



**Habitat
for Humanity®**
MetroWest/
Greater Worcester

Annual Report FY2019

**Habitat for Humanity
MetroWest/Greater Worcester**
640 Lincoln Street, Suite 100
Worcester, MA 01605
508-799-9259
www.habitatmwgw.org



With a little help, we
all have the potential
to stand on our own.



Letter from the Executive Director

Dear Friends,

Many years ago, when I was a construction volunteer with Habitat for Humanity in Georgia, I had the opportunity to partner and work side by side with a developmentally disabled volunteer. During that experience, I learned many valuable lessons. One of the most important is what I now refer to as the “Ta-Da moment”.

As a very goal-oriented person, whenever we would complete a task, I would immediately begin cleaning up to move on to our next task. My partner, on the other hand, would repeatedly pull me back to the work we had just completed. He would stand tall, point and proudly exclaim, “Ta-Da!” My volunteer partner from long ago taught me the importance of taking a moment to appreciate progress. This is a lesson that, as Executive Director, I continue to learn and share as we aim toward a larger goal.

At Habitat for Humanity MetroWest/Greater Worcester, we are working toward a very lofty goal. We believe that Everyone Deserves a Decent Place to Live. At a time when affordable housing in Massachusetts has reached crisis levels, this target feels especially daunting.

Fiscal year 2019 can, without a doubt, be described as a “nose to the grindstone” year. We completed construction on three homes and had three more underway. We completed one large home repair at the same time we were revising, expanding and bolstering awareness and support for our home repair program. We experienced significant, and in some cases record breaking growth in our Operation Playhouse, Women Build and Gala events. Additionally, we brought the Ashland ReStore location online for its first full year of operations. And we celebrated the Grand Re-Opening for our relocated Worcester ReStore.

It has been a year of renewed growth and revitalization. While we are both excited and anxious to focus on the growth of our home builds and repairs for local families and veterans in the coming year, I would like to take this moment to say thank you to our dedicated, hard-working staff and volunteers, and to all of you – our supporters – for your participation and contributions over this past year.

The report that follows highlights some amazing accomplishments. Please join me in taking a moment to appreciate our progress and to say, “Ta-Da!”

Yours in Service,



Debbie Maruca Hoak
Habitat for Humanity MetroWest/Greater Worcester
Executive Director



From 1995, Habitat for Humanity co-founders Millard and Linda Fuller are seated in front of a Habitat home build site in Americus, Georgia. They are 2nd and 3rd from right in the front row. Debbie, in her 2nd year of AmeriCorps, is wearing a hat in the 2nd row, just behind Millard and Linda. Greg, who inspired the “Ta-Da” moment, is in the front row seated next to Millard.



Every connection creates the opportunity to build a better life.



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Our Service Area

Ashland, Auburn, Barre, Boylston, Brookfield, Charlton, Douglas, Dudley, East Brookfield, Framingham, Grafton, Holden, Holliston, Hopkinton, Leicester, Marlborough, Millbury, Natick, New Braintree, North Brookfield, Northborough, Northbridge, Oakham, Oxford, Paxton, Rutland, Sherborn, Shrewsbury, Southborough, Southbridge, Spencer, Sturbridge, Sudbury, Sutton, Upton, Uxbridge, Webster, Wayland, West Boylston, West Brookfield, Westborough, and Worcester.

Our Programs



Home Builds: Your volunteer efforts help local families build strength, stability and self-reliance through shelter.



Veterans Build Initiative: Designed to support our veteran community through home builds, operation playhouse, and home repairs.



Operation Playhouse: Playhouses provide a special place for a veteran or military family to bond, play, dream, and think! In a single day, sponsor teams build, decorate, and donate playhouses to veteran or military parents and their children.



Home Repair: Repair program that focuses on accessibility, safety, and code issues to keep local families in their homes.



Neighborhood Revitalization: Multi-year effort to revitalize an entire neighborhood.



A Brush With Kindness: Minor exterior improvements to enhance the appearance of a home and community.



ReStore®

Habitat for Humanity
MetroWest-Greater Worcester

Shop with us at 2 locations!

640 Lincoln Street, Suite 100 - Worcester, MA

310 Pond Street - Ashland, MA

To support Habitat's mission, donate your new or gently used furniture, home appliances, and building materials. Or, come and shop for affordable and unique items at our stores. Every purchase supports our mission to build homes, communities and hope for local families and veterans.





Every child deserves a home base from which to explore the world.

• **Cherine, Habitat Homeowner in Northborough, March 2019:** *“Zazu—our new dog—is the latest member of our family! He is very funny and my kids love him so much. They always dreamt of having a dog for many years, and I responded that we couldn’t have a dog unless we had a nice home to live in. And now they got it!”* Cherine’s son is pictured below with their new puppy Zazu.

Homes Built:

- **Homes built since 1985: 50**
- **Homes built in FY2019: 3**
- **Homes under construction in FY2019: 3**
- **Since 1987, an estimated 48 families were served internationally through tithe support.** *This number represents our affiliate through December 2, 2019.*

At Habitat for Humanity MetroWest/Greater Worcester, this is what unites us. Through shelter, we empower. Our shared vision is a world where everyone has a decent place to live.

Since 1985, we have built homes throughout our service area in MetroWest and Greater Worcester, providing homeownership opportunities for 50 families in need of safe, affordable housing.

Each family we partner with takes an active role in their success. Helping to build their home alongside volunteers, taking finance classes, learning about homeownership and becoming an active member of the community are a few of the ways we build homes **with** families, not **for** them.

Through affordable housing, Habitat homeowners achieve the strength, stability, and independence they need to build a better life for themselves and their families.



Every one
needs a strong roof to protect
their dreams.



In Marlborough, we made extensive repairs to a home with the help of The City of Marlborough, The Foundation for MetroWest, Thrivent Financial, Home Depot, and several volunteers in the surrounding community.

We repaired the roof, created a safer walk way, cleared obstructive brush, replaced damaged siding, repaired the deck, put on a new coat of light blue paint, and finished the Home Repair with some beautiful landscaping.

Many hours go into each Home Repair project. Debbie Maruca Hoak, Executive Director, is pictured to the left, helping to landscape the home's front yard. The extensive repairs made to this home are shown in the before and after photos below.

Home Repairs Completed:

- Home repairs completed since 2011: 31
- Home repairs completed in FY2019: 1

A home should be a place of pride and joy, somewhere to feel safe and secure. For some families, that is not always the case.

Through the Home Repair program, we support families and veterans who need help maintaining the home where they live. Focusing on exterior and code related issues, we work to keep families in their homes with safety and dignity.

By adding wheelchair ramps, repairing roofs, siding, and a range of other work, we are able to help families stay in the homes they know and love. As with our home builds, these families also partner with us to ensure each repair is a hand up—not a hand out—by repaying a loan and investing sweat equity on a Habitat project.

We are proud to help create a world where everyone has a decent place to live.





Operation Playhouse

Honoring those who have served our country.

"Please extend our most sincere thank you to Habitat for Humanity MetroWest/Greater Worcester. The event was fantastic and the playhouse was amazing. My kids LOVE it!! It is truly special because at times the pressures of being a military mom felt like they were taking away from many moments with the kids and family. I often miss important events and milestones. It really helps when the kids have a chance to feel special and have a positive memory to associate with mom going "marching" as they like to call it." – The Johnson family

"Such a nice gesture for all of you to take time out of your busy schedule on a hot day to bring joy and smiles to my family. We truly can't thank you enough! Such a great event! My daughters love the house so much that they even slept in it like a mini camp retreat! The neighborhood kids have also enjoyed. The house looks so nice we placed it in the front yard. Seriously thank you again from the bottom of our hearts." – The DeSouza Family

Operation Playhouse:

- In FY2019 we built 96 playhouses.

Children of veterans are often left with a one-parent household and have to cope with feelings of loss and uncertainty. The playhouses provide a special place for family members to bond, play, dream, and think. It is a "home" of their own.

We are proud to give back to those who have served our country and encourage our partners to do the same. Habitat for Humanity MetroWest/Greater Worcester is the only Habitat affiliate on the East Coast to offer this program exclusively for veteran or military members, and one of a handful across the U.S. to honor service men and women through Operation Playhouse.

Because of you, we can continue to honor many of our local veterans. We are proud to serve those who have served our country. Thank you!



Every purchase
supports our mission to build
homes, communities and hope
for local families and veterans.



Our ReStores sell home goods and home improvement items to the public at a fraction of the retail price. Every purchase benefits our mission to build homes, communities and hope.

With our Worcester and Ashland locations up and running, we have made an even more dramatic environmental impact. The investment of relocating our Worcester ReStore to a larger space and opening a new Ashland ReStore will keep even more reusable items out of our landfills. It will also assist us in funding more affordable homes and repairs in our Service Area.

FY2019 Impact:

- Contributed more than \$200,000 in net revenue to Habitat for Humanity MetroWest/Greater Worcester's mission to build homes, communities and hope.
- Accepted more than 8,500 donations total, on average of 163 per week

How Our ReStores Help With Recycling

Our ReStores diverted over 781 tons of reusable items from landfills or being incinerated at a waste combustion facility. Most of that is through resale of new & gently used products. Some highlights of recycled items:

- ReColor Paint (recycled paint). By selling ReColor paint in our ReStores we were able to divert 1,904 gallons or 10.472 tons of paint from the waste stream.
- Metal Recycling - 12.91 tons
- Textile Recycling - 4.28 tons
- Cardboard Recycling - Approximately 4 tons

Worcester ReStore + Ashland ReStore = nearly an acre of treasure for sale!





Strong, determined, confident.
Not afraid to dig in, and lift
others up.

FY2019 Volunteer Statistics

	Total # of volunteers	Total # of hours given
ReStore	4,000	12,508
Construction	1,543	11,757
Total	5,543	24,265

***The 24,265 volunteer hours translates to an equivalent of 11 full-time employees!**

Volunteer Highlights!

- Kay and Roger, two generous and hardworking "Care-A-Vanners" travel the U.S. to different Habitat sites. The friendly couple are originally from Nebraska and as Care-A-Vanners a couple of years ago, they stayed on our home build site in Wayland for 2 weeks. Fast forward a couple of years, and Kay and Roger have relocated to Holliston, MA. It's great to have them back—this time as regular volunteers working at our 172 Concord Street, Holliston build site.
- We are an AmeriCorps Host Site! Aaron Leger served as an AmeriCorps National Construction Crew Leader member from September 2018 to August 2019. During his service Aaron focused on building capacity through direct service, and he actively leads volunteers on our local build sites while cultivating his own skills. Aaron is pictured to the left guiding two volunteers.
- A big thank you to one of our "Regular" volunteers who noticed an equipment issue and quickly acted to fill the need. David Webber donated a brand new table saw! The gift will help us continue to build safe, decent, affordable housing!

In FY2019 we honored construction and ReStore "Regular" volunteers at our Annual Meeting.

- Pete Bedell has been a build site volunteer since 2012. He has worked on 9 local affordable homes to date! Pete's willingness to assist on home builds is one of the many reasons he was our construction volunteer of the year. His true expertise is tiling! Pete, photographed to the left in a green shirt, is part of the volunteer group replacing shingles on the shed roof at Trinity Church.
- Bob Morrison, pictured to the left at the ReStore Book Nook, has been an active ReStore regular volunteer for over 7 years! He volunteers multiple days a week at both our Worcester and Ashland ReStores. Bob's niche is in the Book Nook where he makes sure the selection always has variety, and that it is kept organized.



High Heels & Hard Hats Gala & Auction

Saturday, October 20, 2018



Thanks to your support, we broke a new record at our 2018 Gala & Auction by bringing in over \$200,000 to support our mission to build homes, communities and hope for local families and veterans! The evening included hors d'oeuvres, Silent Auction, raffle, entertainment, dinner and Live Auction.

Thanks to Bryan Clancy, our 2018 Golden Hammer Honoree—and all of our partners—for their truly amazing support. Below you can see Bryan accepting his Golden Hammer Honoree award.

To sponsor, attend, donate, or for more information about our 2020 Gala & Auction, please contact Deborah Huegel, Vice President of Philanthropy at 508-799-9259 Ext. 118 or email Deborah.Huegel@habitatmwgw.org.





Women Build

Give a woman a power tool and she can change the world.

Our annual event, Women Build, calls attention to the plight of single women who need affordable housing. The event brings together teams of individuals from all walks of life to build on behalf of local families who need affordable homes. Each team member engages in peer-to-peer fundraising. Each team also builds for a day at one of our affordable home build sites in the 42 cities and towns of our service area.

The 2019 Women Build event engaged 25 incredible teams at the 172 Concord Street, Holliston affordable home build, who together made huge progress on the build and raised a record breaking \$107,000! We are very grateful for the renewed energy and commitment each team brought to making a difference in our community.

Interested in joining Women Build 2020? No experience necessary!
Contact Sara Costello at 508-799-9259 Ext. 107 or email Sara.Costello@habitatmwgw.org.



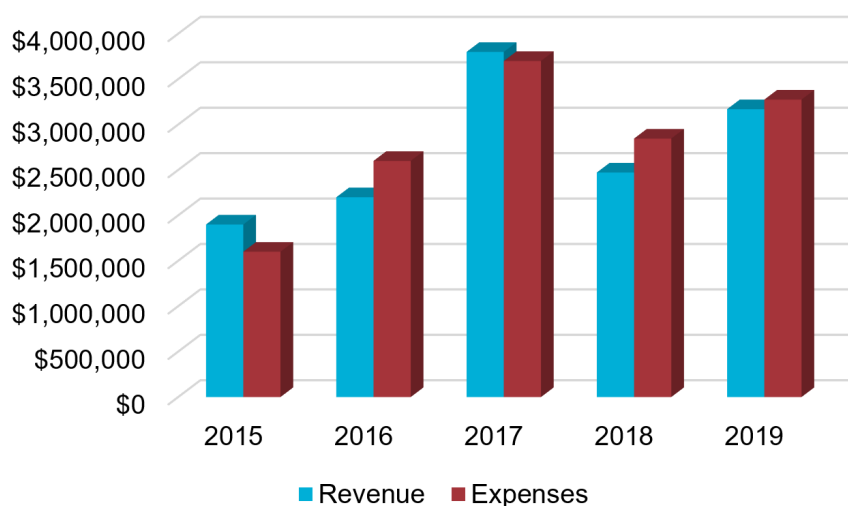
Every gift
helps a family build a foundation.



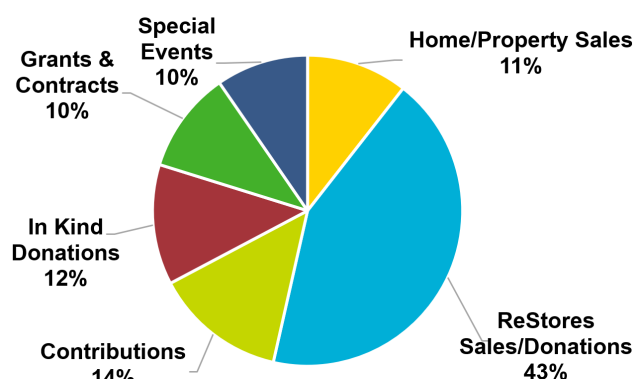
FY2019 Financials

July 1, 2018 to June 30, 2019

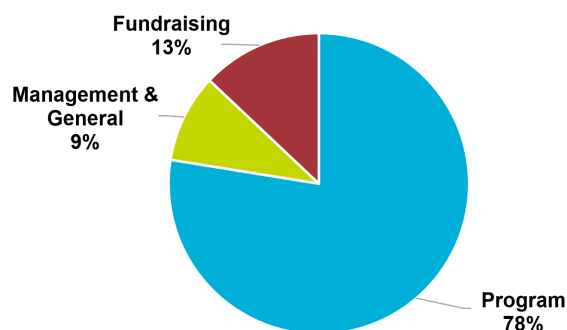
Revenues and Expenses



Sources of Income



Distribution of Spending



Statement of Financial Position

Assets

Cash & Escrow	\$ 358,021
Receivable	\$ 23,813
Mortgages - Current	\$ 56,085
Construction in Progress	\$ 237,337
Prepaid Expenses	\$ 103,198
Total Current Assets	\$ 778,454

Property and Equipment, net \$ 724,373

Mortgages - Net of Current	\$ 1,919,542
Other Land Held	\$ 168,700
Other	\$ 29,269
Total Other Assets	\$ 2,117,511

Total Assets \$ 3,620,338

Liabilities and Net Assets

Line of Credit	\$ 150,000
Accounts Payable	\$ 43,437
Accrued Expenses	\$ 105,363
Deferred Revenue	\$ 7,500
Escrow Deposits Payable	\$ 45,726
Current Portion of Long Term Debt	\$ 96,219
Total Current Liabilities	\$ 448,245

Long Term Debt \$ 2,133,813

Total Liabilities	\$ 2,582,058
Total Net Assets	\$ 1,038,280
Total Liabilities and Net Assets	\$ 3,620,338



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"Our HomeGoods and Homesense Marketing team volunteered for two Habitat for Humanity projects. Building homes, furnishing homes—it's a natural fit! Our work allowed us to find a new way to deliver value to families in our communities. Through sweat, laughter, and sore muscles, we also strengthened our team. The Habitat staff made every step of our adventure easy, and we are truly grateful for the extraordinary experience!" - HomeGoods



"I've been building homes as a volunteer with Habitat for over six years following my retirement from a career that had nothing remotely to do with construction. I'm thoroughly enjoying this and it's actually become my retirement career. I've come to know a great group of other "regular" volunteers, most of whom have more expertise and better skills than myself, and are always supportive. From them and from the project managers I've learned a variety of skills that I've applied at home too. When there are groups volunteering from companies or organizations I've been able to help or guide their activities. That's particularly satisfying when I see someone trying and succeeding at something they've never done before. This experience has boosted my own confidence; I've even conquered my fear of heights. It's particularly gratifying meeting and working with the recipient of the house we're building. Every week I learn something new, use cool toys, get better exercise than any gym, and do all that while also getting the satisfaction of helping a family get a home." Regular Construction Volunteer - Pete is photographed second from left.



"At Sanofi we're committed to meeting critical needs in our communities, which is why we have partnered with Habitat for Humanity of MetroWest Greater Worcester for the past several years. Not only has our partnership allowed us to support Habitat in providing affordable, safe housing for local families, but it has been a great opportunity for our employees—many of whom live and work in the MetroWest area—to get involved. This has been a favorite volunteer activity of our employees, who can see firsthand the important impact Habitat is making in our community." - Sanofi Genzyme

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