

# Impact Report

FY 2018

July 1, 2017 - June 30, 2018

## Together We Build!



# Habitat for Humanity®

Lake-Sumter, Florida





With roughly 4 out of 10 households rent 'challenged' in our community, there is no better time to get creative and work to find housing solutions that are truly affordable. With barriers to affordable housing at an all-time high, Habitat for Humanity of Lake Sumter is developing a new housing model that will provide a homeownership opportunity for an entry level, apartment sized home that is truly affordable. We are not talking about Tiny Homes, but rather affordable Cottages.

Whether you are a millennial just entering the housing market, a single parent with a child, or a senior in need of cutting your expenses to live comfortably on a fixed income, our new cottage housing model will be truly transformational. While not a fit for everyone, this new home product will provide access and opportunity to homeownership in a way rarely seen on the market today.

With the increase in barriers to affordable housing comes an increase in the opportunity to serve and invest in the members of our community who need us most. So I encourage you, your company, or your church to continue on this journey with us, and make an impact in a truly revolutionary and innovative way. Thank you for being our partner - together we will be able to serve more families than ever before.

*Kent Adcock*  
President & CEO





As we close this year I am excited to report that the 2017-2018 Fiscal Year was a success. Construction and sales of homes at the Veterans Village are in the final stages and we are looking forward to next year's endeavors. A property in Tavares has been purchased for an innovative subdivision featuring cottage sized homes. As we work through this next year, we will be preparing the zoning, design, and infrastructure. Thanks to a strong partnership with Lake County, the Cottage Community has been awarded a two year Community Development Block Grant that will cover the cost of the infrastructure, moving us one step closer to breaking ground on the first cottage home. It is through the good work of the community and fruitful collaborations that we will be able to continue to provide affordable housing solutions. So thank you for your investment – I am looking forward to building a better Lake and Sumter County together.

*Bill Neron*  
Board Chair



# Board of Directors

Bill Neron	Chuck Broadway	Gerard Lachnicht	Paula Whetro
Misty Clements	Bill Farmer	John Maze	Lee Owen
Felix Ramirez	Dante Glasso	Michael Rankin	Bud Beucher
Rick Miller	Horace Jones	Sheri Olson	Jason Davis



## Senior Staff

Kent Adcock, President & CEO  
Wayne Lauterbock, Director of Construction  
Carlos Beron, Director of Volunteer Services  
Danielle Stroud, Director of Development  
Cheryl Conner, Director of ReStore Operations  
Laura Sokolowski, Director of Finance & Administration

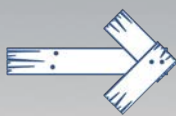
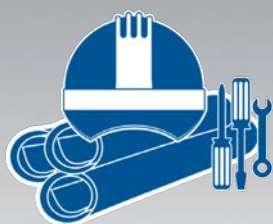






# Veterans Village and Home Ownership Program

*Together we build... strength, stability, and self-reliance, through shelter*



Built 8 homes in Umatilla and Wildwood



Served 6 Veterans through Veterans Village



1400 sweat equity hours invested by homeowners, including first time homebuyer and financial education courses



**Did you know?**

10% of the households served were Veterans.

# Kathleen & Caden

Displaying strength through adversity is a common theme with our homeowners, but few have demonstrated it the way Kathleen Mabry has. She helped set the bar at basic training in Fort Jackson, South Carolina, as part of the first group of women who went through training with the men; she specifically recalled her drill sergeants informing them there was “no such thing as a female pushup.”



After serving in the United States Army and raising four children, she has survived two of them and is now raising a grandson, Caden on her own. Fortunately, during her late daughter's life, she volunteered frequently for a Habitat for Humanity affiliate in Tennessee, which helped familiarize Kathleen with the mission. Many years later, a friend in Umatilla would tell her about the Veterans Village and introduce her to Habitat for Humanity of Lake-Sumter, where we were honored to help her buy a new home.

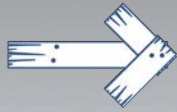
Now that she has a new place of her own, she is more positive than ever about the outlook of raising her 10-year old grandson in a safe and stable environment. She's looking forward to sharing many more years of special moments and gatherings with her family, and is eager to add a small, furry member to the household soon.



*“I am overjoyed with tears of happiness. This home will be a place that is truly ours.”*  
– Kathleen Mabry

# Preservation & Repair Program

*Together we build... access  
and opportunity to affordable housing solutions*



Served 85 Individuals with 56 home repairs



18 of the 56 home repairs focused on  
accessibility modifications



Held our first *Spruce up the Block Party* in  
Mount Dora during the month of April



## Did you know?

Our volunteers invested over 30,000 hours.



# Priscilla Conlon

After being laid off in 2009, Priscilla focused on education to improve her long term job prospects: an AS in Building Construction Technologies, a BS in Supervision and Administration at UCF, and an AS in Drafting and Design. She graduated Suma Cum Laude, with Honors for highest GPA. Her mentor encouraged her to pursue her Master's degree. All the while, she was working part time and driving an hour each way to help with her elderly mother's medical appointments.

In 2014 her mother's Alzheimer's made its all-consuming debut. With no extended family in the region, the next step was obvious: she withdrew from the Master's program and left her job to become a fulltime caregiver. She even tried working from home but her mother's needs made it impossible.

By the time her mother was approved for Medicaid in 2016, she and her savings were exhausted, credit cards were maxed out, and she'd sold every major item she could to help with the expenses. With all that going on, there wasn't time, money, or energy left to keep the home in good repair. Then one day a friend told her about Habitat for Humanity's Preservation and Repair Program.

Priscilla called Habitat and began the application process. She shares that the staff's compassion and attention to detail were a great encouragement. Habitat's site supervisor helped the volunteers and sub-contractors understand her mother's needs. They performed their duties with gentleness, caution, and overall excellence.

"Never once was I made to feel I was 'less' because I was in need, or that I wasn't worthy," Priscilla says. "How the Preservation and Repair staff do business should be the benchmark for all other organizations that profess missions to help those in need."

Her days of wondering if there'd ever be a light at the end of the tunnel were over. Habitat's volunteers and sub-contractors made interior accessibility modifications, painted the house, tore down a rotting shed, removed dead trees, hung a "Welcome" flag, gave new life to the flower beds, added a bird bath, and outside of their living room window, a new light was shining, a solar-powered flamingo.

"Each time my mom comes into and leaves our living room, she looks out the front window for that light." Priscilla pauses, then smiles. "What all those people didn't know is that my mom loves flamingos."

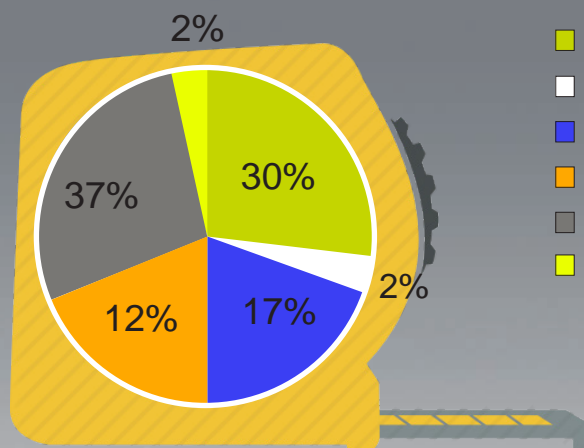
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*— Priscilla Conlon*





# Audited Financials

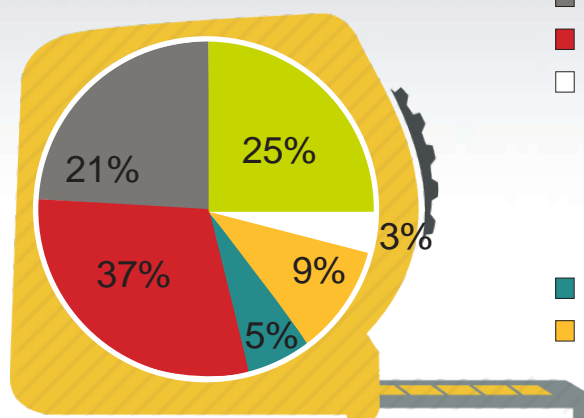


## Revenue

ReStores	\$1,488,817
Domestic Global Village	\$87,752
Contributions & Events	\$826,995
In-Kind Donations	\$612,271
Mortgages	\$1,824,514
Other	\$101,954

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**Total Unrestricted Revenue, Gains, & Support** **\$4,942,303**



## Functional Expenses

ReStores	\$ 1,099, 716
Housing Construction & Repair	\$ 931,817
Veterans Initiative	\$ 1,638,947
Domestic Global Village	\$139,470

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**Total Program Expense** **\$3,809,950**

Fund Development	\$207,868
General & Administrative	\$378,076

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**Total Functional Expenses** **\$4,395,894**



## Did you know?

Families pay an affordable mortgage that is no more than 30% of their monthly income.





## Did you know?



Over 350,000 items were recycled, restored, or sold through our ReStores in support of our mission to provide affordable housing solutions.



# A Year in Review



## **Hurricane Irma -**

Distributed 100 tons of disaster tools and supplies to Florida and Puerto Rico as a partner in Lake County's Emergency Management Team.

**September 10th  
2017**

## **Community Clean Up -**

Partnered with City of Clermont Police Department to paint 7 duplexes for the residents of the Oakhurst Community.

**October 10th  
2017**

**January 19th  
2018**

## **Youth Construction Academy -**

Formed a partnership with The Villages Charter School to create a new program where seniors will learn hands on construction skills while building affordable housing.







### Global Village Trip -

Volunteers, donors, and board members traveled to Honduras to build a home for the Espinoza family.

**February 12th  
2018**

**June 16th  
2018**

**June 30th  
2018**


### Habitat on the Hill -

Affiliate leaders from all over the United States went to Washington D.C. to advocate for affordable housing policies.

**Goal of 30,000 volunteer hours was exceeded!**







Thanks to all of  
the donors and  
volunteers for  
investing in the  
future of our  
families.

Together we  
will build .... a  
better Lake and  
Sumter County.









**Habitat**  
**for Humanity®**  
Lake-Sumter, Florida



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Visit [www.HabitatLS.org](http://www.HabitatLS.org) for our  
full financial report and 990 form.

