



**Pikes Peak
Habitat
for Humanity®**

**BOARD OF DIRECTORS
Monthly Meeting**

October 4, 2021

Peel House

1515 North Cascade Avenue, Room 203

also offered virtually via Zoom

PPHFH Board of Directors
Board Meeting
(Virtual and in-person at the Peel House: 1515 N Cascade Ave, Room 203)
Agenda
October 4, 2021

- 5:45 Opening Prayer & Greeting** (Ryan P.)
- Introduction
- 5:55 Opening Devotions** (Joel)
- 6:00 Approval of Minutes** (Ryan P.)
- August 2, 2021 Minutes (vote)
- 6:10 Finance Report** (Rob G.)
- August 2021 Financial Dashboard
- 6:15 ITEMS REQUIRING DISCUSSION &/OR VOTE**
- Presentation of Family Selection Process (Joel)
 - Presentation of future homeowner candidates (Joel)
 - Board approval of Family Selection Committee’s recommendation of future homeowners
- 6:45 Executive Director & Staff Report** (Kris)
- 6:50 Committee Reports**
- Executive Committee (Ryan P.)
- 7:15 Adjournment**

6 Strategic Plan Goals (FY2019-FY2021) – Update provided by Kris at Board Retreat (*included in Board Packet*)

- #1 Open 2nd ReStore – Update included in ED Report
- #2 Increase the number of families served through implementation of a Critical Home Repair program, growth in the Brush with Kindness program, and strengthening of homeowner services
- #3 Implement a Faith in Action Program (Iain P.)
- #4 Stabilize annual home construction to 7-8 homes per year
- #5 Strengthen Board Governance
- #6 Grow Organizational Capacity (See update in Board Packet)

Calendar:

October 27, 2021: Home Dedications at Sand Creek – 9:00 a.m. Clark and 10:30 a.m. Veteran Build

October 28, 2021, 4:45-6:30: 35th Anniversary Celebration, The Pinery at the Hill, 775 W Bijou St.

November 1, 2021: PPHFH Board Meeting

November 11, 2021: Veteran Build Photography Art Show (time TBD)

November 25 – 26, 2021: PPHFH Business Office and construction site closed in observance of Thanksgiving Day

November 30, 2021: Giving Tuesday

December 3 – 17, 2021: Gingerbread Build Event voting takes place

December 6, 2021: PPHFH Board Meeting

December 7, 2021: Colorado Gives Day

December 24, 2021 – January 3, 2022: Business Office and construction site closed for Christmas/New Year Break

Board Minutes

PPHFH Board Meeting

Date: August 2, 2021

Board Members	Present	Staff	Present
Shannon Baumgartner	Z	Stephanie Campbell	Y
Jay Carlson	Y	Greg Kovach	Z
Rob Glunta	Y	Kris Medina	Y
Joel Hamilton	Z	Iain Probert	Z
Peter Hilts		Janet Risley	Z
Martha Johnson		Jeff White	Y
Ryan Mohling			
Janna Mulder, Secretary	Y		
Ryan Panariso, President	Y		
Chuck Smith			
Eric Stolp	Y		
Ryan Teeples	Y		
Candy Vandenberg	Z		
Bill Wall			

CALL TO ORDER:

The August 2, 2021 meeting of the PPHFH Board of Directors was called order at 5:45 by Mr. Ryan Panariso, president.

OPENING DEVOTIONS-INTRODUCTIONS-ANNOUNCEMENTS:

Mr Bill Wall led the opening devotions with Prov. 19:17 on giving of ourselves.

APPROVAL OF MINUTES:

Motion made by Chuck, Bill seconded and it was passed to approve the June 7, 2021 minutes as presented.

FINANCE REPORT:

The finance report was given by Rob G. It has been an overall incredible year with a 11% return. June did have a loss but the year was outstanding with tithes being up.

ITEMS REQUIRING DISCUSSION AND/OR VOTE:

Anti-money laundering report. This policy was approved by the Finance Committee at their June meeting. Whistleblower policy was approved by the Finance Committee at their June meeting. Red Flag Identity Theft Report was also approved by the Finance Committee at their June meeting. Resolution for new check signers from Ex Comm. Peter is 1st signer and Joel is 2nd signer. Jeff & Janet can now have authority to sign checks up to \$10,000.

EXECUTIVE DIRECTOR & STAFF REPORTS:

Ms Lewis asked if there are any questions regarding the report. There were no questions.

COMMITTEE REPORTS & RECOMMENDATIONS:

Executive Committee: Mr Panariso reported that at the Ex Comm meeting time was spent getting new members up to speed. Board retreat will be Sept. 25, 2021.

Development/Faith Committee: The Faith in Action manager is in the process of being filled. There were @ 20 applicants. Final interviews are being held.

2021 Faith Build will be the final faith build being sponsored by Thrivent. This has been a 16-year relationship between PPHFH and Thrivent. There have been 14 faith builds to date.

Thrivent will make a final donation of \$64,000 to PPHFH in 2021. Transition was discussed.

Discussion about the Tithe report. Kris explained some of the programs and that the Board votes on this every three years.

Restore 2: Jeff gave a quick update regarding the VIP opening on August 26 and the soft opening of the store on August 27, 28 or 30. Greg informed us about the price of lumber. OSB has not gone down. Cedar is high. Greg mentioned creative ways to think about building.

Iain gave information about the Oct. 28 celebration. There is a 200-person capacity.

Also looking for donations for Restore 2.

Chuck brought up discussion about future oversea builds. There is a tentative date of Oct. 2022 for a trip/build to Nepal.

Meeting adjourned at 6:42 p.m.

Financials & Related Reports

FY 2022 Operations Dashboard

August 2021

Current Profit and Loss Highlights

Current Net Income (Loss)	\$	97,614
YTD Income (Loss)	\$	255,345



Board of Directors

Balance Sheet Summary

ASSETS

Current Assets

Checking/Savings	\$	1,269,023
Investment Cash/Equivalents		16,286
Investment Securities		1,343,896
Accounts Receivable		98,350
Other Current Assets		3,083,683
Total Current Assets	\$	5,811,238

Fixed Assets

	\$	6,219,262
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Other Assets

		2,537,914
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TOTAL ASSETS

	\$	14,568,414
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LIABILITIES & EQUITY

Liabilities

Total Current Liabilities	\$	584,639
Long Term Liabilities		4,056,222

Total Liabilities

	\$	4,640,861
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Total Equity

		9,927,553
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TOTAL LIABILITIES & EQUITY

	\$	14,568,414
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Finance Committee Notes

FY22 summary:

August was a solid month
 Contributions are starting the year off strong
 ReStore South sales continue to exceed the budget
 Expenses are less than budget
 Investment account had a positive monthly return
 YTD net income continues to remain solid

Available Cash Balance

Operations	\$	1,269,022	48%
Short Term	\$	16,625	1%
Long Term	\$	1,343,557	51%
Total	\$	2,629,204	

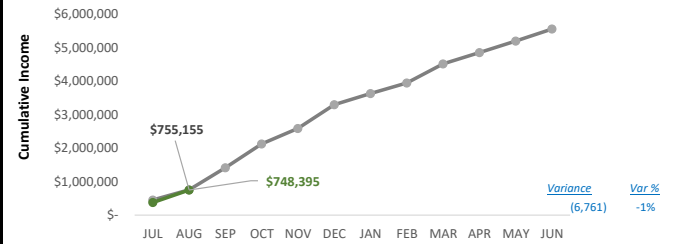
Pending Major Disbursements

Item	Jul-21	Aug-21	Sep-21
Tithe			25,000
Total	-	-	25,000

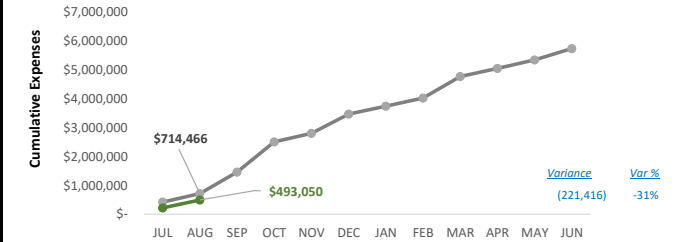
→ Operations Target is 3-months of operating expenses [\$1,450,387] or 15%, whichever is greater.

→ Operations amount excludes the construction draw bank account.

PPHFH YTD Income Performance



PPHFH YTD Expense Performance



Development

Current Donation Performance

YTD Donation Performance

FY 2021	Actual	Budget	Variance	Var %
Indiv	\$ 11,275	\$ 8,100	\$ 3,175	39%
Bequest	\$ -	\$ -	\$ -	-
Corps	\$ 70,793	\$ 2,500	\$ 68,293	2732%
Grants	\$ 35,000	\$ 7,250	\$ 27,750	383%
Other	\$ 4,583	\$ 1,500	\$ 3,083	206%
Total	\$ 121,651	\$ 19,350	\$ 102,301	529%
FY 2020	\$ 17,231	\$ 24,906	\$ (7,675)	-31%
FY 2019	\$ 18,438	\$ 12,250	\$ 6,188	51%

FY 2021	Actual	Budget	Variance	Var %
	\$ 38,566	\$ 17,825	\$ 20,741	116%
	\$ -	\$ -	\$ -	100%
	\$ 74,517	\$ 5,000	\$ 69,517	1390%
	\$ 40,000	\$ 18,500	\$ 21,500	116%
	\$ 8,192	\$ 7,050	\$ 1,142	16%
	\$ 161,275	\$ 48,375	\$ 112,900	233%
FY 2020	\$ 32,783	\$ 44,661	\$ (11,878)	-27%
FY 2019	\$ 34,216	\$ 36,500	\$ (2,284)	-6%

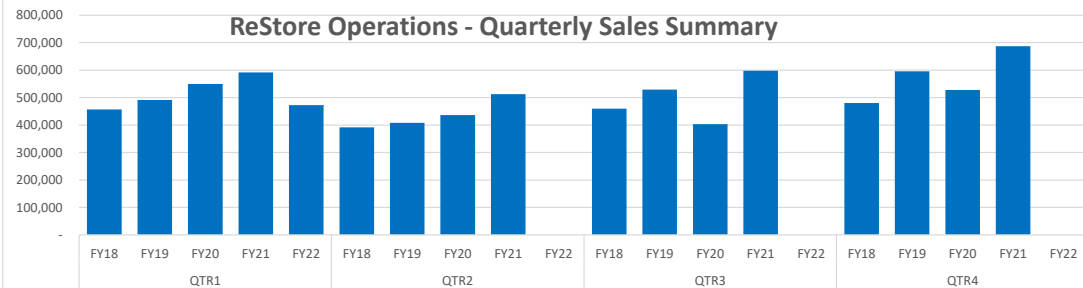
ReStore Operations - Income & Expense Performance



ReStore Ops YTD Income Performance



ReStore Operations - Quarterly Sales Summary



ReStore Ops YTD Expense Performance

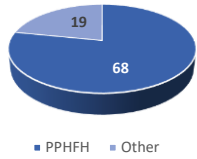


Homeowner Services

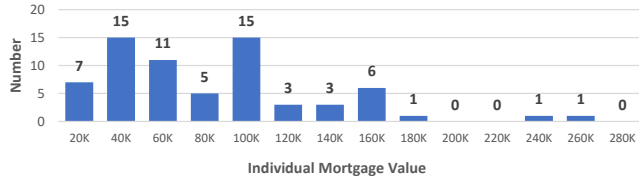
Total Active Mortgages: 87

Total Portfolio Value: \$5,091,853

Loans Serviced



68 Active PPHFH Mortgages



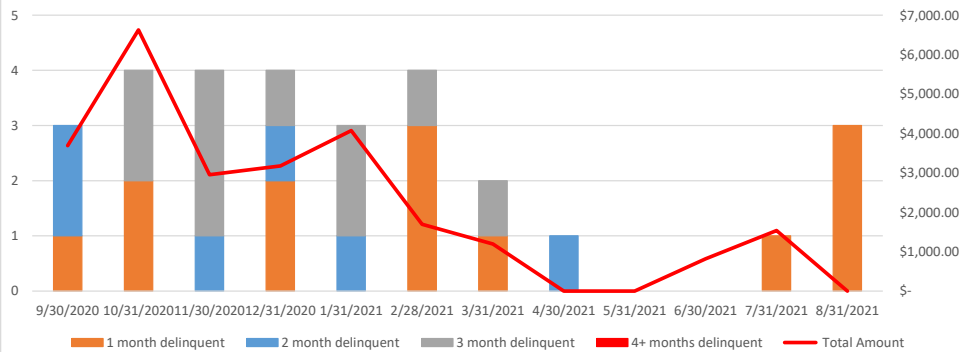
Delinquency Report

Current Status ▲

- ▲ Healthy
- ▲ Needs Attention
- ▲ Major Problem

MONTHS DELINQUENT	# Loans	\$Amt	% portfolio at risk
Less than 1 month behind	0	\$ -	0.00%
Last month	0	\$0.00	0.00%
1 month behind	0	\$ -	0.00%
2 months behind	0	\$ -	0.00%
3 months behind	0	\$ -	0.00%
4+ months behind	0	\$ -	0.00%
Total	0	\$ -	0.00%
Last month	0	\$0.00	0.00%
June 2020	4	\$2,547.86	4.17%

Number & Dollar Amount of Delinquencies

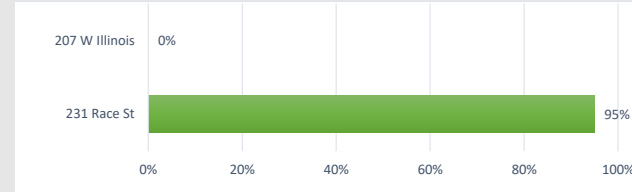


Construction

Active Building Progress

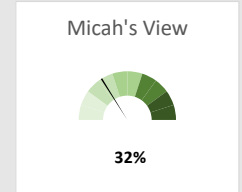
Micah's View

Fountain, CO



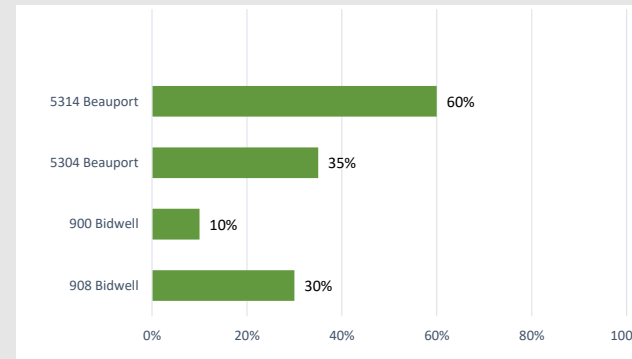
% Site Completion

3 Home Site

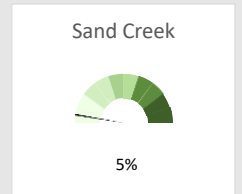


The Ridge at Sand Creek

Colorado Springs, CO



30 Home Site



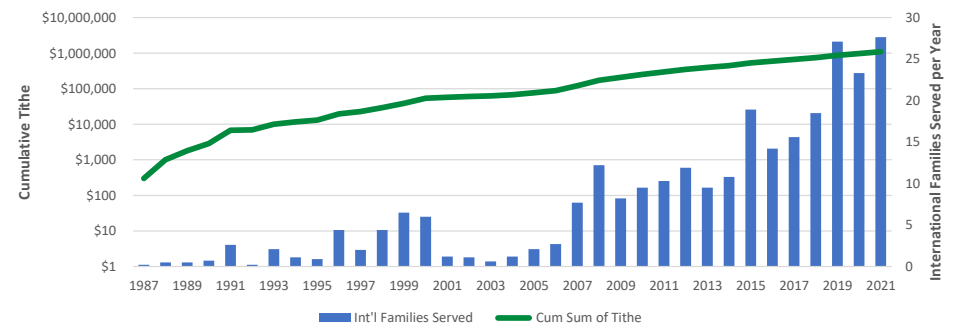
Repair Program

Repair Category	Applicants Selected	In Process	Complete
Critical Home Repair	3	1	2
Home Preservation	1	0	1

Program Completed

Affiliate Tithe Impact

Tithe History and Impact



Items for Discussion/Vote

Board of Directors Applicant Review Form

Name: Applicant 1

Household Size:	4	
Adults:	1	
Dependents:	M	15
	M	14
Bedroom Size Needed:	M	3

Household AMI:	40%
Total Annual Income	\$32,640
Current Housing Ratio:	31%
Habitat Mortgage Payment:	\$816

Ability to Pay

Does the household income fall between the income guidelines?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Is the household's debt-to-income ratio less than 40%	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Are all household members U.S. Citizens or Permanent Residents?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Have all applicants lived in El Paso County for a year prior to applying?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Have all applicants had the same employer/income source for the past 24 months?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Are all applicants first-time homebuyers?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Have all judgements been fully satisfied?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Have all foreclosures, evictions or repossessions occurred prior to July 2018?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Have any bankruptcies been discharged prior to July 2019?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Have any pending divorces been finalized?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Do collection accounts total less than \$2,500?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A

Comments:

Current Housing Need (check ALL that apply)

- Are children of opposite genders or children more than five years apart sharing a room
- Are children sharing rooms with adults
- Temporary housing or homeless
- Subsidized housing (government or nonprofit assistance)
- Accessibility issues
- Structural integrity issues
- Broken or missing windows or improper locks on windows/doors
- Heating, electrical or plumbing issues
- Unsafe or crime-ridden neighborhood
- Unsuitable for human habitation (unsanitary or deteriorated)
- Health risk (mold, asbestos, lead paint)
- Cost of rent, is 35% or more of overall income

Willingness to Partner

- Were the application and all requested materials returned within the stated period of time?
- Did the applicant(s) accept the down-payment and closing-cost requirements of the affiliate?
- Are the applicant(s) willing to complete the required sweat-equity hours?

Board of Directors Applicant Review Form

Name:

Household Size:
 Adults:
 Dependents:

F	68
F	20
F	16
F	12

 Bedroom Size Needed:

Household AMI:	41%
Total Annual Income	\$36,300
Current Housing Ratio:	37%
Habitat Mortgage Payment:	\$908

Ability to Pay

Does the household income fall between the income guidelines?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Is the household's debt-to-income ratio less than 40%	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Are all household members U.S. Citizens or Permanent Residents?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Have all applicants lived in El Paso County for a year prior to applying?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Have all applicants had the same employer/income source for the past 24 months?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Are all applicants first-time homebuyers?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Have all judgements been fully satisfied?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Have all foreclosures, evictions or repossessions occurred prior to July 2018?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Have any bankruptcies been discharged prior to July 2019?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Have any pending divorces been finalized?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Do collection accounts total less than \$2,500?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A

Comments:

Current Housing Need (check ALL that apply)

- Are children of opposite genders or children more than five years apart sharing a room
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Willingness to Partner

- Were the application and all requested materials returned within the stated period of time?
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- Are the applicant(s) willing to complete the required sweat-equity hours?

Board of Directors Applicant Review Form

Name: Applicant 3

Household Size:	4
Adults:	1
Dependents:	M 7
	F 5
Bedroom Size Needed:	F 3
	3

Household AMI:	42%
Total Annual Income	\$34,980
Current Housing Ratio:	38%
Habitat Mortgage Payment:	\$875

Ability to Pay

Does the household income fall between the income guidelines?	<input checked="" type="radio"/> Yes	No	
Is the household's debt-to-income ratio less than 40%	<input checked="" type="radio"/> Yes	No	
Are all household members U.S. Citizens or Permanent Residents?	<input checked="" type="radio"/> Yes	No	
Have all applicants lived in El Paso County for a year prior to applying?	<input checked="" type="radio"/> Yes	No	
Have all applicants had the same employer/income source for the past 24 months?	<input checked="" type="radio"/> Yes	No	
Are all applicants first-time homebuyers?	<input checked="" type="radio"/> Yes	No	
Have all judgements been fully satisfied?	Yes	No	<input checked="" type="radio"/> N/A
Have all foreclosures, evictions or repossessions occurred prior to July 2018?	Yes	No	<input checked="" type="radio"/> N/A
Have any bankruptcies been discharged prior to July 2019?	Yes	No	<input checked="" type="radio"/> N/A
Have any pending divorces been finalized?	Yes	No	<input checked="" type="radio"/> N/A
Do collection accounts total less than \$2,500?	Yes	No	<input checked="" type="radio"/> N/A

Comments:

Current Housing Need (check ALL that apply)

- Are children of opposite genders or children more than five years apart sharing a room
- Are children sharing rooms with adults
- Temporary housing or homeless
- Subsidized housing (government or nonprofit assistance)
- Accessibility issues
- Structural integrity issues
- Broken or missing windows or improper locks on windows/doors
- Heating, electrical or plumbing issues
- Unsafe or crime-ridden neighborhood
- Unsuitable for human habitation (unsanitary or deteriorated)
- Health risk (mold, asbestos, lead paint)
- Cost of rent, is 35% or more of overall income

Willingness to Partner

- Were the application and all requested materials returned within the stated period of time?
- Did the applicant(s) accept the down-payment and closing-cost requirements of the affiliate?
- Are the applicant(s) willing to complete the required sweat-equity hours?

Board of Directors Applicant Review Form

Name: Applicant 4

Household Size:	3
Adults:	2
Dependents:	M 16
	F 20
Bedroom Size Needed:	3

Household AMI:	48%
Total Annual Income	\$ 35,604.00
Current Housing Ratio:	36.0%
Habitat Mortgage Payment:	\$ 890.00

Ability to Pay

Does the household income fall between the income guidelines?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Is the household's debt-to-income ratio less than 40%	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Are all household members U.S. Citizens or Permanent Residents?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Have all applicants lived in El Paso County for a year prior to applying?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Have all applicants had the same employer/income source for the past 24 months?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Are all applicants first-time homebuyers?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Have all judgements been fully satisfied?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Have all foreclosures, evictions or repossessions occurred prior to July 2018?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Have any bankruptcies been discharged prior to July 2019?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Have any pending divorces been finalized?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Do collection accounts total less than \$2,500?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A

Comments:

Current Housing Need (check ALL that apply)

- Are children of opposite genders or children more than five years apart sharing a room
- Are children sharing rooms with adults
- Temporary housing or homeless
- Subsidized housing (government or nonprofit assistance)
- Accessibility issues
- Structural integrity issues
- Broken or missing windows or improper locks on windows/doors
- Heating, electrical or plumbing issues
- Unsafe or crime-ridden neighborhood
- Unsuitable for human habitation (unsanitary or deteriorated)
- Health risk (mold, asbestos, lead paint)
- Cost of rent, is 35% or more of overall income

Willingness to Partner

- Were the application and all requested materials returned within the stated period of time?
- Did the applicant(s) accept the down-payment and closing-cost requirements of the affiliate?
- Are the applicant(s) willing to complete the required sweat-equity hours?

Board of Directors Applicant Review Form

Name: Applicant 5

Household Size:

Adults:

Dependents:

Bedroom Size

Needed:

3	
1	
F	13
M	10

Household AMI:

Total Annual Income

Current Housing Ratio:

Habitat Mortgage Payment:

58%
\$42,996
34%
\$1,075

3

Ability to Pay

Does the household income fall between the income guidelines?	<input checked="" type="radio"/> Yes	No	
Is the household's debt-to-income ratio less than 40%	<input checked="" type="radio"/> Yes	No	
Are all household members U.S. Citizens or Permanent Residents?	<input checked="" type="radio"/> Yes	No	
Have all applicants lived in El Paso County for a year prior to applying?	<input checked="" type="radio"/> Yes	No	
Have all applicants had the same employer/income source for the past 24 months?	<input checked="" type="radio"/> Yes	No	
Are all applicants first-time homebuyers?	<input checked="" type="radio"/> Yes	No	
Have all judgements been fully satisfied?	Yes	No	<input checked="" type="radio"/> N/A
Have all foreclosures, evictions or repossessions occurred prior to July 2018?	Yes	No	<input checked="" type="radio"/> N/A
Have any bankruptcies been discharged prior to July 2019?	Yes	No	<input checked="" type="radio"/> N/A
Have any pending divorces been finalized?	Yes	No	<input checked="" type="radio"/> N/A
Do collection accounts total less than \$2,500?	Yes	No	<input checked="" type="radio"/> N/A

Comments:

Current Housing Need (check ALL that apply)

- Are children of opposite genders or children more than five years apart sharing a room
- Are children sharing rooms with adults
- Temporary housing or homeless
- Subsidized housing (government or nonprofit assistance)
- Accessibility issues
- Structural integrity issues
- Broken or missing windows or improper locks on windows/doors
- Heating, electrical or plumbing issues
- Unsafe or crime-ridden neighborhood
- Unsuitable for human habitation (unsanitary or deteriorated)
- Health risk (mold, asbestos, lead paint)
- Cost of rent, is 35% or more of overall income

Willingness to Partner

- Were the application and all requested materials returned within the stated period of time?
- Did the applicant(s) accept the down-payment and closing-cost requirements of the affiliate?
- Are the applicant(s) willing to complete the required sweat-equity hours?

Board of Directors Applicant Review Form

Name: Applicant 6

Household Size:	3
Adults:	2
Dependents:	M 6
Bedroom Size Needed:	3

Household AMI:	58%
Total Annual Income	\$42,744
Current Housing Ratio:	32%
Habitat Mortgage Payment:	\$1,069

Ability to Pay

Does the household income fall between the income guidelines?	Yes	No	
Is the household's debt-to-income ratio less than 40%	Yes	No	
Are all household members U.S. Citizens or Permanent Residents?	Yes	No	
Have all applicants lived in El Paso County for a year prior to applying?	Yes	No	
Have all applicants had the same employer/income source for the past 24 months?	Yes	No	
Are all applicants first-time homebuyers?	Yes	No	
Have all judgements been fully satisfied?	Yes	No	N/A
Have all foreclosures, evictions or repossessions occurred prior to July 2018?	Yes	No	N/A
Have any bankruptcies been discharged prior to July 2019?	Yes	No	N/A
Have any pending divorces been finalized?	Yes	No	N/A
Do collection accounts total less than \$2,500?	Yes	No	N/A

Comments:

Current Housing Need (check ALL that apply)

- Are children of opposite genders or children more than five years apart sharing a room
- Are children sharing rooms with adults
- Temporary housing or homeless
- Subsidized housing (government or nonprofit assistance)
- Accessibility issues
- Structural integrity issues
- Broken or missing windows or improper locks on windows/doors
- Heating, electrical or plumbing issues
- Unsafe or crime-ridden neighborhood
- Unsuitable for human habitation (unsanitary or deteriorated)
- Health risk (mold, asbestos, lead paint)
- Cost of rent, is 35% or more of overall income

Willingness to Partner

- Were the application and all requested materials returned within the stated period of time?
- Did the applicant(s) accept the down-payment and closing-cost requirements of the affiliate?
- Are the applicant(s) willing to complete the required sweat-equity hours?

Board of Directors Applicant Review Form

Name: Applicant 7

Household Size:	1	
Adults:	1	
Dependents:	0	0
Bedroom Size Needed:		
2		

Household AMI:	60%
Total Annual Income	\$37,440
Current Housing Ratio:	38%
Habitat Mortgage Payment:	\$936

Ability to Pay

Does the household income fall between the income guidelines?	(Yes)	No	
Is the household's debt-to-income ratio less than 40%	(Yes)	No	
Are all household members U.S. Citizens or Permanent Residents?	(Yes)	No	
Have all applicants lived in El Paso County for a year prior to applying?	(Yes)	No	
Have all applicants had the same employer/income source for the past 24 months?	(Yes)	No	
Are all applicants first-time homebuyers?	(Yes)	No	
Have all judgements been fully satisfied?	Yes	No	(N/A)
Have all foreclosures, evictions or repossessions occurred prior to July 2018?	Yes	No	(N/A)
Have any bankruptcies been discharged prior to July 2019?	Yes	No	(N/A)
Have any pending divorces been finalized?	Yes	No	(N/A)
Do collection accounts total less than \$2,500?	Yes	No	(N/A)

Comments:

Current Housing Need (check ALL that apply)

- Are children of opposite genders or children more than five years apart sharing a room
- Are children sharing rooms with adults
- Temporary housing or homeless
- Subsidized housing (government or nonprofit assistance)
- Accessibility issues
- Structural integrity issues
- Broken or missing windows or improper locks on windows/doors
- Heating, electrical or plumbing issues
- Unsafe or crime-ridden neighborhood
- Unsuitable for human habitation (unsanitary or deteriorated)
- Health risk (mold, asbestos, lead paint)
- Cost of rent, is 35% or more of overall income

Willingness to Partner

- Were the application and all requested materials returned within the stated period of time?
- Did the applicant(s) accept the down-payment and closing-cost requirements of the affiliate?
- Are the applicant(s) willing to complete the required sweat-equity hours?

Board of Directors Applicant Review Form

Name: Applicant 8

Household Size:	2
Adults:	1
Dependents:	F 16

Household AMI:	65%
Total Annual Income	\$42,636
Current Housing Ratio:	39%
Habitat Mortgage Payment:	\$1,066

Bedroom Size Needed:
2

Ability to Pay

Does the household income fall between the income guidelines?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Is the household's debt-to-income ratio less than 40%	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Are all household members U.S. Citizens or Permanent Residents?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Have all applicants lived in El Paso County for a year prior to applying?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Have all applicants had the same employer/income source for the past 24 months?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Are all applicants first-time homebuyers?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Have all judgements been fully satisfied?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Have all foreclosures, evictions or repossessions occurred prior to July 2018?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Have any bankruptcies been discharged prior to July 2019?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Have any pending divorces been finalized?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
Do collection accounts total less than \$2,500?	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A

Comments:

Current Housing Need (check ALL that apply)

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- Were the application and all requested materials returned within the stated period of time?
- Did the applicant(s) accept the down-payment and closing-cost requirements of the affiliate?
- Are the applicant(s) willing to complete the required sweat-equity hours?

Staff and Committee Reports

Executive Director, Staff, & Committee Report
October 4, 2021

Development

Thank you for your patience in waiting to receive your Board thank you notes assignments and your time and support in writing and sending them!

- ReStore NE campaign has received over \$17K so far. If you would like to continue to help spread the word, check our website for digital or printed forms, or you can ask Iain or Jeff for printed campaign packets
- ReStore NE VIP Event (August 26th) attended by 66 guests; Opening Event (September 18th) ~ 130 people (including students) at the time of the mayoral ribbon cutting
- August 16th fundraising event at La Rosa restaurant (Palmer Lake) generated nearly \$900.00 in support
- Thrivent – Rocky Mountain Region received AFP SOCO’s 2021 *Large Philanthropic Company or Organization Award* at Patty Jewett on September 24th
- Mike Maroone Honda 4th Annual Acura/Honda Car Show held Sunday, October, 3rd with all proceeds going to Veteran Build
- Triton Roofing holding golf tourney at Silver Spruce Golf Course to benefit PPHFH (Friday, October, 8th)
- Two home dedications planned at The Ridge at Sand Creek on October 27th
- 35th Anniversary Celebration scheduled for Thursday, October, 28th at The Pinery at the Hill
- FY21 Annual Report to be released on October 28th
- Framed photography fundraiser at RSNE with an artist “meet and greet” on Veterans Day (Thursday, November, 11th), proceeds going to the Veteran Build
- Expect an email from the Development Team detailing how you can help support these essential End of Year fundraising efforts
 - GivingTuesday: November 30th
 - Colorado Gives Day: December 7th
 - Gingerbread Home Build in support of Veteran Build
 - 12 Days of Christmas – specific items to be purchased
 - Year-End – direct mail appeal
- Recent grants include El Paso County Regional Business Relief Fund, \$20,000 for operations; U.S. Bank Foundation, \$7,500 for Home Repair Program; and CHFA, \$12,300 for the Home Repair Program.

Faith in Action

- Thrivent & Interfaith Build for Unity volunteer workdays occurring at least three times a month since August
- Faith Committee Eric Stolp is putting together a Faith Advisory Committee IBU ‘build day’ at The Ridge at Sand Creek
- PPHFH construction site and ReStores were designated as approved volunteer sites for COSILove You’s 2021 *City Serve Day* (Saturday October, 2nd)

Homeowner Services

- Staff is participating in the Housing for All Series – Solutions that Make Sense, hosted by The Affordable Housing Collaborative and Colorado Springs City Council. The purpose is to “drill down” on key activities that could be recommended to our city council, county commissioners and city/county administration that would be great steps to help solve the affordable housing crisis in our community. The areas of focus are on: Financing/Funding, Land Use, Capacity Building, Regulations/Advocacy and Incentives.

Homeowner Support

- Staff continues to work with St. Vrain Habitat for Humanity (Loveland) to create and expand website training/education opportunities as it relates to homeownership.

Family Selection

- Review of Family Selection and Services Committee recommendation of 9 applicants for PPHFH homeownership. The Family Selection and Services Committee has reviewed all applicants who meet the following three basic criteria:
 - Ability to Pay – a qualified loan underwriter from the committee reviewed the application to determine the applicant's ability to pay.
 - Need for adequate housing – teams of two committee members made home visits to qualified applicants to assess their current housing situation and have demonstrated an Ability to Pay.
 - Willingness to Partner – staff interviewed the applicants to determine whether the applicant understands and is willing to fulfill all program requirements.
- Closed on 231 S. Race Street at Micah's View in Fountain on September 28th!
- Two dedications will be celebrated on October 27th. 5304 Beauport, Clark Survey @ 9:00 am and Veteran Build – 5314 Beauport @ 10:30 am, both at Sand Creek, all are welcome to come.

ReStores

- ReStore South has seen a slowing in sales this month due to ReStore Northeast opening and continued road construction making it very difficult to access the store.
- ReStore Northeast sales have been much higher than anticipated. The Grand Opening was a huge success.
- Drop off donations have dropped off at ReStore South and have been steadily increasing at ReStore Northeast.
- We will have metrics to compare donation drop offs at both locations starting next month.

Accounting and Administration

- Clean audit; draft to be presented to board in Nov.
- 990 info tax return in process

Construction / Repair

- **The Ridge at Sand Creek:**
 - Two homes (including Veteran's build) on Beauport nearly complete and set to close in late October 2021
 - House on Bidwell is in progress, home is scheduled for completion/close by late Dec 2021
 - Next 3 lot permits/plot plans in progress
- **Micah' View:**
 - Home Dedication held on September 22nd. A big thank you to Harry Moore who this home was built in honor of his tireless volunteer efforts.
- **Volunteers:**
 - Volunteer participation has been strong over the summer with solid/upward trending
- **Home Depot/HFHI Veteran Repairs:**
 - Three of four Veteran Repairs have been completed (2 Critical/1 Preservation) with one critical repair remaining in-progress (9 of 10 windows replaced but delays due to re-order of a broken window sash have delayed the install of the final bay window). Thanks to Home Depot and HFHI for making these repairs possible.
- **Rising Building Material Costs:**
 - The price of lumber on the futures market has given up all of its gains for this year, **falling by more than 50% in just the last few months**, but consumer savings are not yet being realized



**every
one**

deserves a decent
place to live.

PPHFH 3YR Strat Plan Recap

PPHFH Board Retreat, September 25, 2021



What is the mission?

What is the vision?

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

Six Goals, One Mission

- #1 Open a Second ReStore
- #2 Increase Number of Families Served
- #3 Implement Faith in Action Program
- #4 Stabilize annual home construction
- #5 Strengthen Board Governance
- #6 Grow Organizational Capacity



PPHFH BOARD STRATEGIC GOALS FY2021-2023

- #1 Open a 2nd ReStore
 - #2 Increase # of families served by creating a CHR and BWK Programs
 - #3 Implement Faith in Action Program
 - #4 Stabilize annual construction to 7-8 homes annually
 - #5 Strengthen Board Governance
 - #6 Grow Organizational Capacity
- #1 Complete – Opened Sept 2021
 - #2 Repairs increased; need to hire supervisor and expand w/ funding
 - #3 Complete –now to expand
 - #4 Pulled back for now to 5/YR
 - #5 Always in process
 - #6 Increasing donors, funding & sources, acquire more land, increase density, expand staff capacity & PD

GOAL #1 OPEN SECOND RESTORE – DONE!

RSNE Remaining Tactics

- Hire 2 more sales staff
- Professional development
- Expand donor & customer base
- Adjust staff/volunteer needs
- Maintain 3 inventory turns
- Break even by end of year 2

RSNE & RSS Going Forward

- Leverage RSS & RSNE as PPHFH
- Assess & strengthen resources & capacity
- Comprehensive assessment of both stores to maximize margins
- Initial assessment to consider RS#3

GOAL #2 INCREASE NUMBER OF FAMILIES SERVED

Repairs

- Expand CHR and BWK (Home Preservation) Capacity (staff, volunteers, funding, partners)
- Expand number of community partners for leveraging community resources to serve more families
- Create focus service groups (Vets, Aged, People with disabilities)

Strengthen Homeowner Services

- Sweat Equity requirements revised
- Outsourced loan servicing
- Pre and post-purchase education reviewed
- Web-based applicant & H.O. education in process
- Strengthen Long-Term Affordability (LTA)
 - Sales Price Policy Revised
 - 90-year Deed Restriction Policy Approved
 - Community Affordable Housing Advocacy Expanding
 - Researching LTA Property Tax Initiatives

GOAL #3 IMPLEMENT FAITH IN ACTION PROGRAM

Expand Christian and Other Faith Involvement

- Three-year Capacity Building Grant
- Hired FIAP Manager
- Faith Committee reinvigorated
- Interfaith Build for Unity launched
- Thrivent relationship strengthened - Budapest
- Expand number of engaged faith partners

Upcoming:

- Assess Interfaith Build for Unity #2?
- Global Village program post-Pandemic

Engage with Thrivent & Congregations

- Thrivent partnership changing/evolving
- Honor the partnership, guide the future
- Need to review Faith/Apostles Build Sponsorship
- Continue faith outreach and involvement

Upcoming:

- Launch Thrivent International Build - opportunity
- Grow volunteers into donors and advocates



Stabilize Annual Home Construction 7-8 Homes Per Year

The Pandemic – Stormed on our goal..

GOAL #4 STABILIZE ANNUAL HOME CONSTRUCTION 7-8 HOMES PER YEAR

Accomplished

- Multi-year land acquisition plan
 - Acquired largest gift in affiliate history – 30 lots
 - Developed 30 lots less than market cost
 - Acquired 8 lots in Fountain
- Closed out Country Living & Dale Street
- Expanded Veteran Build (funding/awareness)
- Real Estate Build – Took off and then hibernated
- New home designs for higher density lots
- Collaborated with COSP for HUD \$
 - HOME & CHDO for more HUD \$
 - County for CDBG
- Enhanced volunteer management (CERVIS)

Neighborhood Projects

- Partnered with City RE neighborhood cleanup & city-wide affordable housing discussions
- Partnered with Brothers Redevelopment, Energy Resource Center, Mill Street Alliance
- To Do:
 - Hire Staff to Learn HFH Construction for Retiring Staff
 - Assess construction program for enhancement
 - Acquire More Land
 - Advocate for Higher Density, zoning, legislation
 - Design homes for higher density lots (Dup, TH, SF)
 - HFHI required design changes by January 2024

GOAL #5 STRENGTHEN BOARD GOVERNANCE

- Self-Assessment conducted
- Bylaws revised
- Committee descriptions updated
- Governance Committee created
- Board Portal created
- Professional development growing
 - Secretary of State
 - HFHC
 - HFHI

Upcoming

- Formalize Board nomination process & Ad hoc Committee
- FY23-25 Strategic Plan
- Identify skills needed for FY23-25
- Board needs to advance to fundraising Board

GOAL #6 GROW ORGANIZATIONAL CAPACITY

Pikes Peak



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

GOAL #6 GROW ORGANIZATIONAL CAPACITY

- Enhance leadership & program management skills
- Explore options for Tier 2 staff
- Detailed Fund Development Plan in place
- DRM and DRS integrated into team
- Individual donors (# and \$) increasing
- Corporate donors (# and \$) increasing

To do:

- Organize annual Team Building event
- Compensation market analysis
- Expand annual fundraising event to be major funding source
- Create capacity for planned giving program
- Assess capacity for capital campaign for 3rd ReStore

\$ IN

- Fundraising Donations
- ReStore sales & scrap & donations
- Homeowner Mortgage Principal Payments & Loan sales/payoffs
- Dividends/Interest

\$ OUT

- Building and Repairing Homes
- Payroll
- Programs
- Operational Expenses

The numbers tell the Fiscal Year '21 story

Profit & Loss Statement Summary

• Fundraising	\$1.1M	• Construction/Repairs	\$1.3M
• Home sales (not cash)	\$1.2M	• RSS Expenses (w/o PR)	\$1.0M
• ReStore South gross	\$2.4M	• Payroll	\$1.3M
• ReStore South net	\$ 895K	• Family Selection/Loans	\$ 736K
• Homeowner Mtg Pmts	\$ 280K	• Tithe	\$ 124K
		• Bldg/Vehicle Maintenance	\$ 153K
• Gross Revenue:	\$5.2M	• Gross Expenses:	\$4.8M
• Net Revenue:	\$ 459K		

What's Not on the Profit and Loss Summary?

- ReStore NE Land Purchase \$1.3 Million cash out
- The Ridge at Sand Creek Development \$ 725K cash out
- The Ridge at Sand Creek Land Donation \$ 2.1 Million gift in-kind
- ReStore South & NE Mortgages \$ 264K cash out

- AND MORE.....

- And Yet.....PPHFH is very liquid with \$2 Million in reserves coming out of the pandemic! GO TEAM!



Questions?