



David Emerson
Executive Director

This year has been one of preparation for a number of major projects which lays the foundation to serve more families. In 2021, we acquired several parcels of land which will position us to accelerate our building process. We began a major renovation of our building so we can host large out-of-town groups, increasing our volunteer capacity. Our critical repair program served more families in our community. None of this could happen without your continued support of our mission. We are well on the way to doubling our impact this decade. Come volunteer with us in 2022 to bring more families home!



Derek Hill
Board President

Our Vision

A world in which everyone has a decent, affordable place to live

Our Mission

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

It All Starts with Land

As St. Vrain Habitat moves toward its goal of building the next 100 homes in our community, the acquisition of property and the construction of infrastructure to support those homes is paramount. This work was a major focus in 2021 and will continue into the coming year.



Mountain Brook Development

Habitat has acquired property for another 35 homes in Longmont and Estes Park in addition to the 115 homes completed to date. In many cases, this land has been donated to Habitat as part of a commercial land developer's agreement with the City of Longmont to meet their inclusionary housing requirements. Other times Habitat is able to acquire land at a lower than market cost. This is the first critical step to building more homes.

The land must be "entitled" for use which entails a lengthy application process with the respective municipality. Various engineers, architects, and other professionals are involved in gaining approval for the development. This work is largely invisible but where Habitat staff have spent a great deal of time this past year. In fact, property that will support 20 of the 35 homes mentioned above completed this step in 2021.

After entitlement, actual work on the property can be done in the form of infrastructure to support the homes. This includes installing water and sewer lines, electrical lines, natural gas service, roadways and curbs. In some cases, the developer who donated the land is responsible for this effort but sometimes Habitat undertakes and pays for this work.

Only after the infrastructure is complete can individual home construction finally begin. That is when volunteers and future homeowners are active on site and we see houses go up. In 2022 we are anticipating a major increase in this phase of construction and will need lots of volunteers to help us finish these homes.

The St. Vrain Habitat management team is currently working on three additional land opportunities which could result in land for an additional 78 homes. While all this work largely goes on behind the scenes it is essential to Habitat's continued success in serving more families.

Development	City	Homes
Mountain Brook	Longmont	8
Raven Avenue	Estes Park	5
East Rogers Road	Longmont	9
Sugarmill	Longmont	12
Baker and 11 th Avenue	Longmont	1

Laying the Foundation



 Your support lays the foundation to help families come home.

Donate

- Donate financially as an individual.
- Donate via a matching gift in your workplace.
- Plan a legacy gift and/or give a gift of stock.
- Donate in loving memory or in honor of someone.
- Donate your vehicle to Cars for Homes.
- Donate your gently used items to the ReStore.

Volunteer

- Volunteer on a build site or a critical home repair.
- Organize a group day with colleagues, friends, or family.
- Participate with your church in a Faith Build.
- Volunteer at the ReStore.
- Volunteer in the administrative office.
- Utilize your trade skills on the worksite.
- Serve on our Board of Directors or a committee.

Shop

- Purchase home improvement goods & decor at ReStore.
- Shop in our online store for unique, antique items.
- Participate in Amazon Smile and designate Habitat for Humanity of the St. Vrain Valley as your nonprofit of choice.
- Add St. Vrain Habitat to your King Soopers/City Market rewards card at no cost to you.

Advocate

- Be a spokesperson about affordable housing.
- Urge your city, state, and national representative to protect and invest in programs that support affordable housing.
- Talk to your friends, family, and neighbors about the stability an affordable home provides.
- Share Habitat posts on your social media.



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www.stvrainhabitat.org



Habitat for Humanity of the St. Vrain Valley
1351 Sherman Dr, Longmont, CO, 80501
303-776-3334
www.stvrainhabitat.org/restore

Online Store and eBay

https://habitat-for-humanity-of-the-st-vrain-valley-restore.myshopify.com
www.ebay.com/str/habitatforhumanityrestoresv

A Foundation for the Future



For we are God's handiwork, created in Christ Jesus to do good works, which God prepared in advance for us to do.

Ephesians 2:10

Safe Haven

No one ever expects to end up in a contentious divorce. Shortly after moving to Colorado in the late '90s, Patty Malfetti found herself battling for a roof over her head and custody of her daughter. Facing foreclosure and eviction, Patty and her daughter, Zoe went to live in a neighbor's basement. "I had such a fear of losing everything," Patty says.

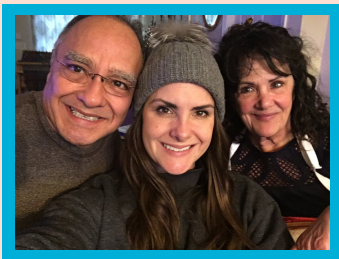
When a friend told her about Habitat's program, it was an answer to prayer. Upon selection for Habitat's homeownership program, Patty rejoiced. Her Habitat home was the first on her block, sponsored by St. John the Baptist Catholic Church. She had the privilege of helping build two other homes in addition to her own. Her favorite part was painting the foundation and weather proofing the roof. With a few close friends in attendance, Patty and her daughter celebrated their special dedication day for their home. "It was the best day ever. [Our] Habitat home was more than getting a house - it was security," Patty shares. "Our safe haven."

Since moving into the home, many things have happened. The beautiful old trees in the yard have grown taller. Many holidays have been celebrated in the home, always with "lots of cooking." Having her own space was the most important thing for Zoe as she still went back and forth to her dad's duplex on weekends. Zoe and her mom painted her bedroom to make it special, including clouds on the ceiling.

"Our Habitat home was more than getting a house - it was security. Our safe haven."

Thanks to an affordable mortgage, Patty was able to return to school. She obtained a nursing degree from Front Range Community College, achieved her licensing as a practical nurse, and finally Registered Nurse. Today she is semi-retired after a knee replacement surgery, but she says she likes to 'stay busy.' "People always say how homey my house is when they visit," Patty says with pride.

Zoe (now 31) graduated from Colorado State University with a degree in organizational psychology. She worked as a Human Resources Manager at an architectural firm. Recently, Zoe decided to challenge herself, and changed careers. Currently, she works for ADP selling payroll software. Zoe recently bought her first home in Denver.



Left to right: Will, Zoe, & Patty

In April 2020, Patty celebrated her final mortgage payment, allowing her to help another person in her life. After working for the same company for 30 years, Patty's boyfriend Will was laid off during the pandemic. Patty was able to offer him a place to stay. He is able to make an income by renting his home in Dacono. Will has transformed their garden, making it the "perfect place" to be together as family. The home provided for Patty and Zoe, and now Patty and Will. "This is our little house," Patty shares. "We live a simple life, but we're happy here. It's come full circle."

A Gift to Serve Many People

Margaret Alfonso hopes to inspire others to share their wealth by investing in our community with a legacy gift. She has pledged to donate the proceeds from the sale of her Boulder home to causes that she is passionate about, including St. Vrain Habitat, El Comite, and the ELPASO Program through Boulder Community Foundation. As a retired educator, Margaret lives modestly. Her largest asset is her home which has increased in value to the point that a gift from her estate will be transformational for the nonprofits she partners with and the individuals they serve.

Margaret grew up in Baltimore, Maryland. Her parents emigrated to the United States from Cuba. When Margaret moved to Colorado in the 70s, she and her husband purchased a small home in north Boulder. Margaret worked in the St. Vrain Valley School District throughout her career. Her specialty was English as a Second Language and migrant education. She taught children who moved with their parents throughout the school year, following seasonal agricultural work. This work led her to become a champion for kids and their families.

Margaret was familiar with Habitat's homeownership program. Working in the St. Vrain Valley, she met people who had benefited from partnering with Habitat. Margaret saw firsthand the positive impact on families and the pride that comes with fowning your own home. She helped with outreach to the Latino community, served



Margaret Alfonso and her dog, Ruby

on the family selection committee and volunteered on the build site when a friend was building their Habitat home.

It was St. Vrain Habitat's response to Colorado's 2013 flooding that inspired Margaret to set aside a portion of her legacy for St. Vrain Habitat. Cleto Vidaurri and Margaret worked together in the St. Vrain Valley School District. Margaret was good friends with his sister Ruth who was also an educator. The Vidaurri's childhood home in Frederick suffered significant damage; it needed roof repair, there was water in the cellar and the flooring was ruined. Though Margaret's own home was also impacted by the flood, she was more concerned with restoring Cleto's home. She reached out to St. Vrain Habitat to see what help was available. Habitat provided financial resources and professional expertise, with help from volunteers, Cleto's home was restored. Margaret describes the coming together of local businesses and out-of-town volunteers as a great community effort.

Margaret is following a family tradition of giving back to the community. She grew up hearing stories about her great-grandfather donating land to build a school and a church in Cuba. Grateful that she is also able to help others, she says, "My heart is in the St Vrain Valley, that's where my experience is ... the children I taught." She wants more families to have a home and become part of the community through homeownership. Margaret appreciates that her home will become "a gift to serve many more people" and urges others to consider whether they are also in a position to invest in the community through a legacy gift.

\$1 Million Raised for Habitat's Global Work

Since our founding in 1988, supporting the efforts of Habitat around the globe has been fundamental to our work. As a Christian organizational, St. Vrain Habitat follows the Biblical principles of tithing. We give 10% of our unrestricted funds to the building of Habitat homes through our international partners.

You are a part of an incredible milestone! Thanks to your generosity, St. Vrain Habitat has raised over \$1 million dollars in tithe support for Habitat's international work. This faithfulness in giving resulted in the construction of 240 homes in the last 33 years, making the difference in the lives of so many families globally.

In the Spring of 2021, St. Vrain Habitat joined only 55 other affiliates in the U.S. to receive the Sam Mompongo Award celebrating this amazing accomplishment. With your support, St. Vrain Habitat looks to double our impact across the world in the next decade.



Cambodian family served by Habitat for Humanity International

Habitat Serving Veterans in 2022

St. Vrain Habitat has partnered with the Veterans Community Project (VCP) Longmont to build homes for veterans. Construction will begin in 2022 on 26 tiny homes adjacent to Habitat's Mountain Brook Development. "The team at VCP Longmont is thrilled to partner with Habitat on the build of our new tiny home village in Longmont that will provide Veterans experiencing homelessness with transitional housing and intensive case management," stated Liz Mueller, VCP Director of Development for Colorado.

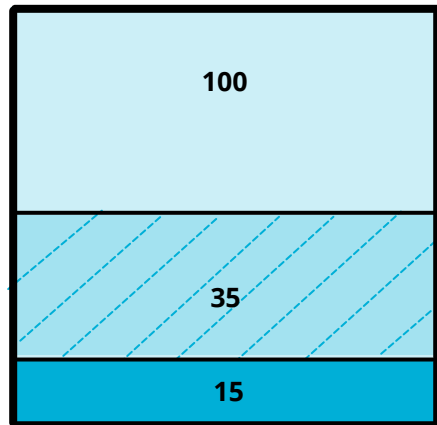
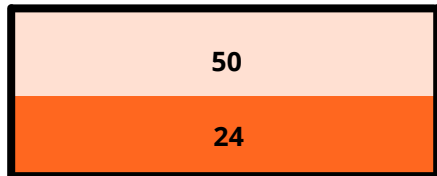
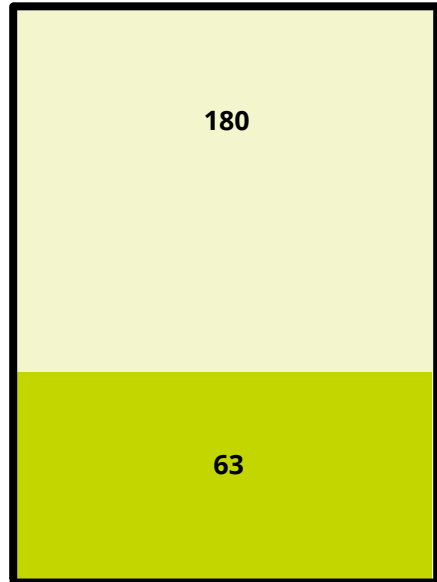


Repairs Help Families Age in Place

Habitat's repair program has replaced roofs, built wheelchair ramps, installed handicapped-accessible bathrooms, and rebuilt worn out floors as part of Neighborhood Revitalization in the Glens neighborhood of Dacono.

Number of Repairs Completed in 3 Years
24 Completed Home Repairs
5 People with Disabilities
4 Veterans
21 Seniors
14 Children
57 Total Individuals

Our Progress



Economic Impact



\$33.5 million total assessed value of homes



\$1.5 million cumulative property taxes paid by homeowners

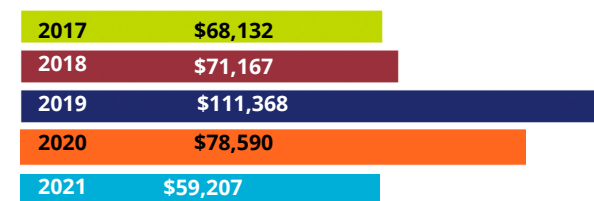


84% of Habitat homeowners still in their original home



31 of homeowners have paid their mortgage in full.

Tithing



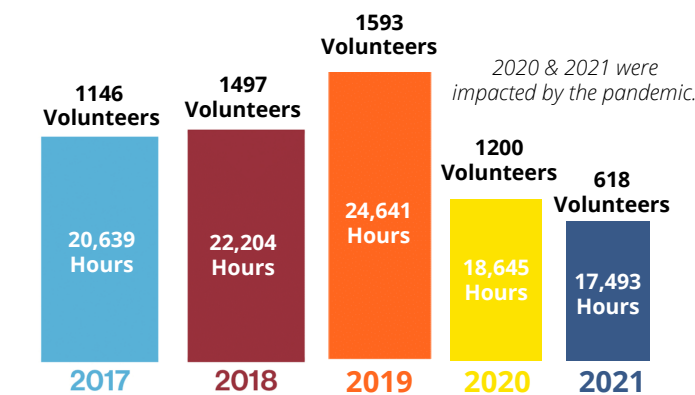
*FY 2021 was impacted by the pandemic.

Current International Partners and International Impact



To date, St. Vrain Habitat has financed the construction of **250 homes internationally!**

Volunteer Impact



ReStore



\$1,300,907 raised for construction

\$331,867 cumulative city sales tax

\$473,853 cumulative state sales tax



4224.6 tons kept out of landfill