



Beyond the House:

Building Strong Communities

2018 Impact Report

A Year of Great Change and Great Impact

Dear Habitat Family,

As you'll see in this Impact Report, listening is at the heart of our new strategic plan—a three realm blueprint for increasing our impact and achieving a more equitable local housing system.

When the community told us that we needed to build more homes and rebuild more neighborhoods to keep up with the pace of change in the area, we created a plan to scale up. When our low-wealth neighbors told us that they didn't know where to start to find better housing, we created a "Pathways to Housing" program. When the data told us that we face a 4,000 unit shortage in the city, we created a new impact area—Housing System Development—so that we could begin to systematically address root causes of housing poverty and build the capacity of our homeowners to be leaders of progress in the community.

Today, thanks to you, we celebrate our first year of increased impact. We continue to bring the blessing of homeownership to families like Holly and Damon's (pg. 6). We are stabilizing neighborhoods by providing opportunities for dads like Kendell to stay in his community (pg. 8). And we are nurturing a new generation of leaders like Sheron (pg. 10). Through Habitat's expanded work, thousands more families will find safe, stable housing. We could not achieve this without your support.

Thank you for being part of our Habitat family.

In partnership,



Dan Rosensweig



A Sense of Peace in Crozet

“We moved around a lot when I was growing up. Even though I found stable housing eventually, it wasn’t home. The neighborhood was unsafe and I didn’t want to let my kids play outside. I reached a point where I wanted better for my family.

The Habitat program helped me to focus on getting my finances cleaned up—it makes you really work! I try to pass on what I learned to my daughters. Honesty is 11, and she knows more about credit than a lot of adults.

Having this house means stability for my daughters. When we moved in, I decorated Honesty’s room first, because I wanted her to know that this is home—this is where she can be herself and be at peace.

I love the fact that I can look around my house and say, ‘My hands built this.’ I love coming home to a safe and quiet neighborhood. And I feel comfortable talking to my neighbors, if I need something or if they need something. You just help people out. That’s what neighbors do.

It’s been almost a year, but I know that this is the beginning of the very best to come. I feel at peace.”



Tywana Brooks, a Habitat Homeowner in Wickham Pond, with her daughters Honesty, age 11 and Sincere, age 18.



David Miyamoto (pictured left) and Idris Hassan (pictured right) work together on framing at Lochlyn Hill.

Our local housing system is out of balance.

Charlottesville/Albemarle is one of the nation's most housing cost-burdened areas — and low-wealth families face the greatest challenges. The City alone needs an additional 4,000+ affordable units to meet demand.

We must do more.

Habitat is working to build more opportunity on three fronts.

Building



We **BUILD** homes and mixed-income communities to increase opportunity and promote diverse connections.



We **LISTEN** to neighbors in need of housing stability.



2018 Impact: **57 families**

Rebuilding



We **EMPOWER** community members to lead the revitalization of their neighborhoods.



We **PRESERVE** affordable homes and stabilize communities.



2018 Impact: **380 families**

Housing System Development



We **PARTNER** to innovate and implement holistic solutions.



We **ADVOCATE** for policies, programs, and data collection that support better housing outcomes.



2018 Impact: Helped to identify the need for **4,000 housing solutions**



The following pages illustrate our impact in these three realms over the past year—and introduce some inspiring partners who are building a better Charlottesville for all.



Building



Our core mission is to build affordable homes in mixed-income communities and improve families' capacities to fulfill their dreams.

In the past year...

- ➔ Construction volunteers, partner families, and staff worked on **27 homes** through new construction, rehabilitation, and special projects.
- ➔ **52 Habitat families** earned sweat equity, took homebuyer education classes, and prepared to become Habitat homeowners.
- ➔ We broke ground on homes in **2 beautiful new mixed-income communities**—Lochlyn Hill and Harmony Ridge.
- ➔ **5 families** joined our pilot **Pathways to Housing** program, which empowers especially low-wealth and/or debt-burdened families to meet their financial goals so that they can find better housing alternatives and, eventually, achieve homeownership.

Building a Neighborhood of Friends

Every month since January, Holly and Damon Shelton have brought their three children to Community Conversations to get to know other families who will call Lochlyn Hill home. Supplementing time spent working together on the job site, these meetings offer a chance to build relationships and discuss hopes, concerns, and ideas for their new community.

“Our new neighbors are an amazing group of individuals that come from so many different backgrounds,” says Holly. “The meetings have given us the opportunity to bond, which builds a support system for us all.”

Damon agrees. “I feel like I know my neighbors and that we can count on one another.”

During get togethers with future Habitat homeowners and existing Lochlyn neighbors, the Shelton’s children have also built friendships—and increased optimism for the future.

Eight-year-old Liam was excited to learn which houses his new buddies will live in, and six-year-old Emma loves “when we all play outside together as friends.” But it was four-year-old Lane who best exemplified Holly’s excitement in “hearing their voices when they talk about their plans for the house!”



Holly & Damon Shelton are soon-to-be Habitat homeowners in the Lochlyn Hill community, along with their children Liam, age 8; Emma, age 6; and Lane, age 4.

When asked about the first thing he wants to do when he moves in, Lane said simply, “Jump on the bed!”

While his parents might disagree with his specific plans, they agree on their hopes for their children. Says Damon, “I hope they understand that we want bright futures for them—and to never give up.”



Rebuilding



We rebuild homes and support asset-based, holistic community development.

In the past year...

- ➔ **37 Southwood families** stepped up as “Early Adopters” — the residents of the first model village in their redeveloped community.
- ➔ Habitat worked to rehabilitate **4 houses** to sell affordably as part of our Neighborhood Stabilization Program.
- ➔ Habitat worked side by side with neighborhood residents to begin repairing **20 public housing units** through a pilot partnership with the Charlottesville Redevelopment and Housing Authority, the City of Charlottesville, the Public Housing Association of Residents, and Piedmont Virginia Community College. As a result of this program...
- ➔ **5 construction assistants** from public housing began gaining valuable construction skills and access to expanded job opportunities.

Keeping Ties to the Community

As a single dad, Kendell Dennis has always worked hard to provide a stable home for 12-year-old daughter Dior. For seven years, the family has lived in public housing, close to his childhood home on 5th Street. Kendell's brother, best friend, and extended family still live in the neighborhood.

Although he has always enjoyed the support of his community, Kendell has long had a dream “to do a little bit better” for Dior.

As a prep cook at a sandwich shop, however, he couldn't afford to buy a house or rent a market-rate apartment in Charlottesville—so he turned to Habitat. He jumped at the chance to rehabilitate a home on 10th street, just blocks from Westhaven.

“I love that we'll still be close to our family!” exclaims Kendell.

With land scarce in Charlottesville and communities feeling the pressure of change, Habitat home rehabilitation helps neighbors like Kendell increase their skills and retain their neighborhood connections.

“I've learned so much about painting and scaffolding,” he explains. “I love seeing myself getting closer and closer to owning a home every day.”



Kendell Dennis stands with his 12-year-old daughter Dior on the front porch of their future home on 10th Street.



Housing System Development



Along with dozens of partners, we work to achieve systemic change so that everyone can find a pathway to safe, decent, affordable housing.

In the past year, Habitat...

- ➔ **Teamed up with partners** to help the City conduct its first-ever housing needs assessment to inform a comprehensive affordable housing strategy.
- ➔ Brought together more than **170 community members** for a conversation and a subsequent report about cross-sector initiatives for affordable housing.
- ➔ Helped form the **Charlottesville-Albemarle Affordable Housing Coalition**, a collective of housing providers working to build new services such as a coordinated emergency housing program and a centralized homelessness-to-homeownership navigation hub.
- ➔ Held **22 half-day conversations** with low-wealth families seeking housing stability, so they can guide our efforts to better serve every member of our community.
- ➔ Helped leverage more than **\$2.5m locally** and **\$5B nationally** for affordable housing and economic development through advocacy.

Speaking Up for Homeownership

“In the past decade, my life has turned around completely. In 2009, I lost my job and was evicted from my rental apartment. I never wanted to face the uncertainty of not knowing where my daughter, then just 3 years old, would sleep at night, so I applied to Habitat. In 2014, I became a homeowner.

This year, I stood twice in front of the Charlottesville City Council to share my transformation from eviction to Habitat homeownership—and how this journey also led to me to becoming a Habitat staff member.

I know firsthand how stable housing changes lives. I am so proud I put in more than 1,000 hours of sweat equity to build my Habitat home and even more proud that I can provide my

children with a safe place to live and help others to do the same.

That’s why today I am a passionate advocate for homeownership. Having access to affordable rentals is critical, but renting does not help you build wealth or long-term stability for your family. I want to ensure that everyone in our community can experience the empowerment of owning a house and the pride in passing it down to their children.

My children, now 12 and 2 years old, know that I built this house for them. Now that our lives are secure, I want to pay it forward by speaking up for my entire community—because I strongly believe that everyone should have a place that is truly their own.”



Sheron Sinclair is a Habitat Homeowner and the Volunteer Coordinator at the Habitat Store. She provides a home for her twin sister, Shirley, and her children Desi, age 12, and Dominic, age 2.

Southwood



With residents as equal partners, the Southwood Mobile Home Park is becoming a national model of holistic, community-led redevelopment.

In the past year...

- **471 Southwood residents** participated in redevelopment planning. Led by **16 community leaders**, they chose the location of the first phase of construction and created a code of development.
- Community members committed **942 hours** toward a phase I rezoning application, ensuring that the neighborhood's physical plans will reflect their values.
- Albemarle County provided **more than 1,000 hours of staff time** toward Southwood redevelopment, and created a work plan towards breaking ground in 2020.
- **Family-friendly events** like the Back to School Festival and Market Day brought more than 750 residents together to celebrate their commitment to family, education, and community.

Inviting Neighbors to the Table

“It’s a very safe neighborhood. There’s so much joy in living here,” shares Angie, who has lived in Southwood for ten years and raised her son Matthew in this close-knit community. So when she heard about redevelopment meetings, she knew she wanted to get involved. “I was very curious about the planning process.”

This curiosity soon evolved into leadership. Angie has put in nearly 70 hours of work and attended more than 30 meetings about planning and community outreach. “There are new activities and information at every meeting, which allow me to imagine what the future might be like.”

Angie feels strongly about including everyone’s voice in redevelopment planning so she joined the Community Outreach team, going door-to-door to share information with neighbors and gather ideas and feedback.

“Angie has a way of making people feel valued,” says Molly McCumber, Habitat’s Community Engagement Coordinator at Southwood. “At weekly meetings, she always makes sure that everyone has the chance to share their thoughts.”

“I enjoy spending time with other community members,” relates Angie. “The redevelopment of Southwood is truly the beginning of a better tomorrow. I can’t wait to build my own home here with my family!”



Angie is a Southwood resident who has been working hard to plan the redevelopment of her neighborhood. She is pictured here with her son Matthew near Southwood’s community center.

Volunteers

Community commitment to Habitat makes our work possible. Whether you volunteer on the construction site, at the Habitat Store, in our offices, on committees, or at special events, we are so grateful for your service.

In the past year...

- ➔ **3,189 volunteers** enthusiastically devoted their time to Habitat.
- ➔ Volunteers provided nearly **40,150 hours of work**, which saved Habitat nearly \$1.1 million in labor costs.
- ➔ 164 volunteers from **20 different faith communities**, including churches, mosques, and synagogues, worked together to expand their fellowship while building affordable homes.
- ➔ Habitat welcomed volunteers from many local and national companies, including American Airlines, State Farm, Wells Fargo, CFA Institute, Merkle, and Custom Ink.





The Habitat Store

The Habitat Store sells furniture, building supplies, and home decor items that are donated by generous community members. All proceeds directly support Habitat's mission to provide safe, decent, and affordable housing for Charlottesville area residents.

In the past year...

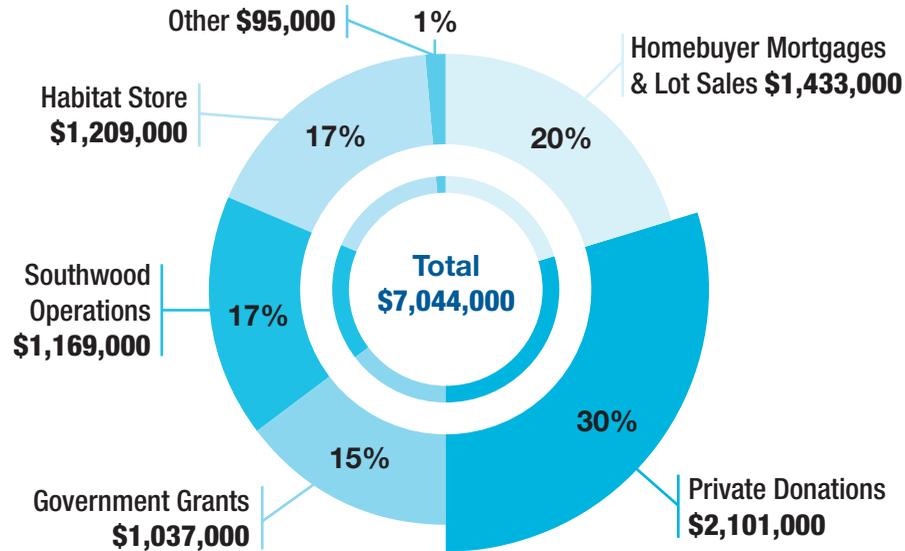
- ➔ The Store generated **\$1.2 million in gross sales** — enough to build 9 new Habitat homes!
- ➔ **1,300 volunteers** completed nearly **17,000 hours** — saving Habitat about \$454,750 in labor costs.
- ➔ The Store received **8,461 donations** of furniture, housewares, and building supplies.
- ➔ **27 Habitat homebuyers** earned 630 hours of sweat equity toward purchasing their homes.

Thank you to all of our Habitat Store donors!

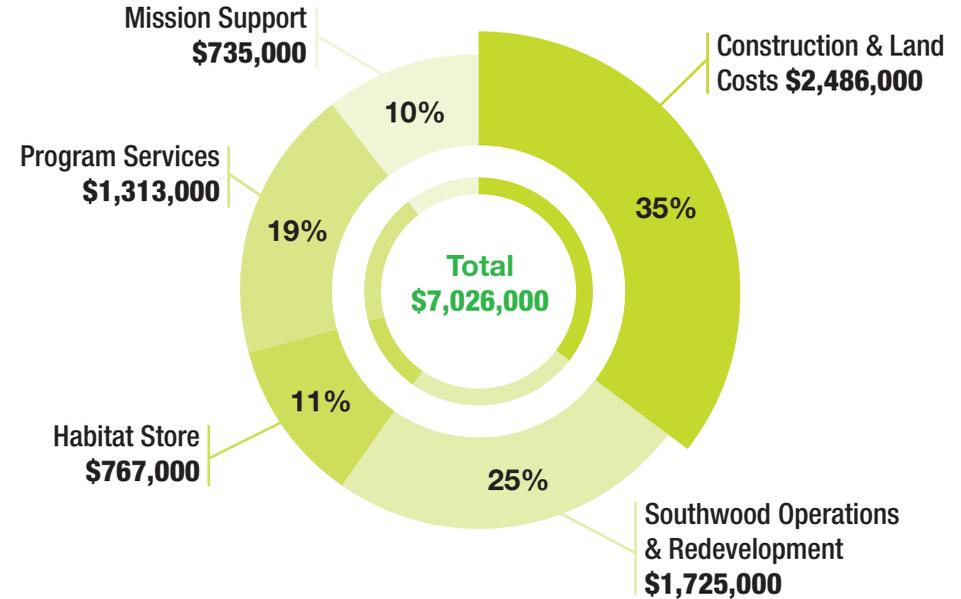
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July 1, 2017 to June 30, 2018

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Your support helps build a community where everyone has a decent place to live.

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Wistar Morris

In 1997, my wife Karen Moran and I spent a transformative two weeks working with Habitat for Humanity in the Guatemalan highlands. We've been committed supporters ever since.

At its most elemental, Habitat transforms lives by providing one of the most basic human needs—safe shelter. But Habitat does so much more: turning shelter into homes, and homes into communities, while adding job skills, self-sufficiency, and enhanced self-esteem along the way.

In Charlottesville, Habitat is one of our community's most respected nonprofits. Its ambitious plans for Southwood are a model for neighborhood transformation with zero displacement.

In short, supporting Habitat each year is a great investment in our community's future.



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Volunteer

Richard Tremblay

“Being part of the Mid-Week crew has been a richly rewarding experience,” says Richard Tremblay. “I work alongside dedicated volunteers as well as experienced Habitat construction professionals and homebuyer families, who are all working together to build well-designed affordable homes.”

After volunteering with the Midweek Crew for two years, Richard decided to put a different skill set to work. With 30+ years of planning and land development experience, Richard now spends one day a week assisting Habitat in the office and in the field with land acquisition, entitlements, and site preparation.

“Volunteering in the office has given me a deep appreciation for the talents of the hard-working staff who make the organization tick,” relates Richard. “Helping turn raw land into ready-to-build home sites has always been my idea of fun. Seeing the hard work that culminates in a warm and nurturing home for a family is immensely satisfying.”



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Advocate

Zakia Haque

“After the horrific events in Charlottesville last August, Habitat worked to bring together people from many different backgrounds,” remembers Zakia Haque. “They showed a strong commitment to diversity and inclusion, which are values that I cherish.”

In September 2017, Zakia attended Habitat’s second annual *Building on Faith* Breakfast to learn more about how to unite disparate communities around affordable housing. She worked to connect members of her mosque with Habitat and helped launch the *Building on Faith* initiative with Habitat volunteers and staff.

Through Building on Faith, 16 volunteers from six faith communities meet monthly to build homes and learn about one another’s faith traditions. They also work to connect others to Habitat and raise awareness for housing issues.

“*Building on Faith* has shown me the best in the people of Charlottesville,” says Zakia. “I am honored and proud to have helped launch such a pioneering initiative.”



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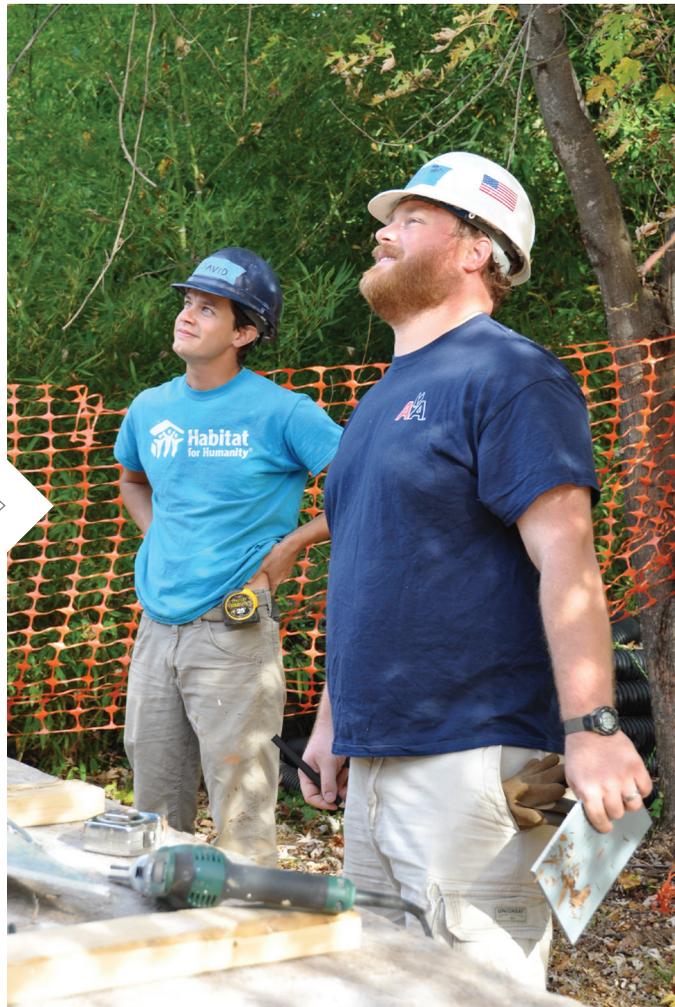
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