



Habitat for Humanity®

Quad Cities

twenty-five years building

strength, stability and self-reliance

2018 Annual Report



a message from our executive director



Building strength, stability and self-reliance through affordable shelter has been the cornerstone of Habitat's mission since 1993, when we opened our doors here in the Quad Cities. This past year, as we celebrated our 25th year of serving our community, we reflected on what we have accomplished and what more we can do moving forward. Poverty housing has been a long time issue, but it is reaching a crisis in most cities and towns across the United States, including here in the Quad Cities. Our pay rates have simply not kept up with the ever increasing cost of living, especially the cost of housing. More and more people are living in substandard, unaffordable or unsafe conditions and it is impacting their health, education and well-being.

We have worked hard to address this issue. This last year we built four new homes, renovated two additional homes, helped four families remain in their home by building wheelchair ramps and repaired twenty homes through our Neighborhood Revitalization Program. Our ReStore, including its Health and Home division, continued supporting our housing efforts while also helping divert thousands of pounds from our landfills. All of this was accomplished with the support of 2,585 volunteers and hundreds of donors. We frequently talk about how every hand can make a difference and our accomplishments are proof of this.

So what more can we do? As we asked ourselves this question, an opportunity presented itself. We had collaborated with the local Rebuilding Together affiliate (formerly Hearts and Hammers) on several projects and we worked well together. We shared similar missions and we were serving the same population. It was clear that by joining forces we could have even a greater impact. By sharing our resources, we could lower our costs and become more efficient and effective. Based on this, we have combined our organizations and Habitat now has a home repair program. The home repair program will operate with the same philosophy as our home building program; payment based on income and participation through sweat equity by the homeowner.

We thank you for your support this past year and we look forward to serving additional families this year with the expansion of our programming. Through affordable and safe shelter, we can empower families to prosper and thrive!

In appreciation,

A handwritten signature in cursive script that reads "Kristi Crafton".

Kristi Crafton
Executive Director

our mission:

Habitat for Humanity Quad Cities is empowered by God to bring people together to build and renovate homes, to revitalize our community and to restore hope.

board of directors

Patrice Accola— President
IMEG Engineering Consultants

Kathy Anderson
Lillie & Pine

Blake Burns
Estes Construction

Sharon Carlson
Quad City Area Realtor Association

Rene del Fabro
Bush Construction

Pamela Druger
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Kathy Morris
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Mel Rambo—Vice President
Modern Woodmen of America

Rev. Karen Ullestad
Zion Lutheran Church

Clementine Uwineza
John Deere



strength stability self-reliance 2018 Annual Report



*Back Row, Left to Right: Mel Rambo (Vice President), Frank Grage, Rene del Fabro, Rev. Karen Ullestad, Lee Marbach (Secretary), Kristi Crafton, Patrice Accola (President)
Front Row, Left to Right: Kathy Anderson, Jennifer Kakert (Treasurer), Tricia Fairfield, Kathy Morris
Not Pictured: Blake Burns, Sharon Carlson, Pamela Druger, Clementine Uwineza*



“If opportunity doesn’t
knock, build a door.”

Milton Berle

office staff

Kristi Crafton

Executive Director

Steve Barton

Home Repair Director

Mary Chappell

Neighborhood Revitalization Director

Elesha Gayman

Development Director

Barb Hiesterman

Office Manager

Ben Kantner

Project Director

Cindy Kuhn

ReStore Director

Dan Mizner

Construction Coordinator

Kevin Schloemer

Finance Director

Bob Sendgikoski

Construction Director

Jan Trimble

Family Service/Volunteer Coordinator

then



Kim Butler and her three sons at their ceremonial groundbreaking (left). The family stands on their new front porch at the home Dedication (right). Kim and her sons and their families pose for a photo in 2018 (below and cover). Photo by Dave Hodge.

generations of success

Kim and her family are just one of over 100 families that have been impacted for generations by the hand up you have provided with your support of Habitat for Humanity Quad Cities.

When Kim entered our program in 2004 she was a single mom of three amazing boys. She was working in a meat packing plant and was filled with determination, dedication and drive. Habitat was proud to partner with Kim to allow her and her family to realize their dream of home-ownership.

Kim is now retired and she has paid off her mortgage. All of her boys graduated from high school and went on to graduate from college. One of her sons is teaching high school locally and completing his second masters' degree.

Kim's story doesn't end there.

When Kim's mother was stricken with dementia, Kim had a safe and stable home to care for her and her two teenage nieces. Sadly, her mother has since passed, but she continues to care for her nieces who are now off to college.

We often celebrate our new home groundbreakings and dedications, but Kim's family reminds us that it is the long-term successes that are the heart of our mission and the outcome we want for all of our families. With your support we are able to significantly impact the trajectory of a family's story for generations. It is not just about the shingles and siding. When you support Habitat for Humanity Quad Cities, you are empowering a family with the foundation to achieve their dreams.

The benefits of home ownership are reaching a new generation as Kim's sons are having families of their own, purchasing homes with traditional mortgages and realizing opportunities of a great education. Thank you for allowing us the honor of building strength, stability and self-reliance through home ownership for the last twenty-five years.


now





why we do it


We believe that everyone deserves a decent and affordable place to call home. Every home is a building block. We don't just want individuals to survive; we want neighborhoods to thrive. We believe that focusing on the overall health of our neighborhoods will create a stronger Quad Cities community for generations to come.


what we do

 **Home Building** - We build or renovate 4-7 homes each year. These homes are purchased by families with a low down payment, a no-interest mortgage and with affordable monthly mortgage payments that are based on the family's income. Families are selected based on need, ability to pay a mortgage and willingness to partner with Habitat. Families are paired with a mentor and are expected to accrue "sweat equity" through working alongside staff and volunteers. They are also required to attend our educational classes about budgeting, home maintenance, emergency preparedness, predatory lending, conflict resolution and more. Applications are taken at select times throughout the year.

 **Neighborhood Revitalization** - We started this initiative in 2015, committing to a multi-year presence while focusing on one specific neighborhood at a time. We are currently working to strengthen the Floreciente neighborhood in Moline, IL, through home repairs and beautification projects in partnership with local residents and stakeholders. We currently offer three repair programs: Critical Repair, Brush with Kindness, and Helping Hands. Applications are accepted year-round.

 **Home Repair Program** - In February 2019, we began a home repair program. In this program, home repairs and construction of wheelchair ramps provide the opportunity for families to regain self-reliance. This program aligns with our mission to restore hope and empower our low-income, aging, or disabled neighbors. Applications are accepted year-round.

 **ReStore** - Started in 2002, this program accepts donations of new and gently used building materials, home furnishings, appliances and in 2012 we began accepting medical equipment. These items are sold at a discounted price and the profits are used to support our local Habitat programs. Our ReStore has helped divert over 14.25 million pounds of waste from landfills and helps make home repairs and medical equipment more affordable for shoppers.

 **Volunteer** - Volunteers keep our programs running and we have a variety of volunteer opportunities available. They include construction, ReStore, special events and "behind the hammer" activities such as committee membership, administrative help and lunch preparation for our volunteers. We also provide private build days as an opportunity for team-building for local corporations and organizations.

house #104 “The Toko Family”

Construction Supervisors: John Moeller, Dan Mizner, Phil Simms & Jim Miller

Family Mentor: Belinda Holbrook

John and Redeem purchased one of our renovated homes. Both John & Redeem worked especially hard on their home making sure to be on the job site every time there was a work day. John began a new job with Sterilite in Davenport during his time in our program. Redeem headed back to school, studying the healthcare field. Their oldest daughter, Benie, was so excited to be settled into a permanent school that she didn't even want to finish out her last two days of the semester at her old school. She was ready to make friends so she started her new school the Monday after their home dedication.



home building



house #105

“The Anowodji-Messon Family”

Construction Supervisors: Wally Mook & Jim Miller

Family Mentor: Beth McConville

Kodjovi and Ami worked for two years to realize their dream of home-ownership. Kodjovi works for John Deere and Ami is a homemaker and a talented seamstress. Together they completed over 650 hours of sweat equity in the Habitat program working on their home, other homes and Ami even volunteered with the Health & Home store. This family of five welcomed a new baby girl just in time for their dedication.



JOHN DEERE



home building (continued)

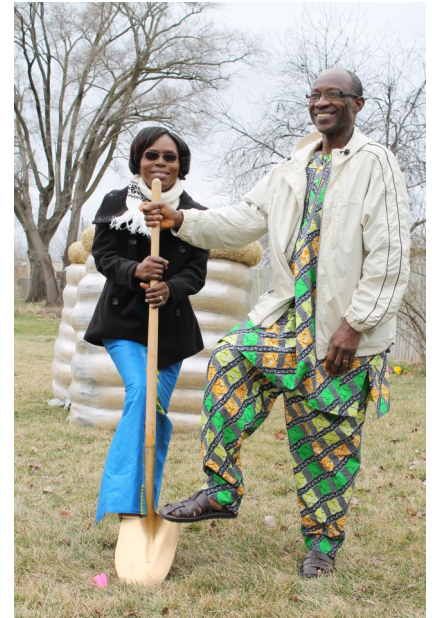
house #106 “The Vonor-Thomede Family”

Construction Supervisors: Dave Colgan & Andy Juhasz

Family Mentor: Pam Nelson

Our volunteers make our homebuilding seem easy but we still run into problems and delays from time to time. Ayao and Sylvie didn't let the stress of new home construction get them down. Despite delays that kept them in the program for two years, they always maintained a positive attitude and outlook. Ayao works at XPAC and Sylvie works for Regalia. With their children off to college and their new home complete, they still won't slow down. Ayao and Sylvie have continued to volunteer with Habitat & ReStore since their dedication.

Grant W. Brissman &
Virginia M. Brissman
Foundation Grant



house #107 “The Meckson-Veronique Family”

Construction Supervisor: Wally Mook

Family Mentor: Marie Catherine Guyot

Ciza and Furaha have quite a love story. They met at a refugee transition center in Tanzania on their way to the United States. Their love for each other continued despite being located on opposite coasts. Ciza soon moved west to be with Furaha and the two married in 2013. They moved to the Quad City area for work and for a good community to raise their family. Both Ciza and Furaha are extremely hard workers. Furaha is currently working towards her nursing degree.



house #108 “The Adanlehoussi-Sossou Family”

Construction Supervisors: Chuck Buel & Sam Kipp

Family Mentor: Mark Santos

Apenouga and Akouavi entered our program a family of five and welcomed a beautiful baby boy days before their home dedication. Apenouga works for Tyson and Akouavi has been able to go back to school and is working on getting her nursing degree. We were happy to have Akouavi spend many of her sweat equity hours at our ReStore Health & Home. She did amazingly well in the medical setting and our Health & Home staff are very excited to see where her career in nursing takes her.



house #109 “The Sronkpo Family”

Construction Supervisors: Phil Simms & Jim Miller

Family Mentor: Pierre Guyot

Ameyo has been living in the United States for thirteen and a half years after immigrating from Togo. She works for Tyson and is busy raising her three girls. One of them is currently in dentistry school and the other two are finishing up high school. Ameyo purchased this completely renovated house for her and her daughters to call home.



neighborhood revitalization



Garcia family is pictured above with photo of Bulmaro.

critical repairs in a critical time

The Garcia family was selected this year as one of our critical repair projects. They were not a stranger to Habitat as they had a wheel chair ramp installed onto their home a few years back.

With three generations now under one roof, their plumbing issues couldn't be ignored. However, these repairs were now a necessity to fix but unaffordable to the family. Bulmaro, who had been in ailing health passed away in December of 2018 after having made the request for repairs. We hope that he had some peace knowing his family would receive help with these repairs and have a safe home.



\$36,994.19 was invested in 2018

48 Residents directly benefited from NR efforts in 2018, including **15** children, **11** seniors, and **1** veteran



20 households realized improvements in 2018 from NR programs.

Brush with Kindness and Rock the Block Projects (Exterior)

In July of 2018 we partnered with nearby John Deere Seeding employees and Global Communities as part of a team building activity to complete exterior projects throughout the Floreciente neighborhood. Habitat staff supervised seven project sites. Five sites involved staining porches and ramps built the previous year. Two additional projects supported neighborhood partner Project Now. Work was completed at the agency's Head Start Day Care Center and at their commercial building. The event took place over four days and involved 144 Deere employees who generated 510 volunteer hours.

Rock the Block #3 – Amigo's Park Project started in September 2018. This project focused on the five properties located around the new Habitat home site (#114) at 201 5th Avenue. Volunteers and neighborhood residents worked on repairing and painting porches, decks, and fences. They also helped with power washing, trash removal and landscape clean-up.

Critical Repair Program (Interior)

In 2018, Critical Repair projects were completed on two homes that impacted five households. One project supported four households sharing one home. Projects included renovations to three bathrooms, repairing stairs, adding handrails and replacing light fixtures. In addition, we replaced kitchen floors and a front door.

before



after



Helping Hands Program

Launched in March of 2018, this new program offers repair services that involve one particular issue or concern. This could be a faucet fix, simple window repair, replacement of a rotted floor section, accessibility bar addition or replacement. Neighborhood Revitalization staff work with the homeowner to determine the scope of work. With guidance, the homeowner purchases the needed materials for the repair and works with staff to complete the project. In the photo below, cabinets from ReStore were utilized and made a huge difference in the functionality of the space. This new program allows us to share our gifts (repair knowledge), maintain and build relationships and directly impact the lives of Floreciente residents.

before



after



Healthy Home Workshop

Two *Healthy Home* workshops were offered to Floreciente residents in 2018. We partnered with a local attorney to offer a course on wills and how to cut the clutter in your home with a local home organization expert.

home repair program

same mission, new program

We marked the start of our wheel chair ramp pilot project in 2018. This project was a joint effort by Habitat for Humanity QC and Rebuilding Together QC. This initiative was directly addressing a need in our community for individuals facing mobility challenges at the most basic of places: their home. This new program helps families stay safe in their homes and helps seniors age in place.

Volunteers were busy in the Habitat warehouse constructing universal ramp modules which are then transported to the home to be installed. The best thing about these ramps is that they can easily be assembled onsite in less than half a day. Four families have received ramps for their homes thus far. Should the families no longer need the ramp, they can be easily disassembled, relocated and reassembled for another family in need.

In 2019, Habitat for Humanity QC absorbed this entire program as well as the Rebuilding Together QC affiliate as our brand new home repair program. We are delighted to have Steve Barton, the former Executive Director of Rebuilding Together QC, join our staff as the Home Repair Director.

This change will allow us to be more effective and efficient in serving the housing needs of low income families and allow us to have a greater impact on our community as a whole. Administrative costs will decrease, our volunteer base can be better utilized and our resources will stretch further.

Volunteers work on ramp modules (left). Stack of ramp modules ready for shipment to a jobsite (right).



ReStore and Health & Home

supporting the mission

Quad City residents continued to support Habitat for Humanity by donating and shopping for merchandise at the ReStore in 2018. Home medical equipment and furniture were again the dominant sales categories. In October of 2018, Health & Home crossed the milestone of \$1,000,000 in collected sales since the store first opened.

In 2018, a new roof was installed on the main warehouse portion of the ReStore to eliminate water and ice entering on the east end of the building. In addition to providing a dry space for ReStore, the new roof and added insulation has resulted in a 35% savings in energy costs despite the record cold weather this winter. Regional Development Authority (RDA) and the Doris and Victor Day Foundation both helped to offset the cost of this project.

Every door, cabinet, light, sink, or piece of hardware we touch at the ReStore makes a contribution to Habitat's mission. In this way, ReStore helps provide strength, stability and self-reliance for low income working families, provides affordable merchandise to those who need it and decreases the amount of debris that ends up in area landfills.



From left to right: Volunteers process donations at ReStore. Volunteer cashier at ReStore. Staff and volunteer work a shift at Health & Home.



Habitat ReStore has diverted more than 14.25 million pounds and Health and Home has diverted over 500,000 pounds of materials from our local landfills.

volunteer highlights



Employers throughout the community sponsored more than **80 work days** for their employees in 2018.



Our amazing volunteer base allows us to build our homes for an average of **\$106 per square foot** (including land and utility hook-ups).

In 2018 our volunteers donated more than **36,000** hours of time to all of our programs with a value to the community of more than **\$500,000.**





2018 Habitat highlights

third party fundraisers



Titan Machinery once again teed off for Habitat! (*photo top left*) They were one of many businesses, organizations, and individuals who planned and hosted third party fundraisers whose proceeds benefited Habitat.

Roger & Vickie Clark (*photo top right*), owner's of Ducky's Lagoon, host two amazing events for Habitat for Humanity QC every year. Their fall Jeep Run and Christmas Red Solo Cup party are not only fun events but help to raise much needed funds for our mission. Sergeants Sports Bar also held a jeep run for us this past September.

We greatly appreciate these efforts and the efforts of all of our third party fundraisers.

Marshalltown, Iowa

In June, EF-3 tornados ripped through Marshalltown, Iowa and neighboring communities. They not only destroyed hundreds of homes, but they also damaged a meat packing plant which is one of the areas largest employers. As residents found themselves with destroyed or damaged homes, the need for emergency assistance was great. The Marshalltown community was not served by a Habitat affiliate so our Iowa SSO (State Support Organization) stepped up by deploying staff and resources from nearby affiliates. Our Executive Director, Kristi Crafton traveled to the area to help process residents and steer them to available resources.



8th Annual Golf *Fore* Homes Outing

Our annual golf outing in May made up for the unfortunate rain cancellation in 2017 with an absolutely beautiful day, perfect for golf. We had a completely full tournament of teams ready to win great prizes and support Habitat.

Beginners luck was behind Brian Costello from Alter Metal Recycling who sunk his first hole-in-one. This rookie golfer won brand new golf clubs thanks to our hole-in-one sponsor Dahl Ford.

The team from Estes Construction took home the first place in the first flight. Not too bad for their first year at the event!

Brian Costello pictured right. Three of the four-some from Estes Construction pictured below.



thanks to our sponsors

sign sponsor:



cart sponsor:



hole-in-one sponsor:



event sponsors:

Bettendorf Heating & Air Conditioning
Crafton Railroad Company
Quad City Area Realtor Association
Tyson Fresh Meats, Inc.

hole sponsors:

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Ducky's Lagoon
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Quad City Area Builders & Remodelers
Tom Fisher-King
Zeglin's Home T.V. and Appliance

13th Annual *Mr. & Ms. Habitat*

thanks to our sponsors

gold hammer sponsor:



silver hammer sponsor:



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IHMVCU
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University of Iowa Community
Credit Union
Whitey's Ice Cream

our hosts:



media sponsor:



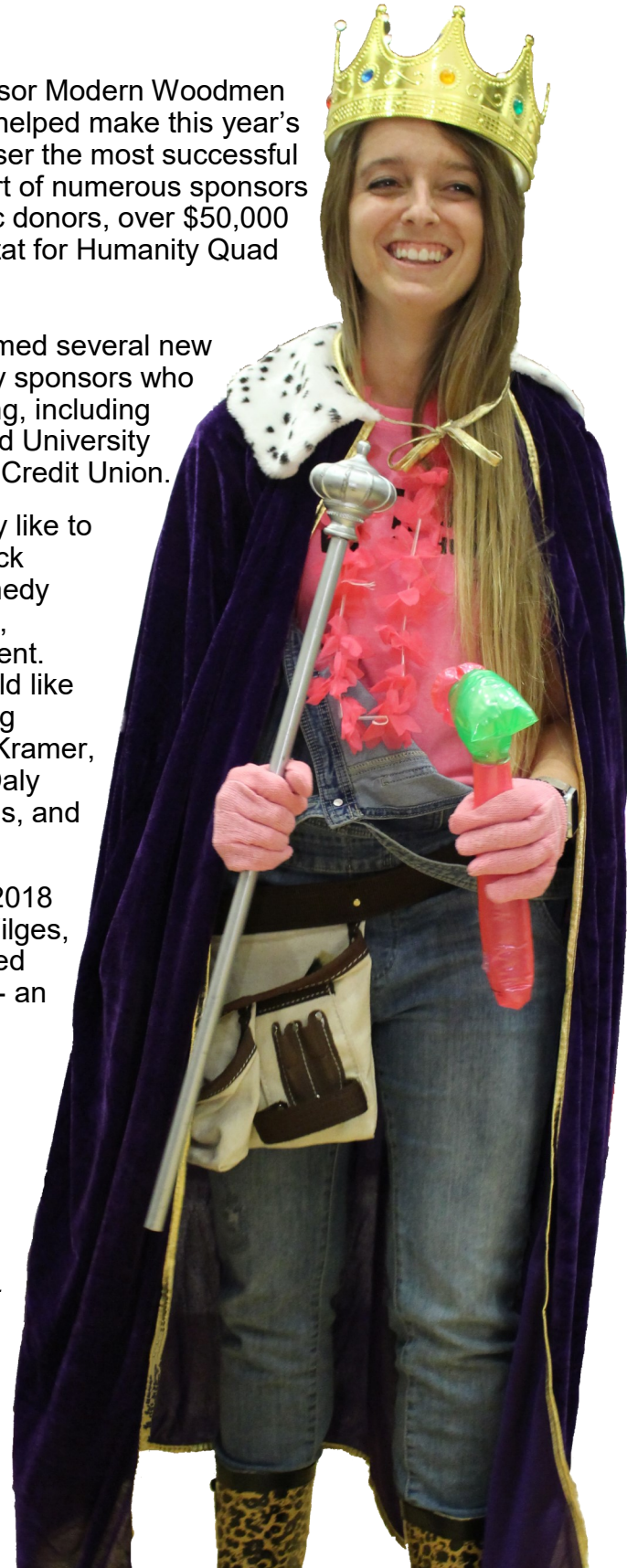
Gold Hammer sponsor Modern Woodmen Fraternal Financial helped make this year's 13th annual fundraiser the most successful yet! With the support of numerous sponsors and our enthusiastic donors, over \$50,000 was raised for Habitat for Humanity Quad Cities.

This year we welcomed several new sponsors, and many sponsors who increased their giving, including IMEG, IHMVCU, and University of Iowa Community Credit Union.

We would especially like to thank Jeff and Patrick Adamson from Comedy Sportz/Guys In Ties, who emceed the event. Additionally we would like to thank our amazing Contestants: Brian Kramer, Cassandra Erwin, Daly Wilges, Dee Robbins, and Rob Berger.

Congratulations to 2018 Ms. Habitat, Daly Wilges, who personally raised more than \$11,000 - an all time record for a Mr. or Ms. Habitat contestant!

Ms. Habitat 2018 Daly Wilges pictured on right.



2018 financials

Habitat for Humanity Quad Cities

for 12 months ended December 31, 2018

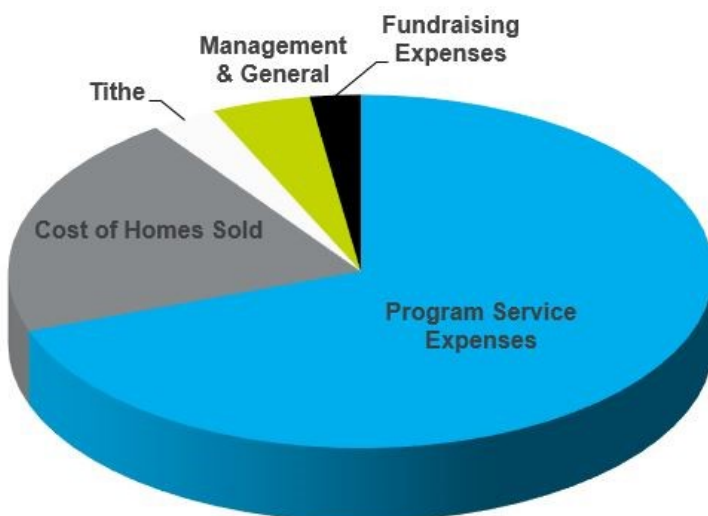
revenue



ReStore Revenues	51.6%	1,227,128
Sale of Homes	14.2%	337,722
*Restricted Donations	13.5%	321,971
Unrestricted Donations	13.0%	310,560
Fundraising Proceeds	7.3%	173,164
Gifts-in-Kind	0.4%	9,286
TOTAL REVENUE		\$2,379,831

**Includes restricted donations for in-process and upcoming home building, and the neighborhood revitalization program.*

expenses



Program Service Exp.	69.5%	1,643,106
Cost of Homes Sold	20.6%	487,173
Tithe	3.0%	71,500
Management & General	4.5%	107,272
Fundraising Expenses	2.3%	55,057
TOTAL EXPENSES		\$2,364,108

\$0.93 of every dollar you donate goes directly back into Habitat programing

2018 Habitat donors

3M Foundation
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Baker, James
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 Bert, David
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 Blondell, Steve & Kelly
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 Bormann, Adam
 Boruff, Joy & Chet
 Boss, Bill & Carolyn
 Boulund, Janet & Thomas
 Bowlmor
 Boyd, Sharon & Bruce
 Breckling, Robert
 Briesch, Katie
 Brieser, Gene & Mary
 Broderick, Gayle
 Broderick, M.I. & Patrick
 Brown, Carol & David
 Brown, Mike & Teresa
 Brown, Paul & Kathy



**Children of
 Habitat
 Homeowners
 are 25% more
 likely to
 graduate high
 school and
 116% more
 likely to
 graduate from
 college.**

Did you know? The average cost of a two bedroom apartment in the Quad Cities is **\$758** per month. If you follow the US Government guidelines of only spending **30%** of your monthly income on housing, that means you would need to earn at least **\$2,526.67** per month or **\$30,320.04** per year to live within a healthy budget. At the areas highest minimum wage of **\$8.25** (in Illinois) it would take you an average work week over **70** hours to live within your budget.

Buche, James
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 Bulazo, Sondra
 Bulman, Chad
 Burke, Sharon & Jim
 Bush Construction Co. Inc.
 Bush, John
 Buske, Andy & April
 Byrum, Robert
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 Café d'Marie
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 Carl, Anthony & Deborah
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 Carlson, Sharon
 Carmen, Alan & Brenda
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 Cook, Cheryl & David W.
 Cook, Jon & Marcia
 Cooke, Janice
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 Cool Beanz Coffehouse & Café
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 Crafton Railroad Company
 Crafton, Kristi & Dan
 Crane & Pelican
 Crane, Terry
 Crass, Arnold & Dorothy
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 Deere & Company
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 Delessio, Stephen
 Dell, Melissa
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2018 Habitat donors

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Doris & Victor Day Foundation
Downing, Tim & Mrs.
DQ Nail Bar
Dreamscape Future Chrome
Druger, Pamela & Lewellan, Paul
Ducky's Lagoon
Duncan J. Cameron Family Foundation
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Dunkin' Donuts
DuTrac Community Credit Union
Dwellings
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Element Moline
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Ellis, Robert & Barbara Hills
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Exelon Foundation
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Faust, Eric
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Figge Art Museum
Finks, Brian
First Baptist Church - Moline
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First Lutheran Church - Moline
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Gayman, John & Rebekah
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Grove, John R.
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 This is a photo
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