

# Annual Report

Fiscal Year 2012  
July 1, 2011-June 30, 2012



*"Building More Than a House"*



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Consultants

HABITAT FOR HUMANITY  
South Marshall Street  
Hartford, Connecticut

Revisions

Date: \_\_\_\_\_  
Scale: 1/4" = 1'-0"  
Project Number: \_\_\_\_\_  
Drawn By: \_\_\_\_\_

SD-6E

*A Community Collaboration for Positive Change*

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## **Mission statement**

Hartford Area Habitat for Humanity is dedicated to strengthening communities by empowering low-income families to change their lives and the lives of future generations through homeownership opportunities. This is accomplished by working in partnership with diverse people, from all walks of life, to build simple, decent affordable housing.

*It's a team effort...*

## *A message from the Board President*

Dear Friend of Habitat,

If you are reading this letter, chances are you are already one of our many supporters. You understand that homeownership makes a measurable difference in people's lives, and has a profound impact on future generations. The families we partner with, the volunteers who provide free labor at the job site, the Board that commits their personal time and expertise, the experienced staff, and the donors who make our mission possible-- have all been touched by Habitat's accomplishments. We do so much more than build homes. Habitat shapes better futures, and it takes many helping hands (and hearts!) to accomplish that. The amazing teamwork, relationships and partnering required to actually make the dream of owning a Habitat home a reality is astounding. This past year, as we made significant progress on the 16 townhouses on South Marshall Street in Hartford, a new level of collaboration emerged. People of all races, religions, ages, sexes and income levels came together to transform this Asylum Hill neighborhood. Our weekday "Saints," crew leaders, partnering families, neighborhood revitalization groups, churches and other stakeholders contributed significantly to Habitat's mission. With the same level of support, we also began building two homes on Liberty Street in Hartford. All of this, of course, is made possible through the financial backing of sponsors. Words cannot express the gratitude we feel for their vital support. The need for simple, decent housing in the Greater Hartford area is stronger than ever, and we are grateful for the generosity we've experienced.

We are pleased to report our accomplishments for 2012, and look forward to the challenges ahead. This has been a year of transition as we said "goodbye" to Mike Brett, who had been our Executive Director since 2007. We will be forever grateful for his generosity and unwavering commitment to Habitat, and wish him great success moving forward. We welcome Richard McGeary as Habitat's new leader and look forward to a productive year filled with opportunities to build stable, decent homes for hard working families. Our plate is full this coming year with the expected completion of the South Marshall and Liberty Street projects. Together, 18 new families will have a home they can be proud of. As we continue to explore additional opportunities, plans are in place for additional houses in Hartford and six new houses in Bloomfield.

I thank all of you who continue participate in our mission, and am personally grateful for your support of Habitat's growth,

In Partnership,

*Pam Carpenter*

Pam Carpenter  
President, Board of Directors



# Hartford Area Habitat for Humanity

## Statement of Financial Position

Fiscal Year Ending June 30, 2012

<b>Assets</b>	<b>2012</b>	<b>Liabilities</b>	<b>2012</b>
Current Assets	\$4,967,337	Current Liabilities	\$616,335
Property and Equipment - Net	\$433,965	Long-term Debt	\$5,840,100
Mortgage Notes Receivable	\$4,049,445	<b>Total Liabilities</b>	<b>\$6,456,435</b>
Other Assets	\$4,013,198		
		Net Assets, Unrestricted	\$6,113,314
		Net Assets, Temporarily Restricted	\$894,196
		<b>Total Net Assets</b>	<b>\$7,007,510</b>
<b>Total Assets</b>	<b>\$13,463,945</b>	<b>Total Liabilities &amp; Net Assets</b>	<b>\$13,463,945</b>

## Financial Statement of Activities, Audited

Fiscal Year Ending June 30, 2012

### Support and Revenue

FYE 2012

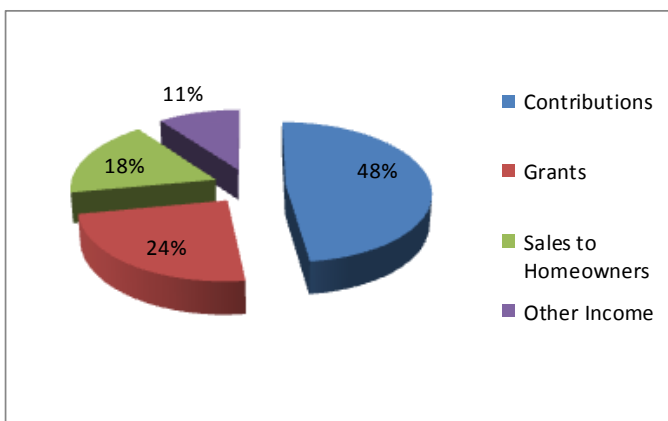
Contributions	\$2,018,877
Grants	\$1,011,126
Sales to Homeowners	\$745,793
Other Income	\$429,636
<b>Total Support and Revenue</b>	<b>\$4,205,432</b>

### Expenses

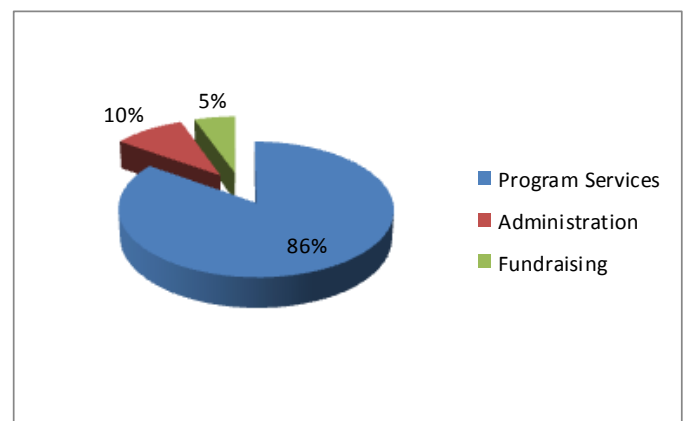
Program Services	\$2,173,740
Administration	\$247,114
Fundraising	\$141,081
<b>Total Expenses</b>	<b>\$2,561,935</b>

<b>Increase (Dec) in Unrestricted Net Assets</b>	<b>\$1,643,497</b>
<b>Net Assets, Beginning of Year</b>	<b>\$5,364,013</b>
<b>Net Assets, End of Year</b>	<b>\$7,007,510</b>

### FY 2012 Income



### FY 2012 Expenses



## Sixteen Houses-One Community...

The 2012 fiscal year focused on revitalizing an entire neighborhood, empowering families to achieve their dream of homeownership, and on strengthening partnerships.



The South Marshall Street project took center stage as Hartford Habitat partnered with homeowners and thousands of volunteers from local businesses, civic and faith groups, various organizations and educational institutions to completely transform a section of Hartford's Asylum Hill neighborhood. Work on this project continues through FY 2013.



The last house finished at South Marshall Street will mark our 200<sup>th</sup> home since our founding in 1989. These stunning townhomes, expected to be completed during FY 2013, were funded by many, many generous sponsors and supported by the City of Hartford. The numerous Habitat volunteers, our strong community partners, the staff, week day Saints, crew leaders, and others have worked tirelessly to make this project a reality. Habitat's mission is not simply to build houses. Habitat changes lives, strengthens neighborhoods, and invests in the success of future generations. With your help, we provide opportunities for families to succeed.

# Opening doors in 2012

House building and the work before ground breaking doesn't fall neatly into one fiscal year! While much of our labor went into longer-term projects (like South Marshall Street), Habitat was still able to provide new homes for seven families deserving families!



The LeBron family has strong roots in the city, and they look forward to partnering with other Habitat families.



The Aimi & Khadija Seidi family became happy Habitat homeowners this year!

*"(We) now have the sense of confidence, hope and ability to independently take on many other... challenges ahead of us."*



Tasha Hosendove and the Amalia Dones family became Habitat Homeowners, enjoying their new home in Hartford.



# ...for new Habitat families!

Habitat helped Ericus Adams and her family to have a home in East Hartford!



Erica Lawson and Tracy Leonard worked extremely hard to achieve the dream of homeownership in Glastonbury. Now they each have safe and beautiful homes to share with their children!



Habitat for Humanity offers a “hand up” rather than a “hand-out.” When Habitat sells a house, we make no profit. Habitat families pay for their houses with a zero-percent mortgage ranging from 15 to 30 years.



# 2012- Reviewing a year



## National Women Build Week

National Women Build Week is an annual fundraising event for colleagues, friends, mothers and daughters to work together on a great cause!



## "Building on Faith"

All faith communities are invited to build houses, fellowship and partnerships with families in need.



The annual [Gingerbread House Event](#) "Builds" awareness and funds for Hartford Habitat. These sweet homes are auctioned off and proceeds help build real houses!





# ...of successful events!



## Tithe program helps globally

Hartford Habitat hosted representatives from our sister affiliate, Habitat for Humanity Uganda to explain how we are helping Orphans and Vulnerable Children initiatives in Uganda through tithing.



The 2012 Build-A-Thon was Hartford Area Habitat for Humanity's week-long building blitz and biggest fundraiser of the year. More than 150 volunteers participated in the event designed to build simple, decent, affordable housing for working families. This event would not have been possible without the support of corporations, small businesses, foundations, faith organizations and generous individuals throughout the community.

## America Neighborhood Builders Award

As part of Bank of America's Neighborhood Excellence Initiative, Hartford Habitat received this year's Neighborhood Builders grant award of \$200,000. The award recognizes community based organizations working to improve their communities. Funds will help establish a Habitat ReStore in FY 2013.



## Annual Sticks for Bricks Golf Tournament

For 18 years, golfers have helped to support Habitat at Wampanoag Country Club in West Hartford.



Mike Brett, Executive Director since 2007, retired this year. He is shown here at the annual Family Picnic.



# We can't do it without you...



Funding from sponsors (like Aetna, shown here) provide financial assistance while volunteer labor helps to complete the process.

Throughout 2012, a broad collaboration of faith communities, neighborhood associations, local non profits, Hartford Government and the Hartford Library called the South Marshall Coalition actively promoted and implemented positive, sustainable neighborhood change by supporting investment in housing, stimulating economic development, improving access to education, and enabling healthy lifestyles.



*"Before I retired twelve and a half years ago, I made a list of what I wanted retirement to include and exclude. The first four on the list of what I wanted it to include were: be outside; learn new skills, work with others; do some good. Habitat fills the bill perfectly."*  
- Bob McNally

*During the past ten+ years I've been building with HFH, I have enjoyed my time working on occasion with the weekday saints. I decided that when I grew up that's what I wanted to be. When I retired in July 2011 that was one of the first calls I made and I am thankful for the time I get to spend with a great bunch of guys week in and week out, no matter the weather or the tasks, I feel like this is where I belong, this gives my life purpose.-Bob Spencer.*

# Our Volunteers make it all possible!



- ◆ *Weekday Saints*
- ◆ *Crew Leaders*
- ◆ *Gengras Kids*
- ◆ *Faith Groups*
- ◆ *Civic Groups*
- ◆ *Campus Chapters*
- ◆ *Businesses*
- ◆ *Snack Providers*
- ◆ *Board Members*
- ◆ *& other Good Hearted People!*



## Don Shaw worked with President Carter in Léogâne, Haiti

Long-time Board member, Don Shaw, participated in the Jimmy and Roslyn Carter Work Project . Hundreds of volunteers gathered over seven days to build houses alongside people who are in need of a decent, affordable place to live.

# Thank You!

These gifts were made between July 1, 2011 and June 30, 2012.

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\$250-\$499-cont

**\$1,000 &  
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- ◆ Atlas Stamping & Mfg. Corp
- ◆ Bank of America
- ◆ Bank of America Matching Gifts
- ◆ Benefit Resource Group, LLC
- ◆ Bike & Build, Inc.
- ◆ Bluefoot Entertainment LLC
- ◆ Cabrera Services Inc.
- ◆ Carmon Community Funeral Homes
- ◆ Carousel Industries
- ◆ Carrier Corporation
- ◆ Carter Clark & Associates, LLC
- ◆ Cohn, Birnbaum & Shea
- ◆ Connecticut Light & Power Co
- ◆ Covanta Energy
- ◆ Cummings & Lockwood LLC
- ◆ CWPM
- ◆ Day Pitney LLP
- ◆ Deer Valley, LLC
- ◆ Doyle Insurance Group, LLC
- ◆ Dupont Systems, Inc.
- ◆ Edu4Retirement, LLC
- ◆ Ernst & Morris Consulting Group, Inc.
- ◆ F. A. Hesketh & Associates, Inc.
- ◆ Farmington Bank
- ◆ Fidelity Charitable Gift Fund
- ◆ Filomeno & Company
- ◆ Franklin Painting LLC
- ◆ Gowrie Group;The
- ◆ Greater Hartford Assn. of Realtors, Inc
- ◆ Gryphon Fund;The
- ◆ Guida-Siebert
- ◆ Habitat for Humanity International
- ◆ Hamilton Sundstrand
- ◆ Harper & Whitfield, P.C.
- ◆ Hartford Despatch
- ◆ Hartford Financial Services Group
- ◆ Hartford Lumber Company
- ◆ Highland Capital Brokerage
- ◆ Human Capital Practice - Willis Group
- ◆ IBM Employee Services Center
- ◆ ING Employee Giving Campaign
- ◆ Institute of Real Estate Management
- ◆ JCJ Architecture
- ◆ Jensen's Residential Communities, Inc.
- ◆ Johnson Controls, Inc.
- ◆ JUSTGIVE
- ◆ Kats Insurance Group Inc.
- ◆ KBE Building Corporation
- ◆ Kerin Agency Inc.;The
- ◆ Konover Development Corp.
- ◆ Kostin, Ruffkess & Company, LLC
- ◆ Kuzmak-Williams, LLC
- ◆ L & M Paving
- ◆ Lane Industries Incorporated
- ◆ Liberty Mutual Emp Giving & Matching Gift Program
- ◆ MassMutual Financial Group Matching Gift Center
- ◆ Metro Realty Group;The
- ◆ Michelson, Kane, Royster & Barger, LLC.
- ◆ MotleyRice
- ◆ MSC Fairfield County, LLC
- ◆ New Alliance Bank
- ◆ Online Resources Corporation
- ◆ Ovation Benefits Group, LLC
- ◆ Pentec, Inc.
- ◆ Propark, Inc.
- ◆ Prudential Retirement
- ◆ Real Estate Finance Association of Connecticut
- ◆ Reliance Standard Life Insurance
- ◆ Richter & Cegan Inc.
- ◆ Risk and Insurance Mgmt. Society-CT Valley Chapter
- ◆ Riveroak Investment Corp, LLC.
- ◆ Rockville Bank
- ◆ RSK Executives, LLC
- ◆ Ruark Consulting, LLC
- ◆ S. H. Smith & Company, Inc.
- ◆ Schwab Charitable Fund
- ◆ Shipman & Goodwin LLP
- ◆ Shipman, Sosenky, Randich & Marks, LLC
- ◆ Shoppes at Buckland Hills;The
- ◆ Simon Konover Company;The
- ◆ Simons Real Estate Group
- ◆ Smith Brothers Insurance, Inc
- ◆ Stanley Black & Decker, Inc.
- ◆ State Farm Insurance Companies
- ◆ Terracon Consultants, Inc.
- ◆ Thrivent Financial for Lutherans
- ◆ Thrivent Financial for Lutherans-Hartford County
- ◆ Ticket Software, LLC
- ◆ Travelers
- ◆ Trumbull Group Benefits
- ◆ United Health Group Employee Giving Campaign
- ◆ Vesta Corporation
- ◆ Viking Supply Company
- ◆ Walker Systems Support
- ◆ Webster Bank
- ◆ Windham Property Owners Association
- ◆ York Insurance Services

## Contributing Foundations

Aldo DeDominicis Foundation  
John and Kelly Hartman Foundation  
Maximilian E. & Marion O. Hoffman Foundation  
Sharon A. and Brian T. Bruyette Foundation  
The Daphne Seybolt Culpeper Memorial Foundation  
The Harold L. Wyman Foundation, Inc.  
Worth and Louise Loomis Foundation  
Acorn Alcinda Foundation  
Aetna Foundation Employee Giving and Matching Gift  
Amica Companies Foundation  
Brzezicki Family Foundation  
Caterpillar Foundation  
CATIC Foundation  
Dominion Foundation Matching Gift Program  
Ensign Bickford Foundation  
Ensworth Charitable Foundation

Fisher Foundation  
General Electric Foundation Matchign Gifts Program  
Greater Hartford Community Foundation, Inc.  
Hartford Foundation for Public Giving  
John G. Martin Foundation  
McPhee Foundation  
MetLife Foundation  
New Alliance Foundation  
People's United Community Foundation  
Prudential Foundation Matching Gifts  
Reid & Riege Foundation  
The Chase Family Foundation  
The Nutmeg Foundation  
The Saint Francis Foundation  
Wal-Mart Foundation  
Waterford Group Charitable Foundation  
William A. & Shirley P. Yolles Support Foundation

## Contributing Faith Groups

Asylum Hill Congregational Church, Hartford  
Avon Congregational Church  
Beth Shalom B'nai Israel, Manchester  
Bethany Covenant Church, Berlin  
Bethany Lutheran Church, West Hartford  
Bolton Congregational Church  
Broad Brook Congregational Church  
Central Baptist Church, Hartford  
Church of Christ Congregational UCC., Newington  
Copper Hill United Methodist Church, East Grandby  
Corpus Christi Social Action Committee, Wethersfield  
Covenant Congregational Church of West Hartford  
East Granby Congregational Church  
Elmwood Community Church  
Emanuel Lutheran Church, Manchester  
First Church of Christ Congregational, Wesat Hartford  
First Church of Christ Congregational, Suffield

First Congregational Church of Granby  
First Congregational Church of Vernon  
Griswoldville Ecclesiastical Society, Wethersfield  
Immanuel Congregational Church, UCC, Hartford  
Immanuel Lutheran Church, Bristol  
New Covenant United Methodist Church, East Hartford  
Rockville United Methodist Church  
Saint Bernard Church, Vernon  
St. James's Episcopal Church, Hartford  
St. John's Episcopal Church, Vernon  
St Mary's Church, Simsbury  
St. Paul's Evangelical Lutheran Church, Wethersfield  
Trinity Episcopal Church, Tariffville  
United Congregational Church of Tolland  
Wapping Community Church, South Windsor  
West Avon Congregational Church  
Zion Evangelical Lutheran Church - Ladies Aid, Manchester

## Leave a lasting legacy...

We encourage everyone to make a will and to consider including a gift to Habitat in it. By remembering Hartford Area Habitat in your estate plans, you can be assured that your gift will continue long into the future.

## Gift Opportunities

## House Sponsorship and Corporate Work Days...

Firms can use Habitat as a team-building exercise for their employees. Become a sponsor and Habitat will provide onsite training and supervision, coffee and snacks, a team photo and an opportunity to bond outside of the office.

There are many ways to support Hartford Area Habitat for Humanity, and we would be happy to discuss the possibilities with you. Call us at 860-541-2208 Ext.103 or e mail [kevin@hartfordhabitat.org](mailto:kevin@hartfordhabitat.org).

Your tax-deductible donation can include:

- Checks made payable to: Hartford Area Habitat for Humanity
- Securities
- Bequests
- Land donations
- Professional Services
- Building materials
- Gifts in-kind
- Cash donations

# "Building More Than a House"

## Current Board

### Executive Board:

**Pam R. Carpenter - President**  
**Vanessa E. Rossitto, CPA - Vice President**  
**Lisa Chirichella- Secretary**  
**Ed Kindelan, CPA - Treasurer**

### Members:

<b>Michael Brandt</b>	<b>Jeff Digel</b>	<b>Rev. Sara Salomons</b>
<b>Eric Brown</b>	<b>Lynette Dowe-Forgie</b>	<b>Doris Sugarman</b>
<b>Matthew Cooper</b>	<b>Joe Fazzino</b>	<b>Caitlin Thayer</b>
<b>Ben Daigle</b>	<b>Caren Kittredge</b>	<b>Phillip Titolo</b>
<b>Endia DeCordova</b>	<b>R. Scott Orsey</b>	<b>Tom Trumble</b>
<b>Veronica T. DeLandro</b>	<b>Don Shaw</b>	<b>Mark Vasington</b>

## Current Staff

<b>Richard McGeary</b>	<b>President &amp; Chief Executive Officer</b>
<b>Lydia Avrett Clancy</b>	<b>Executive Assistant to the President &amp; CEO</b>
<b>Karen Berry</b>	<b>Vice President and Chief Financial Officer</b>
<b>Turquoise Blue</b>	<b>Manager- Volunteer Coordination</b>
<b>Tracy Jones</b>	<b>Senior Analyst- Family Services</b>
<b>Jesse Mayes</b>	<b>Construction P/T</b>
<b>Kris McKelvie</b>	<b>Senior Construction Supervisor</b>
<b>Burt Mitchell</b>	<b>Vice President of Construction</b>
<b>Karraine Moody</b>	<b>Family Services Consultant</b>
<b>Kevin Morrison</b>	<b>Vice President of Resource Development</b>
<b>Mary Nurse</b>	<b>Director of Marketing and Public Relations</b>
<b>Don Shaw</b>	<b>Volunteer-VP of Community and Faith Relations</b>
<b>Rose Vigdal</b>	<b>Manager- Corporate and Foundation Development</b>

## Hartford Area Habitat for Humanity

PO Box 1933, Hartford, CT 06144  
860-541-2208 [www.hartfordhabitat.org](http://www.hartfordhabitat.org)

