In 2014, the Austin population increased by over 27,000 people, making it the fastest growing city in the nation.

As thousands poured in, another component of the city increased: housing costs.

As housing costs sky-rocketed, we knew we needed to get bigger, stronger, and bolder to help the thousands of hard-working, low-income families struggling to secure decent and affordable housing. Austin Habitat for Humanity and our supporters worked harder than we ever had before in order to meet the expanding number of people who needed our help.

Thanks to the generosity of our donors, passion of our volunteers, and diligence of our staff, we were able to rise to the occasion. We grew the futures of 30 families through Affordable Homeownership; the integrity of historic Austin homes through 63 Home Repairs; the knowledge and financial stability of 91 clients through Housing Counseling. We provided a “hand up” to the very same people the economic environment of Austin was dragging down.

And we did it together.

In this Annual Report, we nod our heads to the power of growth. It is the place to celebrate our 2014 accomplishments and to recognize that we serve a constantly growing city. Because of you, we will always be able to adapt and grow with those changes. On behalf of everyone at Austin Habitat for Humanity – from the Board of Directors to the families we serve – I want to thank you for making it possible for us to build homes, communities, and hope.

Thank you,

Everett Plante
Board Chair
On Halloween morning of 2013, disaster struck the Onion Creek neighborhood of Austin. A historic flood caused Onion Creek to rise 11 feet in 15 minutes and crested at a record 41 feet. 750 families were impacted on a scope that went from soaked carpets to completely washed away homes.

Though Austin Habitat is not a first responder, our programs could provide long-term solutions for those affected. The week after the floods, Austin Habitat staff went door-to-door to inform victims about how we could serve them. By the end of 2014, we had helped 140 families rebuild their lives. Most of this was done through our Home Repair Program by providing extensive repairs to flood damaged homes, including the home of 87-year-old Mattie Miller. Mattie’s home was completely unlivable after the floods. The Home Repair team replaced windows, removed rotting wood, added accessibility modifications, and extensively cleaned the grounds.

We also used the knowledge of our Housing Counseling program to educate Onion Creek residents on the City of Austin’s buyout plans, provided gift certificates to the Austin ReStore, and helped people understand how to apply to our Affordable Homeownership Program. Anything we could do to help the people of Onion Creek get back their lives and community back, we did.
ReStore: GROWING BIGGER

The Austin Habitat ReStore was the first in the nation. Twenty two years later, it has become a staple of Austin and continues to grow in prominence. Each year, we see an increase in donations and revenue. This means each year, we are able to put more money back into Austin Habitat programs as well as help more people in the community purchase discounted construction materials and home decor.


ReStore

🌟 Generating funding for Austin Habitat’s affordable homeownership, home repair and housing counseling services.
🌟 Offering an affordable and diverse selection of home improvement materials
🌟 Serving as a community recycling center, diverting millions of pounds of excessive waste from Austin landfills
🌟 Hosting educational workshops and community events
🌟 Providing meaningful community service and volunteer opportunities
🌟 Complementing efforts in Austin to protect the environment and keep our city beautiful

2014 ReStore Impact Numbers

- 7,500 Donations to the ReStore
- 1,560,000 lbs diverted from landfills
- 170,480,049 Pounds diverted from Austin landfills since 1992
One of my first memories is actually building a birdhouse with my dad during a Habitat Family Build Day.

For the Read family, Habitat for Humanity is a tradition. Tray Read began building his first Habitat home 16 years ago. For the first few years, he volunteered his time every Saturday. However, as his kids grew into ages where extracurriculars became regular weekend activities, he told the crew he worked with, “I’ll come back when my son Jacob is old enough to work with me.”

The first day Tray went back, Jacob was there. When they walked up, the site leader greeted them with a tool Tray had left behind all those years ago. “I remembered, and I knew you’d be back,” the site leader told him.

Jacob has now worked on 4 homes alongside his father. “One of my first memories is actually building a birdhouse with my dad during a Habitat Family Build Day,” Jacob says. Building has become just as important to Jacob as it is to his father. He goes out to volunteer every other week, bringing different friends along each time to share the experience and engage them in building affordable homes.

“I think a home is the most important thing someone can have,” Jacob states. “I plan on passing along the tradition just like my father did.”
Volunteering

One of the most unique aspects of Austin Habitat for Humanity is the type of volunteering opportunity we offer.

Through Habitat, people are able to work directly with those they are helping. They build a community while forging relationships with those who will live there. This is why each year, many businesses partner with Austin Habitat in order to strengthen company culture and build upon their own internal community.

In 2014, the Austin Board of REALTORS completed their second annual “Home For the Holidays Blitz Build” with Austin Habitat. More than 200 members and staff have participated in the builds, a high number driven by the fact that partnering with Habitat was a direct request from the ABoR community. “Every day at ABoR, we work with Austin REALTORS who are helping families find homes to build their lives,” says Barb Cooper, 2015 Austin Board of REALTORS President. “This initiative with Habitat emerged from our members who feel strongly about helping hard-working Austinites own affordable homes in our city.”

Working side-by-side with families is something that cannot be replicated. It’s been described as “eye-opening” and “reality shifting” when a volunteer gets to learn not only the story of who they are helping, but actually learn about who they are as a person in day-to-day life. This same thing goes for colleagues who may work in the same company or even office, but still have never been able to get to know each other. By building homes, communities, and hope, they also get to build something else: new relationships.
Merga Gemeda and Luchia Hagos have always valued two things over all; home and education.

Merga began his education when he became a registered refugee in Somalia after fleeing Ethiopia in the 1970’s. In 1982, he came to Austin to finish his degree in Biology and Medical Laboratory Technology at Austin Community College. This is where he met his wife, Luchia, also a native of Ethiopia. Luchia had spent most of her youth in Sudan and came to America in 1989, also seeking a better education. Their shared love for knowledge is one of the things that brought them together, and a major cornerstone in their decision making. This is why Merga and Luchia made a sacrifice long ago; they chose schooling over housing, which is a decision no parent should have to make.

When their two children, Samuel and Hannah, were born, they immediately began thinking of their future. In order to set them up for success, they chose a tiny apartment in Northwest Austin because it was in an exemplary school district. The location was ideal, but living space was cramped. Eventually, the family would no longer be able to afford the apartment after Merga’s employer of 20 years, where he worked as a lab tech, moved operations to Italy. He began work as a taxi driver, and their income dropped sharply.

This is how the family came to be in the Austin Habitat program. They closed on their home in December of 2014 and are extremely happy with the change. Though they had trying times in their old apartment, they do not regret the decision they made in sake of education. Samuel has just graduated from UT Arlington with a Mechanical Engineering degree and Hannah is currently enrolled in ACC. She has her own room where she has the privacy to study and concentrate on her education. Merga is excited to see where her schooling will take his daughter and could not be happier about their new home and life.
Housing is considered affordable when a household pays less than 30 percent of their income. The impact of owning a home and having affordable payments is powerful. It’s not just a house; it’s a home. It’s the foundation for a better life and a stronger community.

**Homeownership Improves Neighborhoods & Strengthens**

**COMMUNITY**
- 28% Homeowners are more likely to repair and improve their home
- 11% Homeowners are more likely to know who represents them in Congress
- 28% Homeowners are more likely to vote and 1.3x more likely to read a newspaper

**Homeownership is**

**HEALTHY**
- Higher satisfaction, self-esteem and control over their lives
- Better physical and psychological health
- A household that spends less than 30% of their income on housing, can allocate more than twice as much of their income towards buying healthier food, medicine & healthcare, and insurance

**Homeownership is Good for**

**CHILDREN**
- 25% More likely to graduate from high school
- 116% More likely to graduate from college
- 24% Higher income earned in their lifetime
- 28% Are far less likely to become teenage parents or depend on welfare later in life

**Homeownership is Good for the**

**ECONOMY**
- Home equity is the leading asset households can leverage to start businesses, finance college educations or invest in other activities
- Owning a home is the largest source of personal wealth for most families
- The construction and sale of each home built generates significant impact on the economy including job creation, consumer spending, fees and taxes

2014 **BY THE NUMBERS**

- **$1,428,411** in volunteer labor
- **8,843 VOLUNTEERS**
- **$591,541** in property taxes paid by Habitat homeowners
- **1,121 families served**
- **91 families counseled**
- **63 HOMES REPAIRED**
- **61,901 hours volunteered**

**30 HOMES BUILT**

**30%**

**HOMEOWNERSHIP IS COMMUNITY**

**HOMEOWNERSHIP IMPROVES NEIGHBORHOODS & STRENGTHENS**

**HOMEOWNERSHIP IS HEALTHY**

**HOMEOWNERSHIP IS GOOD FOR CHILDREN**

**HOMEOWNERSHIP IS GOOD FOR THE ECONOMY**
### Assets

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<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Mortgages</td>
<td>34%</td>
<td>8,485,743</td>
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<tr>
<td>PP&amp;E Inventory</td>
<td>25%</td>
<td>6,198,357</td>
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<tr>
<td>Cash &amp; Equiv</td>
<td>13%</td>
<td>3,368,524</td>
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<td>NMTC JV Investments</td>
<td>10%</td>
<td>2,544,914</td>
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<td>Land Held</td>
<td>7%</td>
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<td>Other</td>
<td>5%</td>
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<td>Construction in Progress</td>
<td>4%</td>
<td>1,061,078</td>
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<td>Receivables</td>
<td>2%</td>
<td>560,108</td>
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### Income

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<tr>
<th>Category</th>
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<tr>
<td>Contributions &amp; Grants</td>
<td>39%</td>
<td>4,923,882</td>
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<tr>
<td>Gain on Sale of Property &amp; Equipment</td>
<td>22%</td>
<td>2,790,044</td>
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<tr>
<td>Home Sales</td>
<td>18%</td>
<td>2,230,638</td>
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<tr>
<td>ReStore</td>
<td>9%</td>
<td>1,137,185</td>
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<tr>
<td>In-kind Contributions</td>
<td>8%</td>
<td>971,697</td>
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<td>Affordable Housing Income</td>
<td>3%</td>
<td>341,066</td>
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<tr>
<td>Other Revenue</td>
<td>2%</td>
<td>317,302</td>
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### Expenses

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<tr>
<th>Category</th>
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<tr>
<td>Low-Cost Housing Program</td>
<td>80%</td>
<td>7,507,984</td>
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<td>ReStore Program</td>
<td>8%</td>
<td>783,250</td>
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<td>Management &amp; General</td>
<td>7%</td>
<td>636,011</td>
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<tr>
<td>Fundraising</td>
<td>5%</td>
<td>476,577</td>
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2014 BOARD OF DIRECTORS

Ross Buhrdorf
Dilum Chandrasoma
Ken Corby
Mildred Davis
Chip Dart
Chris Elliott
George Gau
Mark Hutcheson, Vice Chair
Mark Masten
Nikelle Meade
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Representative Eddie Rodriguez
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Jeff Serra
Eric Smith
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Suzanne Weinert
Meredith Young
THANKS TO OUR DONORS

$250,000 and higher: Bootstrap, City of Austin, Community Development Financial Institution Fund, Cornerstone Homeownership Innovation Program (CHIP), Habitat for Humanity International

$100,000 - $250,000: Anonymous, Homeway.com, Inc, Thrivent Financial for Lutherans

$50,000 - $99,999: Austin Board Of Realtors, Citi Foundation, Drummond Group Inc., Home Depot Store Support, LLC., Ilsa Carroll Turner Friendship Trust, Oneok Foundation, Inc., Realty Austin, Sigma Alpha Epsilon - Texas Rho Chapter, Thrive FP, Wells Fargo Foundation

$25,000 - $49,999: Alamo Draffthouse Corp., Bank of America Charitable Foundation, Inc., Federal Home Loan Bank, GM Foundation, Housing Authority of the City of Austin, IBM Employee Services Center, JPMorgan Chase Foundation


continued on next page
THANKS TO OUR DONORS

