

**SOUTH PUGET SOUND HABITAT FOR HUMANITY**



South Puget Sound  
**Habitat**  
for Humanity®



# **BUILDING PATHWAYS**

**ANNUAL REPORT  
2021-2022**

# A WORD FROM OUR CEO

As I reflect on this year and the growth our organization has experienced, I find myself immersed in gratitude. Gratitude for the commitment to our mission that our community, our staff, and our Habitat homeowners have demonstrated.

In my reflections on our work, it is also very clear that the importance of home is universal—and it's why so many of you have been inspired to make Habitat for Humanity's mission your own. Through gifts of time and talent and the raising of walls and funds this past year, volunteers, donors, advocates, staff, and partners have carried the work forward to ensure that every family in every community can achieve from the foundation of a strong, healthy and stable home.

As we continue to carry our work forward, I want to thank each of you for your efforts in building a future where every child, every family, and every person has a decent place to call home.



**CARLY COLGAN**  
CHIEF EXECUTIVE OFFICER





## BUILDING PATHWAYS THROUGH NEW HOME CONSTRUCTION

Pedro, Angelica and their three children looked forward to living in a house and calling it home. Home was a mobile home, and winter was one of the many challenges of having a family of five in a small space. Mobile homes are difficult to heat due to the thinness of the structure. Being cold so often is one of the things that Pedro doesn't miss. While deemed at the time safe to occupy, the trailer had asbestos underneath, which couldn't be disturbed.

Pedro is in the roofing business, and Angelica is a house cleaner and full time mother to their 3 children. They work hard, yet homeownership was out of reach. They have always been renters, either in apartments or mobile homes. Though they lived in the tight quarters of a mobile home, they enjoy a small outdoor space. They have two teenage sons and an elementary-age daughter.

Angelica kept their home very organized to prevent anything from cluttering their small, shared space. Seasonal clothing is moved to exterior storage as there was no room inside the trailer to store it. They heard about the Habitat for Humanity program from CIELO, a local Latino community resource. Both said they looked forward to learning how to work on their future home and how to frame, plumb, and paint. They and one of their sons contributed hours by volunteering in the Habitat store and at the construction site. They got to be on the scene for the foundation pour. A stick-built house for a home means having a closet and a bedroom for each of their children now. It means being able to invite relatives over for a meal or hosting the holidays. Angelica and Pedro love seeing their children happy and comfortable in their very own home that they own.

**"Owning our own home and space to enjoy family activities still brings smiles to our family's faces."**

**Angelica**



Since 1989, in partnership with volunteers, donors, advocates, board, and staff, South Puget Sound Habitat has:



**Built 83 Homes**



**Repaired 13 Homes**



**Housed 114 Children**



**Housed 136 Adults**



Since 1989, we have been diligently and strategically working to build and expand the path to first-time homeownership opportunities in Thurston County. Before, during, and after the pandemic, affordable housing in our community has been very limited. We expanded our horizons, seeking new paths to homeownership for more people in our community.

In 2021-22, several of our paths became sturdy and viable for new generations of homeowners.

In April 2022, we completed the Deyoe Vista neighborhood, with all 33 homes built and keys handed over to first-time homebuyers.

Thanks to a partnership with the Cowlitz Indian Tribe, we look forward to breaking ground on Tâlicn in late 2022, which will feature 28, 3 and 4 bedroom townhomes.

Lastly, in 2023 we look forward to breaking ground on a 22 home neighborhood in Yelm that will include a mixture of 3 and 4 bedroom townhomes and 2 bedroom age-in-place bungalows. In addition to building in Yelm we will purchase the 3900 Boulevard property from the City of Olympia. We plan to subdivide the 10-acre parcel into senior cottages, townhouses, gardens, a park, and a mixed-use structure.



## **BUILDING PATHWAYS THROUGH CRITICAL HOME REPAIR**

South Puget Sound Habitat for Humanity builds and preserves affordable housing. While our organization is best known for building new homes, we also work with existing homeowners on essential home repair projects so they can continue living in safe and affordable homes for many years to come.

Erin is a single, stay at home mom to her 5-year-old daughter. Erin purchased her home in Thurston County because she wanted a place for her daughter to grow up and make memories. "Getting out of our tiny apartment, and getting a real home for her to play outside was so important to me."

In February of 2021, Erin was having her electrical panel replaced due to it being a fire hazard. That same day she stopped having running water.

**"I will never take running water for granted again"**

"In the middle of winter, living without water was awful, a nightmare." Erin got a gym membership for her and her daughter to take showers. She couldn't wash clothes or dishes, and they had to go outside to use the restroom. "We were camping at home basically for six months." Erin said "Everything was a challenge. I was depressed and anxious and feeling helpless. I am still recovering from it." She says "I worked so hard to achieve this. Home is where I am with her and where we are making our memories. And that's what this is to us. I desperately wanted to be able to stay here, to be able to fix this. In the beginning I thought we may just have to sell it and leave because I can't take this on by myself."

**"Because of this program, we are able to keep our home, stay here and have water!"**

South Puget Sound Habitat for Humanity installed a new 2500 gallon water storage tank with a 2hp booster pump on a gravel pad was installed to increase water flow and extend the pump life on Erins property. A new electrical panel and wiring were also installed.



In partnership with volunteers, donors, advocates, board, and staff, South Puget Sound Habitat has:



**16 families enrolled in Critical Home Repair**



**5 projects completed**



**29 Critical Home Repair requests**



Our Critical Home Repair program aims to provide stability for homeowners by preserving older homes for safer, easier maintenance. Long term, maintaining ownership of a home elevates homeowners' personal wealth. A homeowner's net worth is 44 times greater than that of a renter-\$230k versus \$5,200. Being able to remain in their homes means homeowners retain a wealth building asset. Critical Home Repairs help homeowners maintain that asset so it can pay dividends to come.





## BUILDING PATHWAYS THROUGH NEIGHBORHOOD REVITALIZATION

"Neighborhood Revitalization has given me a sense of strong hope for our community. There is still a lot of work to be done, but through the dedication that you have put into the cause, I believe that Bucoda is becoming a better place to live and to grow our next generation. I love how we get to outreach and learn what's important to citizens and what we as a community would like to see change. Revitalization brings people together under a common mission would otherwise not have a relationship. Efforts like when we ensured every needy citizen had a pair of gloves for themselves and their children meant so much. The Town Clean Up was and is vital since we have so many citizens that need something like this. I believe that with continued efforts, we will be able to improve upon what we've already accomplished and continue to improve the quality of life for those living in Bucoda." - Kaitlyn Nagy, Neighborhood Revitalization Client

"The coalition Jonathan [Habitat staff] has formed in Bucoda is doing great things for the community and civic organizations. From assisting in the annual town clean-up to helping host community picnic/information events, South Sound Habitat for Humanity has shown to be a beneficial partner." - Steve Purcell, Mayor of Bucoda



In partnership with volunteers, donors, advocates, board, and staff, South Puget Sound Habitat has:



**6 coalition meetings**



**6 events**



**350 households visited in Yelm and Bucoda**



**100 Yelm and Bucoda Community Connections**

Our Neighborhood Revitalization program serves more families by responding to community aspirations by supporting residents in reviving their neighborhoods and enhancing their quality of life.

Neighborhood Revitalization is a holistic approach that expands Habitat's traditional partnership with homeowners and volunteers to include neighbors and local organizations for a greater impact. We encourage neighborhood residents to be active participants in revitalizing their own community so that our support best addresses real concerns and improves the lives of people in the neighborhood.







## **BUILDING PATHWAYS THROUGH VOLUNTEERS**

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Volunteering for Habitat builds many pathways—for families to own their own homes, for staff to support clients, for memories, for personal growth and well-being, for the community. Shanna Paxton shared her observations about volunteering for Habitat:

"As I listened to conversations happening [on the job site] throughout the day, I felt a sense of happiness. Talking online or watching people through social media channels just isn't the same as being in their physical presence.

I heard one woman reliving a memory of doing woodwork with her grandpa as she helped glue floorboards down.

I heard a business owner talk about how important volunteering was for her today. She felt a desire to give back to her community, especially after how much the community supported her business during the quarantine and COVID times.

I heard women learning how to use certain construction tools. I heard one get incredibly excited about using a saw; another thrilled she would get to try a nail gun. After each of these women tried their hand at these tools, their faces lit up; their voices grew louder. It was so beautiful to witness. So the experience was wonderful, and I felt safe the entire time."



In partnership with volunteers, donors, advocates, board, and staff, South Puget Sound Habitat has:



**182 volunteers**



**8,410 hours of service**



**\$240,021.40 value of volunteered time**



On April 20, 2022 we hosted our first in-person Volunteer Appreciation Night since the beginning of the pandemic. Volunteers are the heart and soul of our organization, and it was really great to celebrate them together for their commitment and hard work.





## **BUILDING PATHWAYS THROUGH** THE HABITAT STORES

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Many thanks to the staff, volunteers, and shoppers who helped keep our stores open and functioning throughout the pandemic. The Habitat Stores are more than just a place to find great deals. They are a place to meet wonderful people, keep useable goods out of landfills, and support local families seeking safe, stable housing and thriving communities to achieve their dreams of homeownership and more. Thank you for helping our stores survive a rough couple of years.





In partnership with volunteers, donors,  
advocates, board, and staff  
South Puget Sound Habitat has:



**Thank you to our Business Development donors.**



**223.6 tons of useful materials  
diverted from landfills**



**42,640 total transactions**



**165,109 items sold**



**\$1,825,937 amount of  
gross sales**

- Abbey Capitol Floors & Interiors
- Adair Homes
- Aegis Real Estate Services
- Association of Washington Cities
- B & R Flooring America
- Beacon of Light Contracting LLC
- Cabinets By Trivonna
- Caring Transitions
- Charlie Safari
- Connolly Tacon & Meserve
- The Creative Office
- The Firs
- Floor Express
- Abbey Carpet
- The Granite Gallery
- Great Floors
- Lacey Harbor Wholesale
- Home Resource Company Inc.
- Integral Consulting
- John Erwin Remodeling & Custom Homes
- Ketola Targus Painting Inc.
- Kitchen Design Center
- L & L Machinery
- Lerch's Flooring & Tile Company Inc.
- Lifespan Construction
- Lifetime Legal
- Lowe's Home Improvement Store
- Olympia Ace Hardware
- Olympia School District
- Olympic Door & Trim
- Panorama City
- Professional Stone Products
- Providence Medical Supply Recovery Organization (MSRO)
- Providence St. Peter Hospital
- The Remnant Church
- Saint Lukes Lutheran Church
- Saners Insulation
- Selden's Furniture
- Sherwin-Williams
- Small Planet Supply



## **BUILDING PATHWAYS THROUGH** COMMUNITY PARTNERS AND DONORS

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This year, a new community partner, the Cowlitz Indian Tribe, joined us to develop a new neighborhood model for us, townhomes. As the original stewards of the land, we invited them to partner with us in building the neighborhood, named Tâlicn, which means "to help" in the Lower Cowlitz Coast Salish language.

In April, we were honored and humbled to receive a \$2 million donation from McKenzie Scott. We are thoughtfully exploring the pathways these funds can build and shore up. We are exploring the best avenue to increase our impact and build our capacity to reach our ambitious goals.

This year, our Women Build event looked a bit different. Our first "Sponsor a Stud" event raised \$5,640 from 51 donors who sponsored a stud for a home construction build, made their mark on it, and returned it so we can build it into one of our upcoming homes.



## GRANTORS AND BUSINESS SPONSORS

1st Security Bank. Boeing Employee Community Fund. City of Olympia. Community Foundation of the South Puget Sound. Cowlitz Indian Tribe. Dawkins Charitable Trust. Habitat for Humanity International. MultiCare Health Systems. Nisqually Indian Tribe. Thurston County. Washington State Housing Trust Fund. Wells Fargo. Ludlow Foundation. Habitat for Humanity International. Thurston Strong. Resilience Fund.

## GENEROUS DONORS WHO GAVE \$100+

Ali Spivak  
 Altrusa of Olympia  
 Amanda Ford  
 Andra Weddington  
 Ann Smith  
 Ashley Blum  
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 Beth Morrison and Geoff  
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 Carolyn Keck  
 Charles and Mary Isaacson  
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 Civillia Hill  
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 Gail and Dennis McGaffick

Gary Schwartz  
 Bob and Sue Bredensteiner  
 Gina Carlson  
 The Granite Gallery  
 Haley Chatfield  
 Harbor Wholesale  
 Helen Ireland  
 Jackie Walls  
 James Bachmeier  
 James Farley  
 James Novak  
 Janet Wheeler  
 Janie Maki  
 Jeff Wagner  
 Jeff Watchman  
 Jennie Patton  
 Jennifer Arnold  
 Jim Barnard  
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 Lacey Presbyterian Church  
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 Linda Spaulding  
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 Mark Jebens  
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 Marvin and Mary-Lynne Reiner  
 Mary Welsh

MarylN S. Brady  
 Michael and Nancy Walsh  
 Miles Wilderman  
 Monica Beckley  
 Nancy Stevenson  
 Nicholis Nash  
 Olympia Christian Reformed Church  
 Olympia Federal Savings  
 Olympia Quilters Guild  
 Pamela Backstrom  
 Patrick and Rosalie McHale  
 Patrick McHale  
 Paul Veldhuis  
 PJ Ramstack  
 Robert Beets  
 Robert Bradley  
 Roger Douglas  
 Ron Holeman  
 Sara Finley  
 Sarah Chaplin  
 Selden Hall and Cheryl Hanks  
 Shanna Paxton  
 Shawna and Chris Dutton  
 Sheri Treinen  
 Sherri Nehl  
 Skookumchuck Lodge No. 129  
 Stephanie Simek  
 Steve and Yael Klein  
 Steven Kant  
 Susan Thompson  
 Thera Black  
 Therese M Osterhout  
 Thomas Arbuckle  
 Thomas Inui  
 Thomas Whitaker  
 Tina Moore  
 Tita and Tim Mallory  
 Tom and Vada Aldridge  
 The United Churches of Olympia  
 Valerie Egan  
 Victor Merolla  
 Wendy Davis  
 William Roberts



## MESSAGE FROM BOARD MEMBER

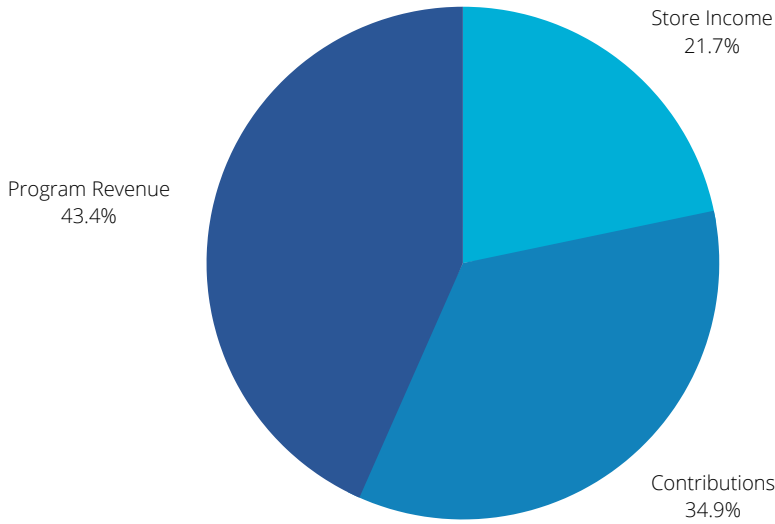
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"My time on the South Puget Sound Habitat for Humanity Board has been rewarding because I get to witness the life-changing event for families who have achieved homeownership. It is through their hard work and perseverance they reach their dream, and I'm glad to be a Board member that can assist in making this achievement come true for them."

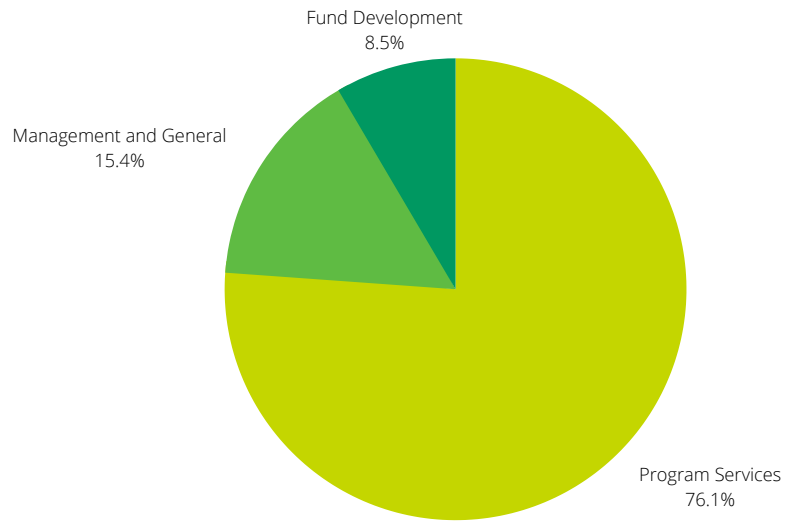
- Dr. Roger Douglas



# BUILDING PATHWAYS THROUGH FINANCIALS



TOTAL INCOME: \$7,048,146.32



TOTAL EXPENSES: \$2,377,817

## UNRESTRICTED NET ASSETS



BEGINNING:  
\$3,583,996

ENDING:  
\$5,039,251

INCREASE IN NET ASSETS:  
\$1,455,255

## GOALS FOR 2022-23

- CONTINUE TÁLÍCN BUILD IN TUMWATER
- BREAK GROUND ON THE NEIGHBORHOOD IN YELM
- BEGIN DEVELOPMENT OF 3900 BOULEVARD IN OLYMPIA
- REFRESH OUR VOLUNTEER PROGRAM
- CONTINUE NEIGHBORHOOD REVITALIZATION ACTIVITIES IN YELM AND BUCODA
- PROVIDE CRITICAL HOME REPAIRS TO THURSTON COUNTY HOMEOWNERS



# BOARD OF DIRECTORS 2021-22

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