Housing Conference)
- **Research has shown that children who move out of inner-city urban areas and into suburban neighborhoods are more likely to enroll in college prep courses, complete high school and attend college.** (National Housing Conference)
- **Poor housing conditions, like cockroaches, mold, and pesticides, can exacerbate children’s health problems, such as asthma, and keep them from school.** (National Housing Conference)

Transportation

- To find affordable housing, low-income families are forced to live further from places of employment, causing them to spend on average 77 cents more per mile in transportation costs.
- The 2009 Housing Colorado Facts Book states that with high housing and transportation costs absorbing over 59% of household budgets, there’s little money left over to cover a family’s basic necessities, leading to higher costs for public social services and much less for discretionary spending to prime the local economy.

Need for Housing

- Habitat for Humanity would need to build 2 million homes per year for the next 50 years to solve the present worldwide housing crisis. Due to growth trends, there would still be a need for 1 billion more houses at the end of those 50 years.
- **There are 49 rental units affordable to every 100 households that earn \$20,000 or less per year.** (Housing Colorado)
- **Colorado ranked 4th in the U.S. for the number of children living in rent-burdened households and 15th in the nation for the worst rate of child homelessness.** (Housing Colorado)
- According to the MacArthur Foundation research, armed with over 50 studies and 30 years of housing data, affordable housing had a positive or neutral change in most neighborhoods. The study also concluded that affordable housing can enrich nearly every kind of socio-economic neighborhood.
- Economic benefits
 - **Homeownership and the housing sector help to fuel the national economy through direct spending on housing, taxation and consumer spending by homeowners.** (Habitat NYC)
 - **Homeownership benefits neighborhoods, providing economic and social capital. Homeowners are more likely to participate in local organizations. Homeownership in distressed communities raises neighborhood property values by a significant amount.** (Habitat NYC)

V. THE COST OF HABITAT HOUSES

Habitat Houses

Habitat has recently changed its pricing policy. We sell the homes based on the construction costs, but for no more than what the houses are appraising for upon completion. The average cost for materials, land and infrastructure for a Habitat home is ~\$160,000.

VI. HOMEOWNER QUALIFICATIONS

1. Need for housing: Is the current condition substandard, in an unsafe neighborhood, expensive (rent costs more than 35% of income), or temporary or transitional?
2. Willing to partner: Applicants must attend an orientation, meet deadlines for application process, complete a full day of volunteer work before selection and complete 250 hours of sweat equity before moving into their home.
3. Ability to pay: Does applicant meet income guidelines (listed on habitatmetrodenver.org)? Can applicant pay \$1,500 for closing costs? Can applicant make house payments on time each month that are equal to 25% of their before-tax income?

Number of Persons	Monthly Income
1	\$1,650 to \$2,320
2	\$1,850 to \$2,650
3	\$2,080 to \$2,975
4	\$2,310 to \$3,310
5	\$2,500 to \$3,575
6	\$2,685 to \$3,830
7	\$2,870 to \$4,100
8	\$3,050 to \$4,365
9	\$3,230 to \$4,630
10	\$3,415 to \$4,845

VII. OUR HOMEOWNERS

Country of Origin – Habitat Denver

1. United States: 42%
2. Other Countries: 58%

All our homeowners are either citizens or permanent legal residents.

VIII. HOMEOWNER'S OCCUPATIONS

Habitat families worked in a variety of different fields in 2010 including:

Retail/Customer Service: 14	Transportation: 3
Janitorial: 3	Construction: 1
Food Services: 2	Health Care: 6
Child care/Education: 4	Church: 2

X. FINANCIAL AND OTHER ARRANGEMENTS

“If you lend money to one of my people among you who is needy, do not be like a moneylender; charge him no interest.” (Exodus 22:25)

1. Zero interest
2. Two, Three, and four bedroom homes: 1,100 to 1,300 square feet
3. \$1,500 towards closing costs

4. Monthly mortgage payment (including escrowed taxes and insurance): 25% of gross monthly income at the time of application (fixed)
5. Habitat shares appreciation of the home value, when home changes ownership or is refinanced
 - a. During first 5 years, homeowners retain equity/appreciation equivalent to principal payments paid-in
 - b. During years 6 through 15, homeowners and HFMMMD share equally in home appreciation
 - c. After 15 years, homeowners retain 100% of home appreciation
6. New homeowners are required to participate in a self-sufficiency program (classes include Construction 101, Budgeting, Home Maintenance, Good Neighbor, Insurance, and Landscaping)

XI. HOW WE MAKE A DIFFERENCE

The Problem

Many families live in places where they...

1. Don't let children play because the neighborhood is unsafe
2. Move from one temporary place to another
3. Have to move because the rent goes up
4. Endure sub-standard conditions including pests, loud or dangerous neighbors, and faulty utilities (heating, locks, windows, etc)

The Difference Habitat for Humanity Makes

Survey in 2007

1. 88% feel better about their children's future
2. 81% have set new goals for themselves
3. 70% plan to stay in their Habitat house "forever"
4. Overall satisfaction with life jumps from 30% to 80% since homeownership
5. 98% feel that completing their sweat equity hours gave them pride of ownership
6. 94% value the Habitat Home Buyer Education workshops
7. Most frequent comment: "Thank you, Habitat, for the opportunity to have a house"

XII. WHERE DO WE GET THE MONEY? (2010 ANNUAL REPORT)

1. Contributions and grants **32%**
 - a. Individuals **21%**
 - b. Corporations **21%**
 - c. Government **15%**
 - d. Faith congregations **13%**
 - e. In-kind **7%**
 - f. Foundations **6%**
 - g. Donated land **17%**
2. ReStores **17%**
3. Donated goods and services **18%**
4. Home sales **22%**
5. Mortgage interest income **3%**
6. Discount earned on sale of receivables **4%**
7. Other income **<1%**

XIII. HABITAT'S USE OF FUNDS (2010 ANNUAL REPORT)

1. **76%** for Construction

2. **6%** for Administration
3. **10%** for ReStores & Recycling Program
4. **8%** for Fundraising

XIV. OUR TITHE FROM UNDESIGNATED FUNDS

In **2012** our TITHE of more than **\$155,000** will be used to build **35** homes in **5** developing countries.

Nepal
Nicaragua
Kenya
Haiti
Macedonia

Since 1979 Habitat for Humanity of Metro Denver has contributed over **\$1,850,042** to build **618** homes in 35 countries. We are the seventh largest tithing Affiliate in the United States.

XV. VOLUNTEER OPPORTUNITIES

Construction takes place from Thursday through Saturday (9:00 a.m. to 4:30 p.m.)

Construction: **84,000** Hours in 2010

ReStores: **45,000** Hours in 2011

Individual Volunteer Opportunities

Be a **Regular Construction Volunteer** (Commit to working once a week).

Be an **Occasional Volunteer** (Commit to once a month or less).

Individual Faith Communities and Corporations

Individuals, faith communities and corporations can sponsor a Habitat house. Sponsorship involves raising \$85,000 and providing volunteers to build the house.

Committees

1. Building on Faith
2. Construction and Design
3. Family Selection
4. Family Support
5. Site Acquisition
6. Speakers Bureau
7. Special Events
8. Women Build

Other Ways to Volunteer

1. ReStore Home Improvement Outlets
2. General Office Support
3. Financial/Accounting Support
4. Help with Homeowner Applications
5. Graphic Design
6. Staff Booth Fairs
7. Construction Site Sign-In-Hosts

Habitat for Humanity ReStores

Denver ReStore
 70 Rio Grande
 Denver, CO 80223

Wheat Ridge ReStore
10625 W. I-70 Frontage Road
Wheat Ridge, CO 80033

Littleton ReStore
7890 W. Quincy Ave.
Denver, CO 80123

Hours of Operation:

Monday through Saturday, 9 a.m. to 6 p.m.

Contact:

Phone: 303-421-5300

Website: www.habitatdenverrestore.org

Facebook: www.facebook.com/HabitatDenverRestores

Habitat for Humanity Framing Warehouse

4680 National Western Drive
Denver, CO 80216

XVI. HOW TO REACH US

3245 Eliot Street

Denver, Colorado 80211

Volunteer Coordinator: (Jeanne Fischetti) 303-534-2929

Jeanne@habitatmetrodenver.org

Construction Hotline: 720-496-2736

Volunteer Coordinator for the Outlet Stores (Alice Goble) 303-596-5468

alice@habitatmetrodenver.org

Web Site: www.habitatmetrodenver.org

Facebook: www.facebook.com/habitatforhumanity.metrodenver

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