



2022 annual report

Fiscal Year:
June 30, 2021 - July 1, 2022



Habitat
for Humanity®
of Greater Fort Wayne



our mission

We seek to put God's love into action by bringing people together to build homes, communities, and hope.

our vision

A world where everyone has a decent, affordable place to live.



Table of Contents

- CEO Message..... 4**
- 2021-22 Financial Report..... 5**
- Our Build History 6**
- Homeowner Services..... 8**
- Family Spotlight: Amber11**
- Construction.....12**
- Community Partner Highlight**
 Mary Cross Tippmann Foundation.....15
- Panel Builds16**
- ReStore.....18**
- Family Spotlight: Geri + Ro20**
- Barriers to Homeownership21**
- Community Fundraising Events 22**
- Community Partner Highlight**
 Vincent Village..... 24
- Community Partners26**
- Board of Directors + Leadership 27**



CEO Message

We've been very fortunate over the past few years to experience significant growth at Habitat GFW. In 2019, we zeroed in on what we do best – homebuilding, preparing families for homeownership, and creating an unforgettable volunteer experience. That focus helped us scale from an average of 7 homes built per year to 19 homes in 2022. This growth has allowed us to walk alongside more Habitat Partner Families on their journey towards homeownership and created more opportunities for community collaboration.

One thing I love about Habitat is our engagement with the community. We look to create partnerships that help us do good work. People coming together is good. Serving neighborhoods with quality housing stock is good. Creating homeownership opportunities for families who would not otherwise have the chance to own their

own home is good. And we can't do this good work alone. Through partnerships with the City of Fort Wayne, Vincent Village, Bridge of Grace, Renaissance Pointe neighborhood, Lancia Homes, and the Huntington community, just to name a few, we're not only building affordable homes together, we're also breaking down the barriers to homeownership.

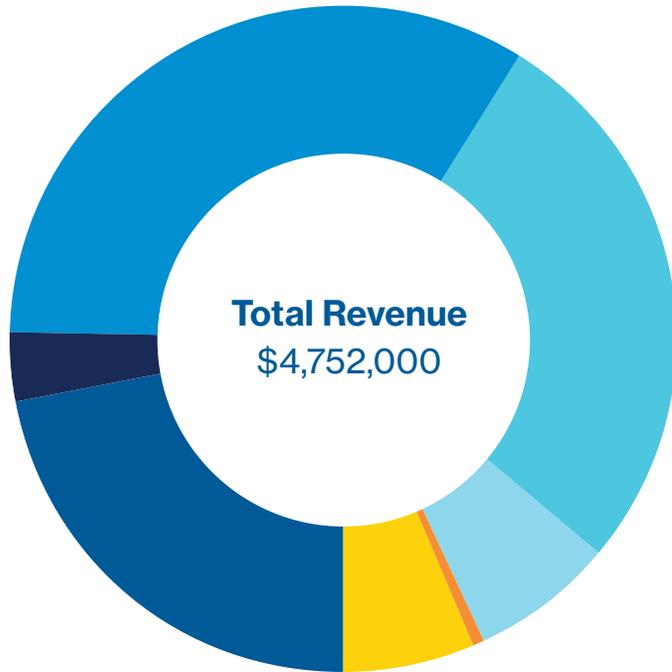
As we celebrate the accomplishments of this past year, we're looking forward to the years to come and the continued good work and relationships yet to be made.

Jeremy McClish, CEO



2021-22 Financial Report

Habitat for Humanity of Greater Fort Wayne's Fiscal Year is July 1 - June 30



■ 25.5% Contributions + Grants \$1,211,500	■ 8.1% In-kind Contributions \$383,200
■ 4% Fundraising \$191,100	■ -0.7% Investment Income, net (\$32,500)
■ 38.7% ReStore \$1,838,100	■ -7.1% Other Income (Loss) (\$335,400)
■ 31.5% Home Sales \$1,496,000	



PROGRAM EXPENSES	■ 50% Housing Development \$2,144,200
	■ 33% ReStore \$1,413,900
	■ 9% Administrative \$366,800
	■ 8% Fundraising \$326,700
	■ 8%

Our Build History

1986
Allen County

1986-2013

162 homes
Scattered build approach
across counties



2017
Acquired Huntington + Wells counties

2014 - 2018

42 homes
Fuller's Landing, Fort Wayne
Allen County
(1) Huntington County



2019

6 homes

Finalizing Fuller's Landing
+ Transitioning to Southeast
Fort Wayne, Allen County



2020

10 homes

Southeast Fort Wayne
+ New Haven, Allen County



2021

12 homes

(11) Southeast Fort Wayne
+ New Haven, Allen County
(1) Huntington County



2022

19 homes

Southeast Fort Wayne
+ New Haven, Allen County





Homeowner Services

This season was our biggest yet! In June, we accepted a record-breaking 36 families into the program – the largest group ever in a single season since our affiliate was founded in 1986. This group joined several other families working through the Habitat homeownership program.

“We had such an amazing start to the season this year,” recalled Lauren McCammon, Homeowner Services Manager. “Each time we bring new families into the program, you can feel the excitement. But, our June group was incredible – we had several families ready to begin their sweat equity hours on the construction site the day after their orientation!”

In February, two Huntington County Partner Families were accepted and will begin their sweat equity as we begin building their homes in Huntington later this spring.

 **275** home owners since 1986



47

Habitat Partner Families enrolled throughout the season



65+

children awaiting their new bedroom



3,775 hrs

sweat equity building homes and volunteering at the ReStore and in the community



1,360 hrs

financial literacy classes



100%

of families increased their cash reserve throughout the Habitat program



celebrating Jessica completing 200 hours in 100 days



June 2022 Partner Family Orientation





We love to meet our Partner Family teens on the build site!



Myka + Kaila



Ray



10

Alesia



Theresa + Geri



Moe Min



I'm proud that I accomplished what I put my mind to. Thank you to everyone who helped me in this process!"

Amber, 2022 Habitat homeowner



Family Spotlight: Amber

Homeownership = Security + Stability

The average time a renter remains in one location is 2.3 years, while a homeowner's average time in their home is 8 years. As a mother of three, Amber applied to the Habitat program because she desired the security and stability that comes with owning a home, and she was laser-focused on achieving that goal.

"Amber was a positive force on the job site," shared the Habitat construction team. "She was always smiling and eager to learn and take on any project we had for her."

After Amber completed her 200 sweat equity hours volunteering on the build site and the ReStore, she drove by her house every day on her lunch breaks, waving at the crew to say hi and check in on the progress. Amber's goal was always in view, pushing her to complete her homeownership education and financial literacy classes.

As Amber settled into her new home at the end of 2022, she said she was most excited to spend quality family time together for the holidays.





Construction

19 Affordable Homes

Habitat celebrated a record-breaking 19 homes under construction this build season – compared to 12 in 2021 and an average of 7 per year prior to that. Our construction team expanded to support our continued growth as an organization, bringing on a new Director of Construction, a Project Manager, and a third Construction Site Manager.

Alongside our construction crew are the many incredible volunteers who help us complete all non-trade-specific functions: framing, siding, painting, windows and doors, cabinetry, flooring

and trim, and final clean-up. We had 19 faithful crew leads this year – individuals who volunteer 1-3x a week and assist our volunteer groups in the home building process.

Of the 19 homes we built, 14 featured one of our new floor plans: Triumph (3-bed, 2-bath) and Victory (4-bed, 2-bath). Both floorplans allow us to better serve our Partner Families with an additional bathroom and more bedrooms.

View new floorplans: habitatgfw.com/homes

Build Season: April 2022 – April 2023





104 lunches served 

19 volunteer crew leads



2 new floorplans
victory + triumph



2,115

volunteer spots filled

1,209

individual volunteers





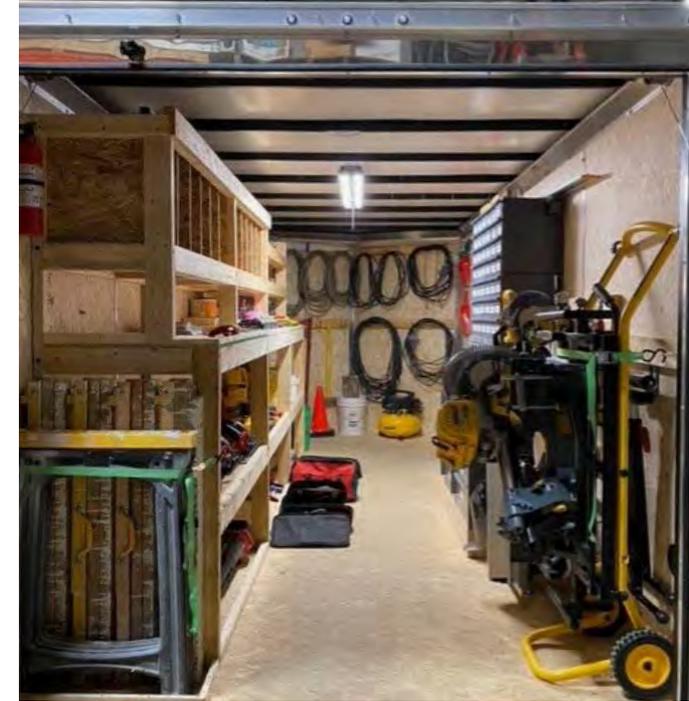
Press conference for first build of the season



**I loved the patience of the staff and crew leads.
They were so pleasant, joyful, and professional!"**

2022 Habitat volunteer





Community Partner Highlight Mary Cross Tippmann Foundation

As we ramp up production to 20 homes per year, our team needs the ability to work at two job sites simultaneously. This amount of work requires an additional truck and trailer filled with all the tools we need to build a home. That's where the Mary Cross Tippmann Foundation came in.

"When Habitat GFW shared their goal of doubling the number of homes they build in a year, we recognized their need to increase

capacity to make that happen," shared Cheryl Chalfant, Executive Director at Mary Cross Tippmann Foundation. "Having the right tools at the job site keeps the building process moving smoothly and makes the most efficient use of staff and volunteer time. Partnering with Habitat to purchase a second truck and kit it out with tools means that more families in our community will realize the dream of homeownership in the years ahead."

With a grant to purchase everything we needed, our construction team got right to work building shelves to fit inside as well as all new equipment and supplies.

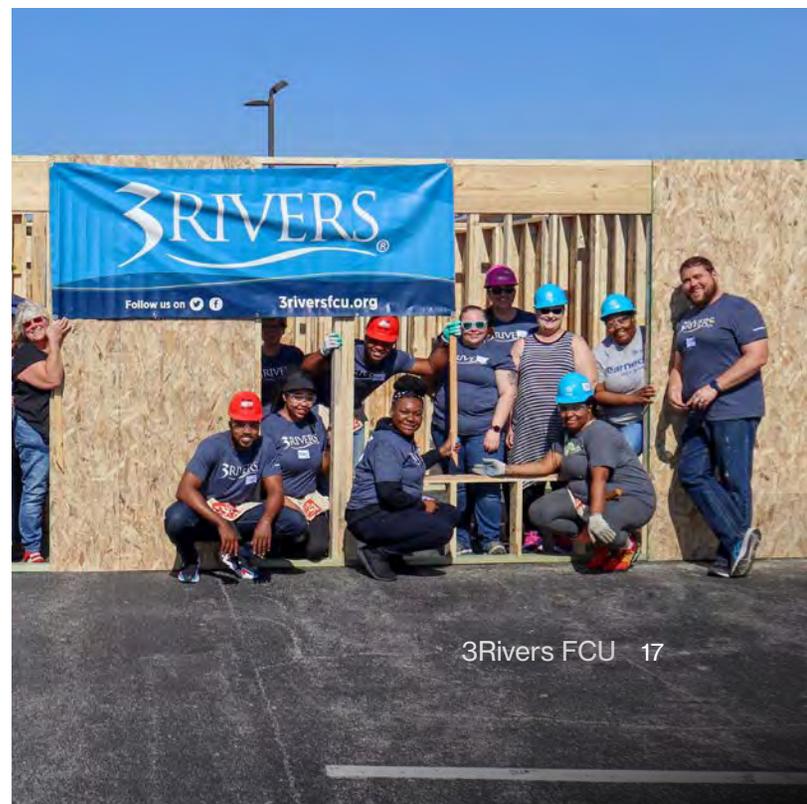
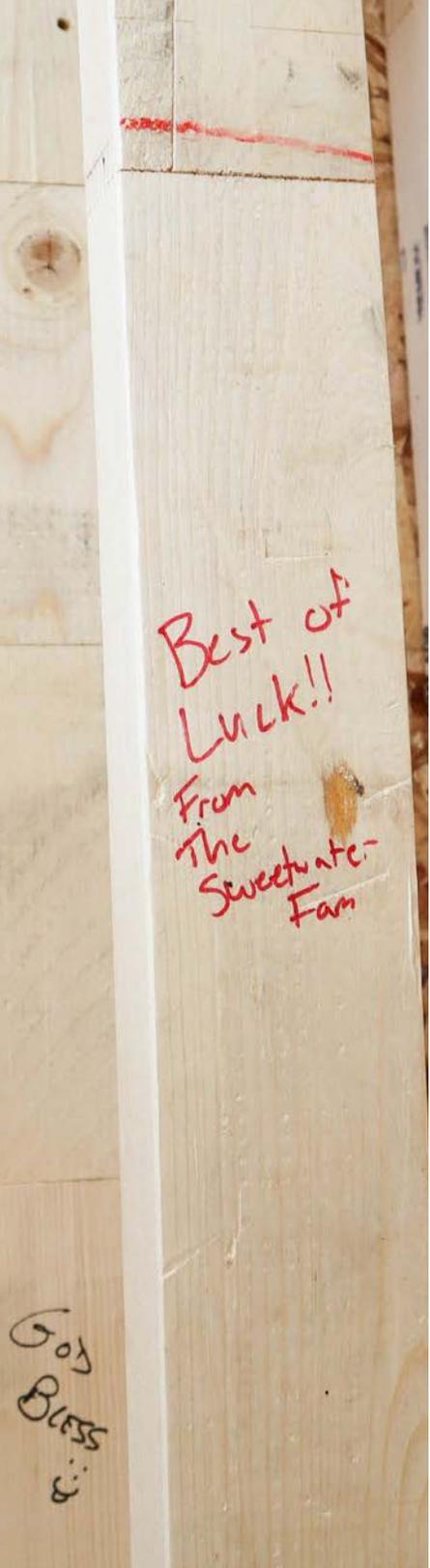
This gift is a huge blessing to our ministry, and we're excited to have an even bigger impact on our community this next season and in the years to come!

Panel Builds

We brought the construction site to five organizations in 2022 and met many amazing volunteers. Each group built the interior and exterior wall panels of a Habitat home – in only five hours! Special thanks to Home Lumber for donating their trucks and time to deliver all of the materials needed to each location.

5 homes
398 volunteers
25 hours







ReStore

Shop. Donate. Volunteer



12,990

donated items
business + individual



\$1,838,080

net sales
revenue

53,262

transactions for
shoppers served

1,542

volunteers



4,689

volunteer hours

45,585 lbs

aluminum cans recycled

1,280 tons

of materials diverted from landfills





The structure we live in is very weak and we need a new home in the most urgent way!”

- Ro, Habitat Partner Family



Family Spotlight: Geri + Ro

A safe + decent place to call home

As cousins and best friends, Geraldine and Rocille (Geri and Ro), have lived in an old family home as far back as they can remember. But, that home has been in desperate need of repair and is quite literally falling apart.

With repairs on the old home unfortunately beyond what their family can afford, Geri and Ro began asking around for options. It was a friend at church who encouraged them to apply to Habitat and begin their journey as first-time home buyers.

Today, Geri and Ro are slated to complete the Habitat program in Spring 2023. They have both been bright lights at Habitat and proof that you can achieve anything in your life in any season.

The biggest thing that will change for them as home buyers will be renewed peace of mind in the structure and safety of their home. As Ro envisions their new space, she shared that they’re both “ready to just rest, relax, and enjoy our new home.”



Breaking down
the barriers to safe,
affordable homeownership:

BARRIERS



- Denial of affordable loans → Below market rate loans
- Large down payments → Low down payment
- Lack of inventory → 19+ homes built per year
- Rising cost of housing → Half the average cost to own



1 in 6 households pay
50% or more
of their
income on housing

Habitat mortgage
payments are
never more than

26%

of a family's
gross monthly
income

89%

of Habitat homeowners
in Greater Fort Wayne
are **single parents
or guardians**

**A single parent working full time
at \$15/hour** who spends most
of their pretax income on housing has

\$40 /day

to spend on groceries, healthcare,
gas, clothing, school supplies, etc.



Community Fundraising Events

ReStore Your Passion has built nearly eight homes since 2018 through sponsorships, ticket sales, donated raffle items, Goddess Contractor crowdfunding, and the auction of our Goddess Contractor team pieces.

This year Habitat homeowner Porsha and her two daughters joined us to share how a safe, affordable home has changed their lives.

“Our previous living situation was rough,” explained Porsha. “We lived in a mobile home park...the floors had several soft spots and there was mold in the home. My youngest daughter has many allergies, and our house was affecting her daily life. Since moving into our Habitat home, our family is healthier and happier, and my girls feel safe to walk on the sidewalks.”

At the end of the night, we celebrated our winning Goddess Contractor teams:

- **People’s Choice:** Ashley Sharp
- **Highest Fundraiser:** Rachel Murphy
- **Most Donors:** Rachel Murphy
- **Most Repurposed:** Leigh Roberson

Women Build expanded this year to every Wednesday and one Saturday a month from May through October. This extended Women Build season allowed groups to not only experience framing and raising walls, but also installing siding, doors, windows, flooring, and cabinets, and painting interior walls.

Thank you to our title sponsors, Vera Bradley and Brotherhood Mutual.

Our **Annual Golf Outing** was held at Autumn Ridge Golf Course again this year. Thank you to our event sponsors: Brotherhood Mutual, BFGoodrich, Indiana Tech, and Ruoff Mortgage. Congrats to our winners from the day:

- **1st Place Team:** First Merchants
- **2nd Place Team:** Ruckman/Streicher
- **3rd Place Team:** Holm Court Reporting & Video
- **Longest Drive:** Justin Purdy
- **Closest to the Pin:** Brant Treece

Special thanks to the Jack Laurie Group for organizing their **Annual Jack Laurie Golf Outing** benefitting future Habitat homeowners.



\$165,000



\$36,300

strong women
build strong
communities



\$54,396





Community Partner Highlight Vincent Village

In June 2022, we celebrated the completion of a home on Holton Ave. and the passing of keys to Vincent Village! This home will serve as transitional housing for families emerging from homelessness.

“Our partnership with Vincent Village has been a testament to what true collaboration can look like. When two non-profits come together, identify where they overlap, and focus on what they do best, our community is better served, and our families are

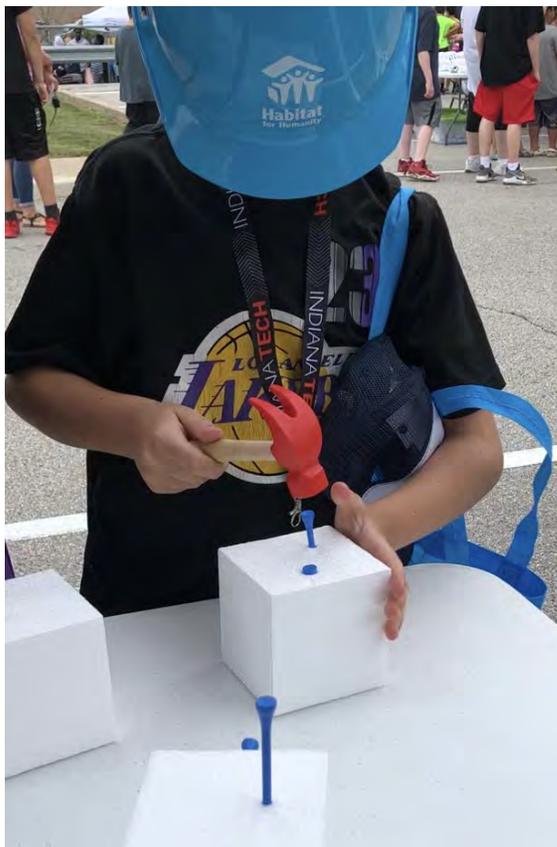
better cared for. We’re honored we could bring our skills and abilities to build an affordable home and support Vincent Village in bridging homelessness to homeownership. This home represents an opportunity for a family to be guided from crisis to stability, from stability to thriving.” Andrew Gritzmaker, former CEO, Habitat for Humanity of GFW.

The 3-bed, 1-bathroom Habitat home is the newest addition to Vincent Village’s 34-home community of rental properties. The rental homes are part of Phase II of their program, which helps families continue

working their way out of homelessness while also learning essential life skills.

“Stable housing is vital to the success of communities, neighborhoods, and families, specifically children. The new house, built by Habitat for Humanity of Greater Fort Wayne, will help us serve that need as a critical bridge to housing stability for families in crisis.” Sharon Tucker, Executive Director, Vincent Village Inc.

Learn more about Vincent Village:
vincentvillage.org



5 events supporting local non-profits



Community Partners



AEP Foundation
Brotherhood Mutual
BFGoodrich
City of Fort Wayne
English, Bonter, Mitchell Foundation
Mary Cross Tippmann Foundation

1st Source Foundation
Ambassador Enterprises
Community Foundation of Greater Fort Wayne
Edward M Wilson Foundation
Fort Wayne Metals
Fort Wayne Nissan
Foellinger Foundation

Fort Wayne Home & Garden Show
Home Lumber
Jack Laurie Group
Lincoln Financial Foundation
Old National Bank Foundation
The James Foundation
ProFed Credit Union
Zollner Foundation

BKD CPAs & Advisors
Charles Kuhne Foundation
Current Mechanical
Do it Best Foundation
Ecolab
First Merchants Bank
Flagstar Foundation
Ian & Mimi Rolland Foundation

IHCDA
Indiana Tech
Lancia Homes
NIPSCO
O'Shaughnessy Family Foundation
Premier Bank
Rain Drain, Inc.
Ruoff Mortgage
SDI
Shambaugh & Son, L.P.
Surack Family Foundation
Sweetwater Sound
Ten Point Coalition
Three Rivers Federal Credit Union
Vera Bradley
Wells Fargo

Board of Directors

Adrienne Wampole, Chair

Co-Owner
Pinpoint Improvements, LLC

David Faust, Vice Chair

Owner/CEO
Precision Wireless Technologies

Mark Dely, Secretary

Chief Legal & Administration Officer
Vera Bradley

Dan Minnich, Treasurer

Chief Financial Officer
Ash Brokerage

Mark Bains

Attorney
Barrett McNagny

Tyler Binkley

President & Managing Broker
Allied Commercial

Gabe Brown

Assistant Vice President of Sales
& Special Markets, Brotherhood Mutual

Dr. Karl Einolf

President
Indiana Tech

JJ Foster

Assistant Vice President
Lake City Bank

Mike Niezer

Partner, Director of Operations
Design Collaborative

Ryan Schiltz

VP of Mortgages
3Rivers FCU

Rob Schmiedel

Sales Operations Manager
Do It Best Corp.

Matt Streicher

Director of Project Development
Tippmann Construction

Dr. Lorenzo Suter

President & CEO
UnityPoint Health

Joyce Walz

Community Volunteer

Chris Wesner

VP of Client Engagement
Shambaugh & Son, LP

Luther Whitfield

Senior Pastor
New Covenant Worship Center

Incoming Board for 2022-2023 Season

Mark Dooley

CEO
Dupont Hospital

Leadership

Jeremy McClish

CEO

Erin Whittle

CFO

Victoria McCallister

Director of Engagement

Hailie Boes

Director of Development

Jeff Bredemeier

Director of Construction



2020 E. Washington Blvd., Suite 500
Fort Wayne, Indiana 46803
(260) 422-4828 | habitatgfw.com