



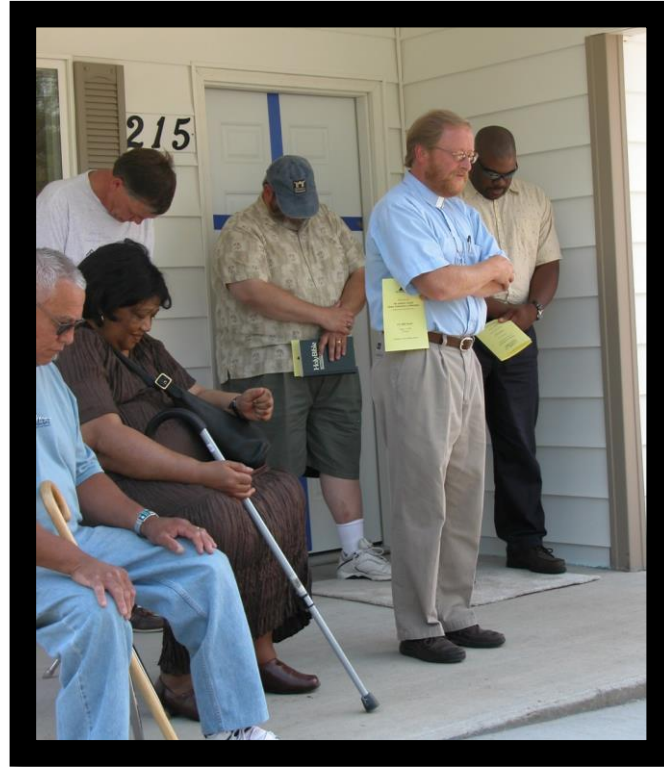
Pikes Peak
Habitat
for Humanity®

Board Orientation

October 22, 2019



Changing Lives – One Family at a Time



We build strength, stability and self-reliance through shelter.

Our Mission

Seeking to put God's love into action, Pikes Peak Habitat for Humanity brings people together to build homes, community and hope.



Through shelter we empower.

Our Vision

A world where everyone has a decent place to live and to eliminate poverty housing in El Paso County

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Our History

- 1986 – PPHFH Established
- 1990 – 1st home
- 1995 – Pruess Road completed
- 1997 – 25th home
- 2003 – 50th home
- 2004 – ReStore opens



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Neighborhood Projects

- Pruess Road (18 condominiums)
- Mill Street (17 homes)
- Maxwell Street (9 homes)
- Danville Court (8 homes)
- Dawn Break Loop (4 homes)
- Woodmen Vistas (37 homes)
- Country Living (34 homes)



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Miracle on Mill Street

- 17 homes built
- Award winning effort including the Historic Preservation Alliance for Sympathetic New Construction and Partnership for Community Design
- Total project valued at almost \$1.5 million (\$84,000/home)
- 25,000 volunteers contributed 100,000 hours of volunteer labor (6000/home)
- Homeowners association revitalized
- Neighborhood dynamic changed from renters to owners

Two and a half year effort renovated, preserved, and revitalized one of the city's oldest and most historic downtown neighborhoods



Danville Court

- 8 lots in Stetson Hills purchased in 2005
- Property consists of leftover, unused lots from development efforts
- Lots “challenged” due to debris and lot structure
- Lot structure dictates walkout basements – a first for PPHFH
- In June 2006, Classic Homes participates in the national Home Builders Blitz 2006 by sponsoring and building the first home on Danville Court for the Whatley family in just 3 days!



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- 5 Acre Parcel near Woodmen & Powers purchased in 2004 for \$225,000
- 37 home community planned
- Area annexed into Colorado Springs in 2006



Woodmen Vistas



- Significant infrastructure development in 2007
- Build Out Completed in 2016

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Woodmen Vistas



“Mission Accomplished...”



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Country Living Fountain, CO

- 34 developed lots purchased for \$748,000 (our most expensive land purchase)
- Home Depot Foundation sponsors six homes with a donation of \$360,000 and kicks off construction activities in 2012
- Build out will be December 2020
- 181 individuals served; 42 youth



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Land Acquisition

- FY2019 Micah's View, Fountain (3 lots)
- FY2019 Jacob's Run, Fountain (5 lots)
- FY2020 The Ridge at Sand Creek, COSP (30 lots)



ReStore LLC

- Fall 2002 – PPHFH Board authorizes establishment of the PPHFH ReStore, LLC (single member LLC)
- 2003 – ReStore is incorporated, store manager, is hired, and a store location is secured.
- January 2004 – ReStore opens for business in 8,000 square ft. with \$69,000 seed money



Located at 411 S. Wahsatch

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ReStore

Milestones

- January 2004 – Grand Opening
- May 2005 – all seed monies repaid
- January 2007 – sales exceed \$1,000,000
- October 2009 – contributions to PPHFH exceed \$1,000,000
- November 2009 – building purchased
- FY2015, ReStore hits \$10 million in gross sales since opening!
- FY2017, ReStore LLC dissolved & “merged” with affiliate
- FY2019, ReStore gross sales \$2 million – RECORD!

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How Our Program Works

- Habitat acts as land developer, home builder and mortgage lender and servicer
- Pikes Peak Habitat operates within El Paso County
- Houses are sold at no-profit to future homeowners through affordable no-interest mortgages
- Houses are built mostly by volunteers
- Fund for Humanity: The mortgage payments circulate back into the mission

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The Need for Affordable Housing In El Paso County

- Rising real estate prices
 - Median home value in El Paso County
 - 1990 - \$81,700
 - 2000 - \$143,300
 - 2013 - \$213,500 (National - \$222,600)
 - 2016 - \$195,000 (sales price)
 - 2019 - \$310,000 (sales price)
 - Median rent \$1,335 (2019)
 - Median income \$62,535 (2017)
- Affordable housing: 28% of gross monthly income
- Many pay 50% or more for high cost rentals or are forced to live in unsafe neighborhoods or overcrowded situations



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The Reality of Living with a Low Income

- Forced to decide which bill to pay
- Unable to budget within your means
- Work multiple jobs
- Live paycheck to paycheck
- Ostracized by community
- Lack adequate necessities
- Lack housing security
- Defer health care
- Inadequate nutrition



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Family Qualification Criteria

- Need
 - Physical condition of current housing
 - Inadequate space for size of family
 - Family currently paying 30% or more of their gross income for living expenses
 - Inability to qualify for a regular mortgage



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Family Qualification Criteria

- Ability To Pay
 - Income must be between 30%-80% of El Paso County median income (Currently between \$28,490 - \$65,100 for a family of 4)
 - Habitat mortgage payment cannot exceed 28% of monthly income
 - Applicants need to save approximately \$2,000 by their closing date to cover:



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Family Qualification Criteria

- Willingness To Partner
 - Perform sweat equity (200-400 hours)
 - Attend Consumer Credit Counseling
 - Attend Homeowner Workshops (10)



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Homeowner Workshops



- Budgeting and Money Management
- Credit and Debt
- Mortgage Comparison and Closing Docs:
Getting to know the Habitat
Mortgage
- Protecting Your Assets:
Avoiding Predatory Lending,
Foreclosure, and Being Successful in
Homeownership
- Estate Planning
- Homeowner's Insurance
- Being a Good Neighbor and
Understanding Homeowners
Associations
- Home Maintenance
- Landscaping
- Interior Design

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Outcomes

Community Outcomes

- Homeowners become property taxpayers and contribute to local economy
- Families learn trade and life skills
- Homeowners vs. renters and absentee landlords
- Revitalization of neighborhoods
- Volunteerism
- Reduced pressure on social services

Partner Family Outcomes

- Reduced financial stress leading to financial stability
- Improved health
- Family stability
- Pride of ownership
- Better school attendance and performance
- Continued partnership, support, accountability

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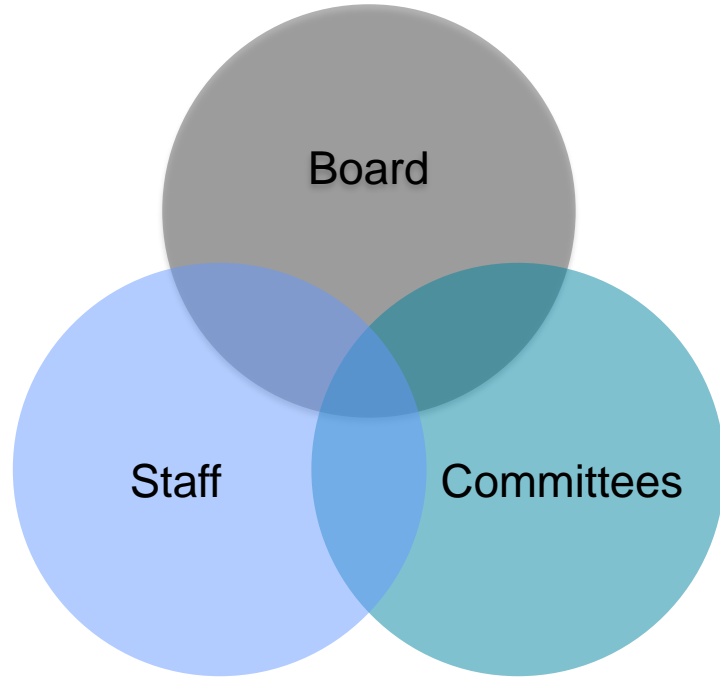
We Make a Lasting Impact

- Breaking the cycle of poverty one family at a time
- Creating a new generation of stable and healthy homeowners who positively affect their families, community, and future generations
- Engaging the community in our projects
 - Thousands of volunteers contributing multiple thousands of hours of work
- Teaching valuable and transferable life skills to homeowners ensuring they become good neighbors
- Generating more property tax revenue for El Paso County
- Through the ReStore we reduce land fill waste by reusing building materials and provide an alternative, inexpensive shopping site



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Our Organizational Structure



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Resources

- With thanks to Tim Trowbridge for creating past slide presentation.
- My.Habitat.Org
 - Thanks to Sherri Dodson of Habitat Maui for material
- Colorado Secretary of State Nonprofit Board Member Course
 - <http://www.sos.state.co.us/pubs/charities/boardTraining.html>
- <http://www.cnecoloradosprings.org/>
- <https://www.boardsource.org/eweb/>





**Pikes Peak
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Pikes Peak Habitat for Humanity
2802 N. Prospect
Colorado Springs, CO 80907

ReStore
411 S. Wahsatch
Colorado Springs, CO 80907