



BOARD OF DIRECTORS  
Monthly Meeting

March 7, 2022

**ReStore Northeast**  
6250 Tutt Boulevard, Conference Room

also offered virtually via [Zoom](#)

**AGENDA**  
**PPFH BOARD OF DIRECTORS**  
**ReStore Northeast Conference Room**  
**(6250 Tutt Blvd)**  
also offered virtually via [Zoom](#)

**March 7, 2022**  
**5:45-6:45 pm**

- 5:45-5:47**      **CALL TO ORDER**, Ryan Panariso
- 5:47-5:52**      **OPENING DEVOTIONS**, Peter Hilts
- 5:52-5:55**      **APPROVAL OF FEBRUARY 7, 2022 MEETING MINUTES**, Ryan Panariso ([Vote](#))
- 5:55-6:30**      **ITEMS REQUIRING DISCUSSION AND/OR VOTE**, Ryan Panariso
- Introduction of Potential PPHFH Board Members
    - Joe DesJardin ([Vote](#) for ratification as Board member, resume included in Board Packet)
    - Paul Hasty
  - Important Calendar Notifications (included in “Calendar of Events” in the Board Packet)
    - Board Thank-a-Thon (March 14-28)
    - IBU Home Dedication (March 27)
    - Volunteer Appreciation Event (April 20)
    - Board Build Dates (quarterly)
    - Ridge at Sand Creek Community Celebration (June 17)
    - Board Retreat (September 17)
  - Review of DRAFT FY2023-2025 Strategic Plan
- 6:30-6:45**      **ADDITIONAL QUESTIONS OR COMMENTS**

**Supplemental information:**

- February 7, 2021 Meeting Minutes
- Financials Dashboard
- Resume of Joe DesJardin
- DRAFT FY2023-2025 Strategic Plan
- Executive Director and Staff Report
- Coming Events
- Appendix:
  - Colorado Habitat for Humanity Impact Study – Executive Summary
  - HFHC “2021 Impact Study” Infographic
  - “Homeownership is Transformational” Infographic

# Board Minutes

PPHFH Board Meeting  
 (Virtual and in-person at The Restore Northeast)

Date: February 7, 2022

Board Members	Present?	Staff and Guests	Present?
Jay Carlson	Y	Kris Lewis, <i>Executive Director/CEO</i>	Y
Rob Giunta, <i>Treasurer</i>	Y	Karla Probert, <i>Executive Assistant to the ED/CEO</i>	Y
Joel Hamilton	A		
Peter Hilts	Z		
Martha Johnson	Z	GUESTS:	
Ryan Mohling	Y	Perla, future homeowner	Y
Janna Mulder, <i>Secretary</i>	Z		
Ryan Panariso, <i>President</i>	Y		
Chuck Smith	Y		
Eric Stolp, <i>Vice President</i>	Z		
Ryan Teeples	Y		
Candy Vandenberg	Z		
Bill Wall	Y		

CALL TO ORDER: The February 7, 2022 meeting of the PPHFH Board of Directors was called order at 5:47 p.m. by Mr. Ryan Panariso, president.

OPENING PRAYER & DEVOTION: Mr. Ryan Teeples led devotions and opened in prayer.

INTRODUCTION OF FUTURE HOMEOWNER: Mr. Ryan Mohling introduced our future homeowner, Perla Reyes. She talked about her family and background and excitement to be a homeowner.

APPROVAL OF MINUTES: Motion made by Mr. Chuck Smith, Mr. Ryan Teeples seconded, and it was passed to approve the December 6, 2021 minutes as presented.

FINANCE REPORT: A report was given by Mr. Rob Giunta, treasurer, reviewing the letter from Mr. Bradford Gann from Ameriprise addressing the Board's December request to provide an update regarding the investment portfolio performance.

ITEMS REQUIRING DISCUSSION AND/OR VOTE: The Interfaith Dialogue Event was successful. Chloe is doing a good job connecting different churches and getting more interest in PPHFH.

Meeting adjourned at 6:24 p.m. by President Panariso

# **Items for Discussion/Vote**

## **Joseph W. DesJardin, PE**

2012 Ruffino Drive, Colorado Springs, CO 80921

Mobile (307) 899-2020, Email [joe\\_desjardin@yahoo.com](mailto:joe_desjardin@yahoo.com)

### **Summary:**

Professional Civil Engineer with more than 42-years of experience in the plan, design, and construction management of land development and public works infrastructure projects. Passionate about organizing resources, directing quality outcomes, and achieving strategic goals.

### **Experience:**

#### **2018 - Present ProTerra Properties, LLC, Colorado Springs, Colorado**

As Director of Entitlements, select and organize consultants to provide land planning, land surveying, civil engineering, environmental, geotechnical engineering, traffic analysis, water resources and landscape architecture for land development projects. Responsible for establishing project budgets and schedules.

#### **2017 - 2018 The Vertex Companies, Inc, Denver, Colorado**

As Senior Project Manager, managed internal resources and organized external team to entitle proposed land development projects. Representative projects include Emmaus Christian Retreat near Conifer, Outdoor Storage Facility in Greeley, and Village Cooperative of Lakewood.

#### **2016 – 2017 Trailstone Engineering, LLC, Cody, Wyoming**

As Owner Representative, organized consultants, and contractors to provide land development solutions in addition to land planning, engineering design and resident project representative services. Representative project includes Cedar Mountain Subdivision, a 16-lot residential development located in Cody, Wyoming. Scope included obtaining Underground Injection Control permit from Wyoming Department of Environmental Quality for discharge of stormwater runoff.

#### **2014 – 2015 GDA Engineers, Cody, Wyoming**

As Department Manager, responsible for business development, resource utilization and client relationships for projects in the Rocky Mountain West. Representative projects include Cody Laboratories Pharmaceutical Production Facility, 2,500-acre Carmelite Monastery, and Shoshoni K-12 School.

#### **2012 – 2013 DOWL HKM, Gillette, Wyoming**

As Project Manager, provided design, bidding and construction administration, material testing and construction surveying for private and public infrastructure projects. Representative projects included Garner Lake Village, a 33-lot single family residential neighborhood and Southern Industrial Roads Project consisting of 1.6 miles concrete roadway paving and drainage improvements.

#### **2005 – 2011 Riverbend Homes, Loveland, Colorado**

As Principal, organized volunteers and teenagers to help non-profits with housing needs of homeless families and community residents. Clients included Habitat for Humanity, Interfaith Hospitality Network and United

Way. Representative projects include feasibility analysis for senior living center in Missoula, Montana, annexation of 5-acre church site, negotiated 30-year lease and plan review for cell tower, and subdivision review prior to land acquisition for affordable housing in Loveland, Colorado. Skills include rapid assessment of needs and building consensus for action.

**1985 – 2004 JR Engineering, Colorado Springs, Denver, Colorado & Santa Anna, California**

As CEO, provided leadership for 300-person multi-office operation and support functions of marketing, resources, finance, and technology. Developed a culture of exceptional client service while maintaining high quality solutions.

Began as Project Manager in 10 person Colorado Springs office. Provided plan, design, construction administration and staking of roadways and utilities for subdivision and public infrastructure projects. Specialized in entitlements, grading and storm water management solutions. Promoted to Office Manager with demonstrated ability to communicate and build relationships with clients, contractors, and governing agencies. Representative projects include the 10,000-acre Briargate Community, a master planned mixed use development and Centennial Boulevard, a major arterial roadway.

**1984 - 1985 United Planning and Engineering, Colorado Springs, Colorado**

Project Engineer for design of public and private infrastructure projects within the City of Colorado Springs and surrounding El Paso County area. Learned local codes, standards, and specifications.

**1981 – 1983 McDermott International, New Orleans, Louisiana**

Field Engineer for heavy civil contractor. Observed installation of welded steel marine pipelines in the Gulf of Mexico, Singapore, Malaysia, and Trinidad. Prepared lay down curves, monitored pipe stress, and maintain project inventory. Learned to perform in varied construction environments.

**Education:**

Bachelor of Science in Civil Engineering, Virginia Polytechnic Institute, 1980

Associate of Science in Civil Technology, Suffolk County Community College, 1976

**Registration:**

Professional Engineer registration number 14464, State of Wyoming, since 2013

Professional Engineer registration number 24207, State of Colorado, since 1987

Professional Engineer registration number 23723, State of Arizona, since 1989

**Affiliations:**

Ascension Lutheran Church, Stewardship Committee Chairman

Pikes Peak Habitat for Humanity, ReStore Committee Member

Mountain Spirit Habitat for Humanity, former President, Interim Executive Director, Building Chairman

Loveland Interfaith Hospitality Network, former Angel of the Year

Pikes Peak Housing and Building Association, former Associate of the Year

**Pikes Peak Habitat for Humanity  
Three-Year Strategic Plan  
July 2022 through June 2025  
DRAFT**

**PPHFH Strategic Goals must align with HFHI Strategic categories that include Build Community, Build Sector, Build Societal Impact and Build a Sustainable Organization (affiliate). This includes implementing at least one global objective from each impact goal.**

**To fit within HFHI's goals, PPHFH goals and tactics should include the following:**

**Community Impact:**

- Serve families through sustainable construction and housing support services
- Leverage shelter as a catalyst for community transformation
- Grow capacity to serve the most vulnerable, the disaster-affected, and the urbanizing world

**Sector Impact:**

- Support market approaches that increase products, services, and financing for affordable housing
- Promote policies and systems that advance access to adequate and affordable housing

**Societal Impact:**

- Serve as a leading voice in growing awareness of housing as a critical foundation to breaking the cycle of poverty
- Mobilize volunteers as hearts, hands, and voices for the cause of adequate affordable housing

**Sustainable Affiliate:**

- Fund the mission
  - Grow skills and leadership capabilities
  - Operate with excellence
- 

PPHFH potential Board of Director goals and staff tactics to achieve in 3-year strategic plan: (To be discussed by board and executive staff prior to board-approval in May/June 2022)

**Board Goal #1 -- Open a third ReStore in 2025**

**Board Goal #2 -- Increase the number of families served through implementation and expansion of an Aging in Place Home Repair program, expand the Critical and Brush with Kindness programs, and strengthening of homeowner services**

**Board Goal #3 -- Strengthen and expand donor relations**

**Board Goal #4 -- Grow capacity to serve the most vulnerable globally and local families earning 30-80% AMI including stabilize annual home construction at 7 to 8 homes per year (2 permits/quarter)**

**Board Goal #5 -- Strengthen and expand Advocacy**

**Board Goal #6 -- Grow organizational capacity of PPHFH (continuation of existing board-approved goal)**



## Appendix

### Planning Documents

**Goal: Build a sustainable organization**

Strategic Objective:	Who is responsible? (Committee, Team, Staff Name)	Budgetary Costs:	Metrics and Targets
Fund the mission <ul style="list-style-type: none"> <li>• See PPHFH Goal #1</li>   <li>• See PPHFH Goal #3</li> </ul>	Goal #1 ReStore, Finance, ExCom Committees and CRO and ED/CEO  Development Committee, DoSP and ED/CEO		
Grow skills and leadership capabilities			
Operate with excellence			

**Goal: Build Sector Impact**

Strategic Objective:	Who is responsible? (Committee, Team, Staff Name)	Budgetary Costs:	Metrics and Targets
Support market approaches that increase products, services, and financing for affordable housing  See PPHFH Goal #2	Building and Site Selection Committees; DoHP, ED/CEO		
Promote policies and systems that advance access to adequate and affordable housing			

**Goal: Build Societal Impact**

Strategic Objective:	Who is responsible? (Committee, Team, Staff Name)	Budgetary Costs:	Metrics and Targets
Serve as a leading voice in growing awareness of housing as a critical foundation to breaking the cycle of poverty  See PPHFH Goal #3 Tactic X	Faith Committee, DoSP, FIAPM, ED/CEO		
Mobilize volunteers as hearts, hands, and voices for the cause of adequate affordable housing  See PPHFH Goal #5	DoSP, VM, ED/CEO		

Goal: Build Community Impact

Strategic Objective:	Who is responsible? (Committee, Team, Staff Name)	Budgetary Costs:	Metrics and Targets
Serve families through sustainable construction and housing support services  See PPHFH Goal #4	Building and Site Selection Committees, DoHP, ED/CEO		
Leverage shelter as a catalyst for community transformation	Development, Building, Site Selection, Advocacy, DoSP, DoHP, ED/CEO		
Grow capacity to serve the most vulnerable, the disaster-affected, and the urbanizing world  See Goal #	Increased tithe		

# **Financials & Related Reports**

# FY 2021 Operations Dashboard

January 2022

## Current Profit and Loss Highlights

Current Net Income (Loss)	\$	20,191
YTD Income (Loss)	\$	405,434



Board of Directors

## Balance Sheet Summary

## Finance Committee Notes

ASSETS		
Current Assets		
Checking/Savings	\$	1,563,314
Investment Cash/Equivalents		20,138
Investment Securities		1,294,216
Accounts Receivable		81,033
Other Current Assets		2,540,446
<b>Total Current Assets</b>	<b>\$</b>	<b>5,499,146</b>
Fixed Assets	\$	6,172,858
Other Assets		2,628,062
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>14,300,066</b>
LIABILITIES & EQUITY		
Liabilities		
Total Current Liabilities	\$	268,968
Long Term Liabilities		4,035,574
<b>Total Liabilities</b>	<b>\$</b>	<b>4,304,543</b>
Total Equity		9,995,523
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$</b>	<b>14,300,066</b>

*Current net income (loss):*  
 January was a positive month  
 Total contributions continue to stay strong  
 ReStore sales continue to exceed the YTD budget  
 Monthly expenses continue to be monitored  
 Loss in the investment account for the month  
 YTD net income continues to remain solid

## Available Cash Balance

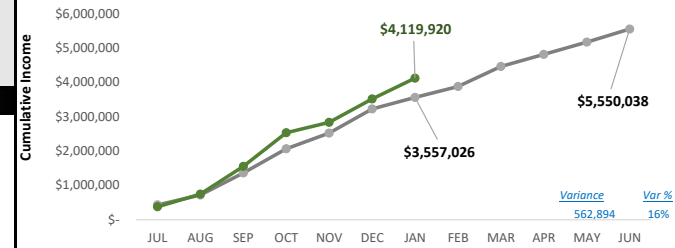
## Pending Major Disbursements

Operations	\$	1,563,314	54%
Short Term	\$	123,546	4%
Long Term	\$	1,210,946	42%
<b>Total</b>	<b>\$</b>	<b>2,897,805</b>	

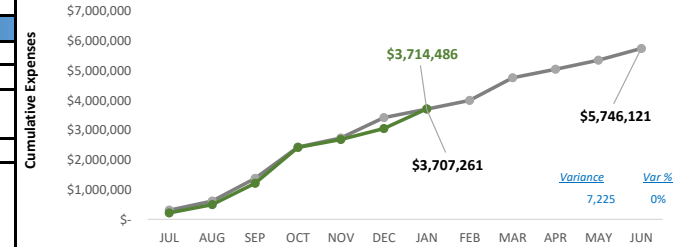
Item	Apr-21	May-21	Jun-21
<b>Total</b>	-	-	-

→ 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

## ReStore Operations - Income & Expense Performance

### Current Donation Performance

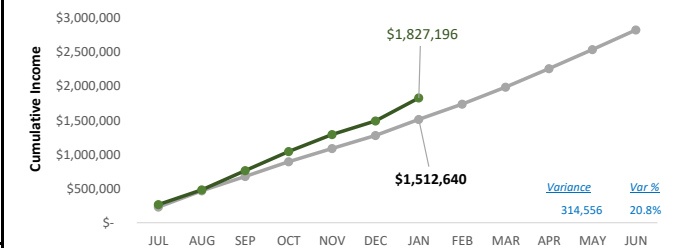
FY 2021	Actual	Budget	Variance	Var %
Indiv	\$ 21,748	\$ 19,475	\$ 2,273	12%
Bequest	\$ -	\$ -	\$ -	-
Corps	\$ 5,336	\$ -	\$ 5,336	#DIV/0!
Grants	\$ 97,417	\$ 51,250	\$ 46,167	90%
Other	\$ 1,000	\$ 800	\$ 200	25%
<b>Total</b>	<b>\$ 125,501</b>	<b>\$ 71,525</b>	<b>\$ 53,976</b>	<b>75%</b>

### YTD Donation Performance

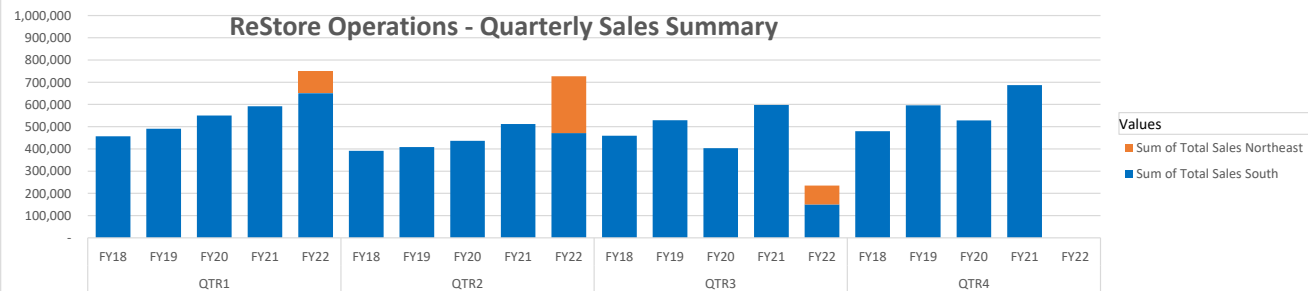
FY 2021	Actual	Budget	Variance	Var %
FY 2021	\$ 255,339	\$ 216,675	\$ 38,664	18%
FY 2020	\$ 433,093	\$ 272,191	\$ 160,903	59%
FY 2019	\$ 301,601	\$ 365,250	\$ (63,649)	-17%



### ReStore Ops YTD Income Performance



### ReStore Ops YTD Expense Performance

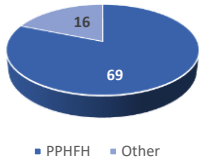


## Homeowner Services

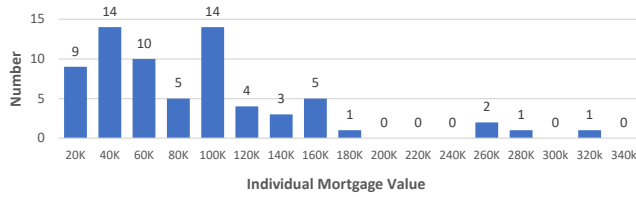
Total Active Mortgages: 85

Total Portfolio Value: \$5,405,844

### Loans Serviced



### 69 Active PPHFH Mortgages



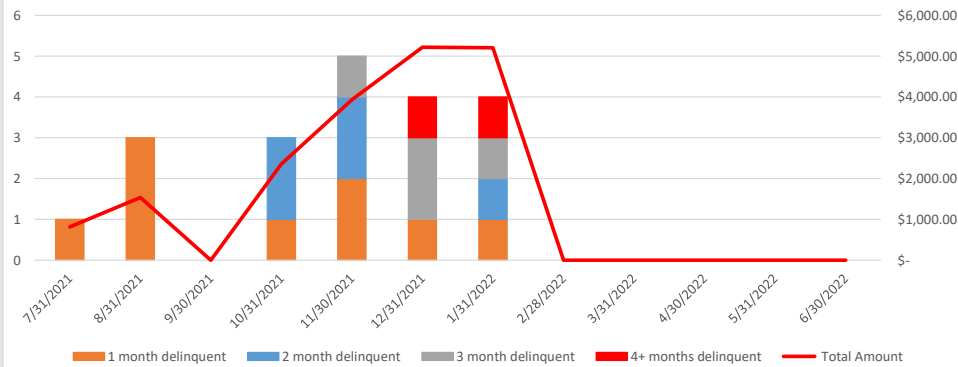
## Delinquency Report

Current Status ▲

- ▲ Healthy
- ▲ Needs Attention
- ▲ Major Problem

MONTHS DELINQUENT	# Loans	\$Amt	% portfolio at risk
Less than 1 month behind	0	\$ -	0.00%
<i>Last month</i>	0	\$0.00	0.00%
1 month behind	1	\$ 341.39	1.20%
2 months behind	0	\$ -	0.00%
3 months behind	2	\$ 3,858.33	2.41%
4+ months behind	1	\$ 1,020.00	1.20%
<b>Total</b>	<b>4</b>	<b>\$ 5,219.72</b>	<b>4.81%</b>
<i>Last month</i>	5	\$ 3,934.14	5.88%
<i>December 2020</i>	4	\$ 2,953.64	4.35%

### Number & Dollar Amount of Delinquencies

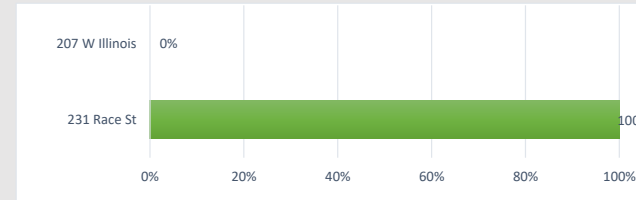


## Construction

### Active Building Progress

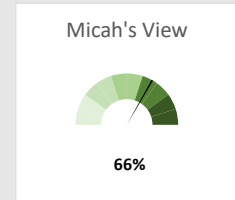
#### Michah's View

#### Fountain, CO



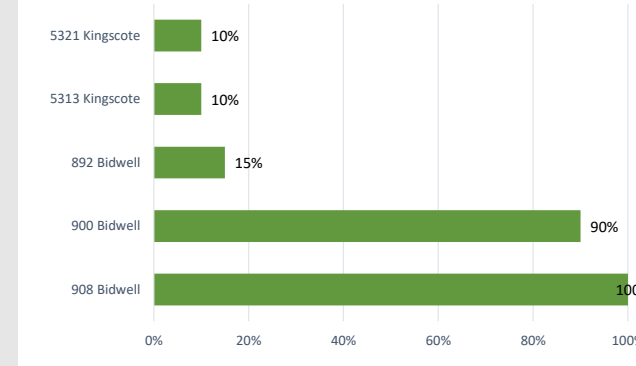
### % Site Completion

#### 3 Home Site

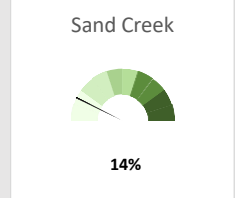


#### The Ridge at Sand Creek

#### Colorado Springs, CO



#### 30 Home Site

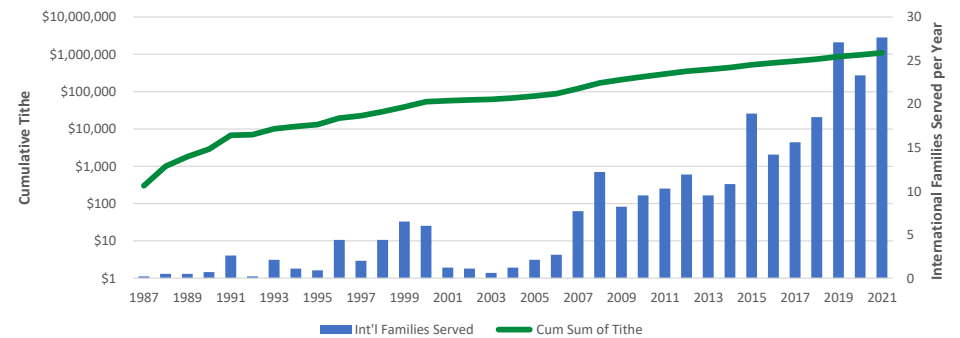


### Repair Program

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

## Affiliate Tithe Impact

### Tithe History and Impact



# **Staff and Committee Reports**

## Executive Director, Staff, & Committee Report March 7, 2022

### EXECUTIVE DIRECTOR/CEO:

- FY23 Budget in process and first draft will be presented to Finance Committee in April.
- Governance Committee:
  - PPHFH Board Retreat will be held Saturday, September 17<sup>th</sup> 8:30 AM - 2:30 PM at Ent Credit Union on Interquest Parkway. Topics being discussed.
  - Kris has met with potential board and committee members, including Mr. Joe Des Jardin, Mr. Tye Tutt, Mr. Paul Hasty, and Mr. Ed Docampo.
  - Governance is working on formalizing documentation and process for board member recruiting and affirmation.

### STRATEGIC PARTNERSHIPS:

#### Faith

- PPHFH celebrated the 2022 World Interfaith Harmony Week (Feb 1-7th)
- Faith Relations Committee hosted "Building as One: Interfaith Dialogue Event Surrounding Housing Affordability" in partnership with the Pikes Peak Interfaith Coalition
- 2022 Apostles Faith Build future homeowner family confirmed (Prisca & Noella) as well as the Next IBU#2 Future Homeowner family (Anna)
- Faith Relations Committee meeting held on Feb 17th with 10 committee members in attendance and 5 staff members/guests (Ed Docampo)
- Chaplain Major Kevin Hostettler from USAFA has joined the Faith Relations Committee
- Report sent to the United Nations detailing activities and events conducted by PPHFH in celebration of UN's World Interfaith Harmony Week Global Competition

#### Fundraising/Revenue

- Donor Thank-A-Thon: March 14 - 28th
  - New this year, the Development Committee will join the Board of Directors in participating
  - The Thank-A-Thon is an annual initiative - a time to make thank you phone calls to generous Pikes Peak Habitat donors to simply share our gratitude
  - *These calls are not intended to be an ask for additional donations*
  - Our staff will provide a list of generous and committed donors and include notes for each donor for the caller to reference
  - We'll also provide a script for the calls and a document that describes our partner families
  - Sarah Bunch will email all the details, please let her know should you have any questions

- Home is the Key: April 1 - 30
  - Home is the Key is a brand-building campaign that Habitat for Humanity International launched in April 2017. The campaign is an annual, holistic, multi-channel marketing campaign unified around the single theme: Home is the Key. The goal is to shine a national spotlight on Habitat for Humanity and make the month of April synonymous with the need for decent, affordable shelter. All HFHI marketing and communications channels are leveraged to share the campaign message and engage people to learn more about Habitat’s work, get involved, and donate to the mission
  - Pikes Peak Habitat for Humanity will promote Home is the Key messaging throughout April and coordinate with ReStore to implement pin-up campaigns at both registers
  
- Earth Day Event (April 22)
  - Celebration of Earth Day with the week leading up to encouraging donations of gently used building supplies etc., to ReStore program
    - Currently looking for corporate/organization sponsor for the event

**Professional Development:**

- Iain and Laura attended the first of four 3-hour training sessions, Principles of Fund Development and Individual Giving, created by the Community Resource Center for Habitat for Humanity of Colorado. The remaining three sessions are scheduled in March.

**Volunteerism:**

Construction Totals - A lot of cancellations due to weather and illness.

February up until 2/24/2022

- Total Unique Volunteers: 40
- Total Hours: 494.1
- Total Groups: 2 total group shifts

ReStore Totals Combined

February up until 2/24/2022

- Total Unique Volunteers: 177
- Total Hours: 1,645.69
- Total Groups: 5 total group shifts

**HOMEOWNER SERVICES:**

**Family Selection:**

- Staff will reopen another application cycle for “Veterans” in the next couple of weeks. This cycle will remain open until a qualified veteran homebuyer is found.
- All future homeowners are working through their sweat equity requirements.



### **Construction / Repair:**

- The Ridge at Sand Creek:
  - 900 Bidwell 2BR –dedication will be March 27 @ 3:00 pm, closing is set for March 28<sup>th</sup>.
  - 892 Bidwell - joists, rim joists, perimeter insulation, perimeter foam, & decking have been installed
  - 5313 Kingscote - plates, joists & decking to begin immediately
  - 5323 Kingscote - perimeter drainage was finished and passed inspection
  - Construction trailer at MV has been moved to Sand Creek
- Repair Program:
  - Staff is in the process of finding “veteran” homeowners that lack adequate resources or ability to accomplish exterior repairs and maintenance, landscaping, clean-up, or painting on their own.

### **ReSTORES:**

#### **RSS**

- Slower than expected sales, had several days where weather affected sales.
- Replacing some key staff over the next month as people transition to other opportunities.

#### **RSNE**

- Strong sales despite the weather.
- Donation drop offs fluctuated based on the weather but overall good numbers.

Starting to sell mattresses at both stores as soon as inventory arrives.

### **ADVOCACY:**

- Habitat on the Hill occurred in February with 500 Habitat advocates promoting affordable housing to our national legislators. Key initiatives included asking federal legislators to support various HUD funding, including HOME which is utilized by PPHFH.
- PPHFH staff also participated in Habitat Colorado’s Day of Advocacy training and updates regarding Colorado’s statewide initiatives and needs in supporting affordable housing. HFHC presented the statewide affiliate survey results. (Please see attached Executive Summary.)
- Staff will be meeting with state legislators representing El Paso County March 1<sup>st</sup> and 2<sup>nd</sup> to inform them about PPHFH’s activities as well as request support for the allocation of \$400 million in ARPA (American Rescue Plan Act) to be allocated to affordable home ownership needs.

# **Calendar of Events**

<p><b>LEGEND:</b>  <b>Required</b>  <b>Requested</b>  <b>Suggested</b>  <b>Informational</b></p>
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# COMING EVENTS:

## MARCH

- **Thursday, March 3, 5:15 p.m.:** 2022 Apostles Build Kickoff Event, Peel House: 1515 North Cascade Avenue
- **Monday, March 7, 5:45 p.m.:** PPHFH Board Meeting
- **March 14 through March 28<sup>th</sup>:** Annual Board Thank-A-Thon (conducted remotely). All reporting completed by March 29<sup>th</sup>. Packets with instructions, calling list including notes about donor (10-15 per person), follow-up instructions, and scripts to be sent to Board members around March 7<sup>th</sup>.
- **Tuesday, March 15, 6:00 p.m.:** Tithes Supper Club #1, PPHFH Conference Room
- **Sunday, March 27, 3:00 p.m.:** IBU Home Dedication, The Ridge at Sand Creek

## APRIL

- **Monday, April 4, 5:45 p.m.:** PPHFH Board Meeting
- **Wednesday, April 20, 5:45 p.m.-7:30 p.m.:** Volunteer Appreciation Event, The Pinery at the Hill (details forthcoming)
- **Tuesday, April 26, 6:00 p.m.:** Tithes Supper Club #2 (final meeting), PPHFH Conference Room

## MAY

- **Monday, May 2, 5:45 p.m.:** PPHFH Board Meeting
- **Friday, May 13, 8:30 a.m. – 12:00 p.m. and/or 12:30 p.m. - 4:30 p.m.:** Board Build Day, Construction Site

## JUNE

- **Monday, June 6, 5:45 p.m.:** PPHFH Board Meeting
- **Friday, June 17, 11:45 a.m. – 1:00 p.m.:** The Ridge at Sand Creek Community Celebration

## JULY

- **Saturday, July 30, 8:30 a.m. – 12:00 p.m. and/or 12:30-4:30:** Board Build Day, Construction Site

## AUGUST

- **Monday, August 1, 5:45 p.m.:** PPHFH Board Meeting

## SEPTEMBER

- **Saturday, September 17, 8:30 a.m. – 2:30 p.m.:** PPHFH Board Retreat, Ent Headquarters

## OCTOBER

- **Monday, October 3, 5:45 p.m.:** PPHFH Board Meeting

## NOVEMBER

- **Monday, November 7, 5:45 p.m.:** PPHFH Board Meeting
- **Friday, November 11, 10:00 a.m. – 2:00 p.m.:** Board Build Day, ReStore South (families welcome)

## DECEMBER

- **Monday, December 5, 5:45 p.m.:** PPHFH Board Meeting

(2023)

- **Saturday, March 11, 10:00 a.m. – 2:00 p.m.:** Board Build Day, ReStore Northeast (families welcome)

# Appendix



## Colorado Habitat for Humanity Impact Study – Executive Summary

*Prepared by Dr. Annette Shtivelband, Kimberly S. Spahr, Elanor Sidman, Dr. Juliana Rosa, Dr. Mitchel N. Herian, Katherine Walker, & Fallon DeMarco*

### Introduction

There continues to be a housing crisis in Colorado. According to the Common Sense Institute, Colorado has over 175,000 fewer housing units than needed to reach the housing to population ratio from prior to the economic recession in 2008 (Lim & LiFari, 2021).<sup>1</sup> The cost of homes is also skyrocketing making homeownership unaffordable for many families, especially underserved and underrepresented families of color and low-income individuals (Newcomer & Resnick, 2018).<sup>2</sup> To compound the situation, the COVID-19 pandemic resulted in a severe level of job loss and income reduction, leaving Coloradans behind on their rent or mortgage, or with less confidence in their ability to pay on time (Avail, 2021;<sup>3</sup> Moon & Ramey, 2020).<sup>4</sup> Such unstable housing has been linked to negative health and well-being outcomes, particularly for children, racial minorities and those living in poverty (Bovell-Ammon et al., 2021;<sup>5</sup> Gaitán, 2018).<sup>6</sup> [Habitat for Humanity of Colorado \(HFHC\)](#) and the 25 Colorado Habitat for Humanity (HFH) affiliates seek to address these housing concerns by building, renovating and repairing safe, stable, affordable for sale homes in partnership with households earning low to moderate incomes throughout the state. In 2021, HFHC hired [Research Evaluation Consulting LLC \(REC\)](#) to conduct a comprehensive assessment that measured the effect affordable homeownership had on Habitat homeowners, their families, and the state of Colorado. The Impact Study focused on the experiences of homeowners and their families. Demographic data, education outcomes, financial impacts, health and quality of life, and neighborhood and community impact were all measured. The study also gave individuals the opportunity to share their stories and provide their feedback. HFH affiliate findings focused on the economic impact of the construction of homes, operating costs, activities related to ReStore, and volunteering across the state. Further, this

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<sup>1</sup> Lim, E., & LiFari, P. (2021). From Conflict to Compassion: A Colorado Housing Development Blueprint for Transformational Change. Common Sense Institute. Retrieved from: [https://commonsenseinstitute.co.org/wpcontent/uploads/2021/06/FULLREPORT\\_CO\\_HOUSING\\_DEV\\_BLUEPRINT\\_FINAL-1.pdf](https://commonsenseinstitute.co.org/wpcontent/uploads/2021/06/FULLREPORT_CO_HOUSING_DEV_BLUEPRINT_FINAL-1.pdf)

<sup>2</sup> Newcomer, J., & Resnick, P. (2018). Exploring Colorado's housing affordability challenges in all of their complexity. Shift Research Lab. Retrieved from: <https://www.shiftresearchlab.org/HousingUnaffordability>

<sup>3</sup> Avail (2021). State of the Colorado rental market during COVID-19 health crisis (Survey of Colorado landlords and renters). *Avail Report*. Retrieved from: [https://www.avail.co/blog/avail\\_report\\_state-of-the-colorado-rental-market-during-covid19-health-crisis](https://www.avail.co/blog/avail_report_state-of-the-colorado-rental-market-during-covid19-health-crisis).

<sup>4</sup> Moon, M. & Ramey, E (2020). Legislative memorandum: The impact of COVID-19 on Colorado housing issues. Retrieved from: [http://leg.colorado.gov/sites/default/files/images/the\\_impact\\_of\\_covid\\_19\\_on\\_colorado\\_housing\\_issues\\_public.pdf](http://leg.colorado.gov/sites/default/files/images/the_impact_of_covid_19_on_colorado_housing_issues_public.pdf)

<sup>5</sup> Bovell-Ammon, A., Yentel, D., Koprowski, M., Wilkinson, C., & Sandel, M. (2020). Housing is health: A renewed call for federal housing investments in affordable housing for families with children. *Academic Pediatrics*, 21(1), 12 - 23.

<sup>6</sup> Gaitán, V., (2018). How housing can determine educational, health, and economic outcomes. *Housing Matters, an Urban Institute Initiative*. Retrieved from: <https://housingmatters.urban.org/articles/how-housing-can-determine-educational-health-and-economic-outcomes>

report highlights the Habitat homeowner experiences of Jenna, Valeria, and Jessica as REC presents findings from this Impact Study.

## **Methodology**

Data from the 2021 Homeowner and Affiliate Surveys were analyzed and interpreted in preparation for this report. New questions were added to the 2021 Homeowner Survey to capture richer information about homeowners and identify the impact of the COVID-19 pandemic on HFH households. The 2021 Homeowner Survey was offered in English and Spanish to accommodate the diverse populations that HFH serves. More targeted recruitment efforts were implemented to obtain a higher representative sample of HFH homeowners throughout the state. Specifically, the survey was available online, in paper format, and homeowners could complete it by phone. An additional survey was also administered to affiliates focused on the economic impact of HFH in Colorado. Affiliates were contacted by email and phone to solicit participation. Finally, REC conducted 3 interviews to capture the stories of current Habitat homeowners.

## **Results**

Detailed findings for the following sections are reported in the full-length report: 1) Household location, 2) Homeowner demographics, 3) Household characteristics, 4) Educational outcomes, 5) Financial stability, 6) Health and well-being, 7) Feedback about the Habitat homeowner experience, 8) The impact of COVID-19, and 9) The economic impact of HFH in Colorado. Below are some key trends from these sections.

### ***Study Response Rate***

The survey was completed by households from 24 out of 25 HFH affiliates across Colorado.

- About 31% of households ( $n = 532$ ) participated in this study.
- The majority of respondents completed the survey in English (93%) and online (95%).

### ***Homeowner Demographics***

Demographic trends suggest that a diverse group of homeowners responded to the survey.

- Nearly 85% of participants were employed, with Healthcare (18%), Education, training, or library (14%), and Office administrative support (9%) as the most represented industries.
- About 75% of participants were female and 42.5% were first-generation homeowners.

### ***Household Characteristics***

HFH serves diverse households across Colorado.

- About 69% of HFH families earned a combined household income of less than \$50,000 per year, with 28% of households reporting an income near the poverty line for their family size. (U.S. Department of Health and Human Services, 2021).

- Most households (68%) had at least one member considered Black, Indigenous, or People of Color (BIPOC).
- About 67% of households had children under the age of 18 permanently living in their home, and most often, households had two children. Further, 44% of households had adult children who lived in their Habitat home at some time.
- The typical household had lived in their Habitat home 1 to 3 years (21%) and had about three members.

### *Educational Outcomes*

For homeowners with children, positive educational outcomes were reported. Some homeowners even pursued additional education since becoming Habitat homeowners.

- Most homeowners (98%) observed a stable or positive impact on their children’s performance in school since moving into their Habitat home. Homeowners felt most confident in their children’s future, but least confident that their children’s grades improved.
- Educational aspirations were high – many homeowners (71%) expected their children to graduate from college or earn an advanced degree.
- Approximately 25% of homeowners pursued additional education since becoming a Habitat homeowner, which was typically taking some college courses.

### *Financial Stability*

Homeowners also described positive impacts on their financial well-being.

- About 95% of homeowners reported that they could not have owned a home without help from HFH.
- About 81% of homeowners felt somewhat or much more financially secure and almost 72% were Somewhat Better or Much Better at saving money since becoming a HFH homeowner.
- Homeowners felt quite positively about some aspects of their financial stability (e.g., saving for the future), but less positively about other aspects of financial stability (e.g., covering a large, unexpected bill).
- From before to after becoming a Habitat homeowner, there was a significant decline in the total number of public assistance programs homeowners used. In fact, across all programs, homeowners reduced their usage by almost 52%.
- It is estimated that a minimum of \$793,935 was saved for CHP+, Medicaid, SNAP, and TANF as many families stopped utilizing these public assistance programs after becoming Habitat homeowners. It should be noted that this is a conservative estimate as these numbers only represent the current year and not all homeowners provided this information.

### *Health and Quality of Life*

Many Habitat homeowners experienced improved health and well-being outcomes.



- Nearly 92% of homeowners reported that Habitat homeownership improved their household's quality of life.
- Substantial improvements were reported in the lives of homeowners and their families since becoming a Habitat homeowner. In particular, the following trends were found:
  - 92% of homeowners were less stressed
  - 91% of homeowners experienced better mental health for themselves
  - 90% of homeowners observed improvements in their family's health
  - 90% of homeowners had better access to outdoor space for exercise or enjoyment
  - 84% of homeowners reported better physical health for themselves
- Since moving into their HFH home, the following trends were observed:
  - About 77% of homeowners vote in local, state, and federal elections more often.
  - About 75% of homeowners could more easily afford healthcare.
  - Commute time stayed the same or improved for 72% of homeowners.
  - About 61% of households had more quality time with family.

### *Feedback About the Habitat Homeowner Experience*

Homeowners provided feedback and thoughts about their experience with Habitat.

- About 94% of homeowners were either Somewhat Likely, Likely, or Very Likely to recommend Habitat to others.
- Nearly 94% of homeowners were Somewhat Satisfied, Satisfied, or Very Satisfied with their Habitat experience.
- For households with adult children, participants reported that 46% of those adult children were current homeowners themselves.
- Homeowners provided high ratings for both their home and neighborhood as places to live, indicating they viewed their Habitat homes favorably.
- Homeowners felt more pride in their current neighborhoods, but felt that they were only somewhat safer than where they lived before owning a Habitat home.

### *The Impact of COVID-19*

Finally, individuals described some of the impacts of COVID-19 on their household.

- Most Habitat homeowners (72%) reported that the COVID-19 pandemic at least somewhat impacted their household.
- In total, 68% of homeowners shared that living in their Habitat home provided their household a level of security during the pandemic that would not have been possible in their previous living situation.

### *The Economic Impact of HFH in Colorado*

Findings from the IMPLAN analysis indicate that HFH greatly supported the economy of Colorado during Fiscal Year 2020.

- Nearly 92% of affiliates completed the 2021 Affiliate Survey and provided estimates regarding the construction of homes, operating costs, activities related to ReStore, and volunteer activities.
- Affiliates reported through this survey, 73 new homes were built, 156 homes were repaired, and 11 homes were rehabilitated.
- Affiliates employed about 423 FTEs with an average salary of \$49,744.
- A total of 18,690 individual volunteers devoted 87,253 hours to HFH. This equated to about 45 FTE. REC estimates that these volunteers donated the equivalent of \$2.7 million in labor.
- HFH affiliates had \$46.9 million in non-payroll expenses and \$21.0 million in payroll expenditures.
- REC also used IMPLAN to run a statewide model that examined the economic impact of direct employment, labor income, total output, and the associated indirect and induced effects to create a single estimate.<sup>7</sup> Results from this analysis indicated that HFH had a total statewide impact of:
  - 690 employees;
  - \$34.9 million in labor income;
  - \$89.3 million in total industrial output; and
  - \$7.5 million in federal tax revenue and \$2.7 million in state and local tax revenue.

## **Discussion**

The purpose of the 2021 Impact Study was to learn more about how HFH affiliates impact their communities and the effects of being a Habitat homeowner on family life, economic stability, connection to community, education, and overall health. Survey data revealed important findings about homeowners, their household characteristics, educational outcomes, financial stability, health and well-being, homeowner feedback, and the impact of COVID-19. The 2021 Affiliate Survey also provided new findings surrounding the substantial economic impact of HFH on the state of Colorado. This study offers valuable information about Habitat homeowners, their families, their communities, and the affiliates who help build, renovate, and repair their homes.

## **Limitations**

It is important to consider the key limitations of this study. First, homeowner data represented a convenience sample. HFHC and REC were only able to collect data from homeowners who had valid contact information. Second, as many people jointly own Habitat homes, some demographic and outcome trends only represent the individual completing the survey and not the profile of all Habitat homeowners. Third, the ongoing COVID-19 pandemic may have dampened some positive impacts of homeownership, particularly regarding health and well-being. Taken together, these limitations likely influenced the results of this impact study. Nonetheless, this study produced some important and robust findings for HFH.

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<sup>7</sup> Please note that the estimates generated by IMPLAN differed from what was directly reported by affiliates and HFHC because the model accounted for non-affiliate counties that may be influenced by HFH activities.

## Actionable Recommendations

Based on the findings of this economic impact study, REC makes the following six actionable recommendations to HFHC:

- 1) Celebrate Successes Internally and Externally
- 2) Expand Affordable Housing Options Using the HFH Approach in Colorado
- 3) Examine Additional Evaluation Questions with Available Impact Data
- 4) Compare the Impact Study Findings with Other Credible Data Sources
- 5) Improve the Quality of Homeowner Contact Information
- 6) Conduct Another Statewide Impact Study in 3 Years

## Conclusion

This comprehensive Impact Study offers valuable information and insight about Habitat homeowners, their families, their communities, and the affiliates who help these individuals build, renovate, and repair their homes. Through the findings from this study, REC was able to assess how being a HFH homeowner makes a difference in the lives of the families served. REC proposed six actionable recommendations. Overall, HFHC and HFH affiliates in Colorado are making huge strides in creating positive and attainable homeownership opportunities across the state.



**WHATEVER  
IT TAKES.**  
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### Acknowledgements:

This report would not be possible without the generosity of our title sponsor, Bryant Colorado, a leading provider of heating and cooling systems. In addition to supporting this research, Bryant Colorado donates a new, high efficiency furnace to every new Habitat for Humanity home built in Colorado, ensuring comfortable homes for more than 100 families in need of decent, affordable housing each year. Tim Brooks, President of Lohmiller & Company dba: Bryant Colorado shared, "As a Colorado company we stand ready to do whatever it takes to build great communities where people care for one another."



Additional support was provided by Vectra Bank Colorado, a leader in cultivating healthy, thriving communities throughout Colorado and New Mexico.



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# 2021 Impact Study

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## Homeownership is Transformational



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**81%**

of homeowners felt somewhat or much more financially secure since moving into their Habitat home.



Homeowners reported significantly less use of public assistance since moving into their Habitat home. It is estimated that the reduction of public assistance led to substantial taxpayer savings annually of over

**\$793,935.**

Habitat for Humanity supports **690** jobs with **\$35 million** in paychecks for Coloradans.



*"We worried we would have to leave Colorado due to the cost of housing and rent. We now take pride in owning a home, building equity, and having a secure future. That is a huge stress taken out of our day-to-day lives."* -Habitat homeowner

# Homeownership is Transformational




Colorado has a homeownership problem. Here's what you can do.

Colorado has a once-in-a-generation funding opportunity to address Colorado's housing crisis through ARPA investments. Homeownership is transformational and the development of for-sale units must be prioritized to ensure upward mobility and increase racial equity. There must be dedicated and sizeable funding to boost the production of affordable for-sale homes. This funding must be in the form of grants instead of loans, to make the homes affordable to future buyers and the funding must include a per-unit subsidy of \$75,000.

## Habitat for Humanity

25 Colorado Affiliates ● 25 Habitat ReStores ● 45 Colorado Communities


3,555 Households Served



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If you have questions, contact: Karen Kallenberg, Habitat for Humanity of Colorado  
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