



# 2017 Annual Report

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## The year was 1983.

Ronald Reagan called the White House home. Leg warmers were all the rage, Michael Jackson was busy moonwalking across an international stage and Habitat for Humanity of Greater Dayton began serving families from the basement of a local church.

This year, we are celebrating our 35th Anniversary and quite a bit has happened since that first day in March. We are now known as Habitat for Humanity of Greater Dayton and serve families throughout Greene and Montgomery Counties. With the generous support of our donors, Board members, volunteers and staff, we have helped provide shelter for nearly 300 local families and changed the futures of nearly 800 children. Over the years, many of you have also supported our tithes to Habitat Guatemala which has provided shelter for an estimated 255 families and 1500 children. We are so blessed to have been part of these incredible accomplishments!

In case you hadn't heard, we celebrated two retirements this year. Diane Graham, who served as Executive Director for nearly 10 years, retired in late September. Diane started volunteering with Dayton Habitat nearly 30 years ago and served on our Board of Directors. Her contributions to the organization are immeasurable and her impact can be seen throughout the organization we are today. Larry Stein, our ReStore Director since 2007, retired in December. Larry was instrumental in growing our ReStore operation and opening our beautiful new store on W. Riverview Avenue! I am so grateful that I was able to work alongside both of them for 9 years and for the knowledge and passion they shared for our mission.

We are proud to share that we have again received a 4-Star Rating with Charity Navigator and are one of only a few area organizations to do so. We believe it is our duty and responsibility to be transparent, to be excellent stewards and to fulfill our mission as you have entrusted us to do.

We continue to see an increasing number of families who are ready to work for the opportunity to own a home in a safe community where their children can grow and prosper. We have witnessed many of our early families paying off their mortgages and sharing stories of children graduating from college, serving in our military, and achieving their dreams because of the way their Habitat home changed their lives. Truly, our mission is working!

As an organization, we have been blessed by your loyalty and continued support. Together, we are changing generations! Thank you for everything you do to allow us to fulfill our mission and the dreams of those we serve. With excitement, we look forward to the next 35 years in which we constantly seek to put God's love into action by bringing people together to build homes, communities and hope!

Norm Miozzi  
Executive Director





# home repairs

## Repair Program

Providing critical repairs to homeowners in Greene and Montgomery Counties is one more way that we are able to serve our local community. We have built ramps for people in wheelchairs who do not have a safe way to access their home. We have replaced siding and porches that were damaged by storms. Even simple repairs like a fresh coat of paint can make all the difference. In 2017 we completed 11 critical repair projects.

## Completed Repairs

- Wheelchair Ramps
- Hand Rails
- Porch Posts
- Porch Steps
- Gutters
- Roof Replacement
- Vinyl Siding
- HVAC
- Exterior Site Improvements



Pictured here is a home in Xenia, Ohio. The owner could not afford to complete the needed repairs and was in jeopardy of losing her home. We were able to help — it took only a few days and she will be in her home for years to come.



## Green Certified

We are proud to be a Certified Green Business! Our construction team, office, and ReStore remain diligent in our efforts to reduce our carbon foot print and to reuse and recycle all items and materials that cannot be sold at ReStore or used on a build site.

# green initiatives



# our volunteers



# our volunteers



Habitat for Humanity of Greater Dayton homes are built almost entirely by volunteers and our ReStore utilizes 8-12 volunteers every day. We could not serve families without our wonderful volunteers! To volunteer, visit our website or email us at [volunteer@daytonhabitat.org](mailto:volunteer@daytonhabitat.org).

**2,784 individual volunteers**  
**26,666 donated hours**  
**132 volunteer groups**

A volunteer hour in 2017 was valued at \$24.14, meaning our volunteers contributed \$643,717.00 toward our mission of providing safe and affordable housing.

**The President's Volunteer Service Award** is the premier volunteer awards program, encouraging citizens to live a life of service through presidential gratitude and national recognition. We are proud to say that both **MetLife** and **Synchrony** were honored for their exceptional volunteerism in 2017.



# ReStore





## Anyone can shop, everyone can donate.

Habitat for Humanity ReStores are nonprofit home improvement stores and donation centers that sell new and gently used furniture, appliances, home accessories, building materials and more to the public at a fraction of the retail price.

ReStore is proud to be a sustainable organization. In 2017 we kept 125 tons of materials out of landfills. We were able to recycle 30 tons of scrap metal and 6 tons of cardboard.

In 2017 the ReStore's net profits were \$198,049. Proceeds from ReStore are used to further our mission of providing strength, stability, self-reliance and shelter to hardworking families.

ReStore is located at 115 West Riverview Ave. in Dayton, Ohio and is open 9 a.m.-5 p.m. Tuesday-Friday, 9 a.m.-3 p.m. on Saturdays. Like us on Facebook to see our inventory and learn about weekly deals!

## ReStore Rewards

Ask a store associate about our *ReStore Rewards* – the more you shop, the more you save!







# Gala 2017



## Une Soirée à Paris

This year's Habitat for Humanity of Greater Dayton Gala was truly *fantastique!* Guests enjoyed a casual evening with a Parisian flair. Entertainment included a talented magician, mime, and live music from This Side Up! Thank you to everyone who made this event a wonderful success – special thank you to Vectren for being our Multi-Platinum sponsor and providing us with our exceptional Honorary Chair, Colleen Ryan!

## Habitat for Humanity of Greater Dayton Gala 2017 Sponsors

### Multi-Platinum Sponsor:

Vectren

### Platinum Sponsor:

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# Women Building Together



**Women Building Together (WBT)** is a Dayton-born initiative that empowers and inspires women to get out and build better communities with a focus on single-mother led households. In 2017, WBT selected Krissy Day and her two children, Damion and Karmyni, for their home build project. Alongside the women-building team, Krissy laboriously helped construct what would become her beautiful new dwelling in Fairborn.

Prior to moving to her new Fairborn home, Krissy and her family lived a somewhat nomadic lifestyle, eventually settling in with her mother where she spent her nights sleeping on a spare couch. Needless to say, she's grateful for her new accommodation.

"I feel so very lucky to have been selected as the Women Building Together family for 2017 and want to thank everyone involved in the project," Krissy enthused. "We love being in our new home and look forward to many years of making happy family memories here."



## Secret Smiles of Dayton

Secret Smiles of Dayton has partnered with Habitat for Humanity of Greater Dayton for many years by providing new beds and bedding for every Habitat homeowner and their children.



## Project READ

Another long-time supporter of Habitat for Humanity of Greater Dayton is Project READ, who provides age appropriate books for all of our homeowners' children.



## Alpha Kappa Alpha (AKA) Sorority Dayton Chapter

Alpha Kappa Alpha (AKA) Sorority Dayton Chapter donated kitchen and bath towels to our new homeowners and has done so for many years.



## YWCA

Our office held a clothing drive in the spring of 2017. The clothing and shoes were then donated to YWCA Dayton to be used by the women they serve.



## Dayton Metro Library

The Dayton Metro Library created a Hidden Art program for their youth and teen groups the summer of 2017. Habitat supplied the necessary building materials to the Library whose teen groups build interior walls for Habitat homes. The youth groups then painted and decorated the walls. The walls will be used in future Habitat homes.



## Centerville Rotary

Each new homeowner must complete classes that teach various important skills such as keeping budgets, eating healthier and general home maintenance. Centerville Rotary Club provides helpful books focusing on those subjects and more to every new Habitat homeowner.



## Holiday Inn Dayton/Fairborn

Holiday Inn Dayton Fairborn started partnering with Habitat for Humanity of Greater Dayton in 2016. Their staff donates \$5.00 on Fridays to wear jeans to work. That money is then used to purchase a vacuum cleaner for every new Habitat homeowner. Holiday Inn Dayton Fairborn plans to continue this partnership for years to come.



## Logan HVAC

Logan AC and Heat Services donated all materials and labor for the energy efficient HVAC system on our Women Building Together home. This donation saved us thousands in construction costs- we are thrilled to have Logan Services' support!

# our homeowners

## Alicia Wakefield & Family

**Homeowners since  
January 13, 2017**

Alicia Wakefield is a single mother living in Greene County. She admits to having a difficult time raising a child on her own. After many years of dealing with different landlords, high rental payments, rundown home conditions, mold, and other challenges, she believed it was time to seek a stable home for her family. Alicia recalls the different neighborhoods in which she has lived. Those areas had crime and drug activity, and one neighbor even overdosed just a few doors down from her rental home. A friend, who is a Habitat for Humanity Homeowner, told her about the homeownership program. Alicia called to get the information and applied.

Alicia works for Central State University as a custodian. She likes working among professors and office workers, stating the students are all great and seek her guidance at times. Alicia lost a brother in 2005 due to a boating accident, which is why she clings tightly to her child, Alashia, 16. Basketball is something that they share together. A student at Xenia High School where she excels, Alashia aspires to become a private business lawyer when she finishes school.

What attracted Alicia to Habitat was the zero-percent interest rate offered through the program. She believes the program is helping to fulfill her dream of becoming a homeowner while providing property to pass down to her daughter later in life. Her money skills, maintenance, and nutrition classes really stick out in her mind because of the knowledge gained from them. Alicia said, "I enjoyed working beside the Golden Hammers who taught us everything about raising walls." She stated she had a better understanding of what it takes to build a home. She believes that she and her daughter are well equipped to become homeowners. "Thank you Habitat for this program," said Alicia.



## Isaac Nzamatuma, Jacqueline Uwabera, Daniella & Ariella

**Homeowners since  
January 20, 2017**

Isaac Nzamatuma and his wife Jacqueline Uwabera, are from Rwanda. They were able to escape the violence in their country and moved to the United States 12 years ago. After moving around various cities throughout Ohio, they eventually discovered Habitat for Humanity. Realizing that two of their friends had gone through the program and bought homes through the organization, the pair decided to enroll in the homeownership program. They were accepted as a partner family thanks in part to the knowledge imparted to them from their friends.

Jacqueline was a nurse in Rwanda but after the birth of her children in the United States, she decided to become a stay-at-home mom. Isaac started work as a janitor, before moving on to be a patient transporter at a prominent Dayton hospital. Today, Isaac works as a nursing assistant and is currently going to school to become a registered nurse. The couple is proud parents of two little girls. Daniella, 4, likes singing and playing with all of her toys while Arielle, 1, likes to eat like all infants, Isaac says. Isaac believes the homeownership program allows him the opportunity to live up to his duties as a husband and father by providing a decent home for his family.

The homeownership classes were very instrumental in teaching him and Jacqueline how to budget and cook healthier meals for the family, Isaac explains. "I learned how to shingle a roof on one of the sites, and recently helped a friend put shingles on his home," he says. Jacqueline and Isaac are anxious to live out their dreams of watching the girls grow up in a beautiful and safe neighborhood.



## Emmanuel, Nema, Emmanuela, Renee' & Elijah Yoniyo

Homeowners since  
March 17, 2017

Although both originally from Rwanda, ironically that's not where Nema and Emmanuel met. To escape the genocide in his home country, Emmanuel's family moved to Zaire in 1994, where they were housed in a refugee camp for eight months. His family then moved to Senegal, and it was there the United Nations helped them get to the United States. Nema escaped to the Congo with her family, who then moved to Burundi before finally settling in Missouri. It's there where a mutual friend introduced them at a wedding and they later married. Four years into the marriage, they were living with Emmanuel's mother in Dayton before subsequently moving to an apartment in Huber Heights. They recall neighbors above them causing a flood which damaged their belongings and that their living conditions were undesirable. Nema learned about Habitat for Humanity through other Rwandan families, and after applying, was accepted into the program.

A Welder for many years, Emmanuel now works as an OTR (over the road) Truck Driver. He says he really likes driving and plans to complete his CDL training to drive a Semi-truck. Nema is a State Certified Nursing Assistant. She works part-time while raising 3 children. The couple have two girls and a boy. Emmanuela, 4, recently started school. She likes the park and playing with dolls. Renee, nicknamed Queen, 2, likes to explore, and is a great organizer. Elijah is almost 6 months old.

The Yoniyo family believes the Habitat for Humanity program will assist with providing stability to their lives as they become homeowners, and not have to worry about others causing them hardship or being forced to move from home to home. Emmanuel, Nema and the children are very excited to start a new life in their own home.



## Sherelle Gabriel & Family

Homeowners since  
September 16, 2017

Sherelle Gabriel is a single mother of three children. For three years she lived in a housing authority rental home located in the middle of a drug-infested neighborhood. Her family had sustained the heartbreak of several break-ins and they were living in a failing school district; therefore Sherelle felt it was time for a change. A friend told her about the Habitat Homeownership Program so she applied and was accepted shortly thereafter.

Sherelle is a college graduate and has become a Certified Nursing Assistant. She recalls saving the life of a special care resident who was choking on food. Sherelle says she is proud of that moment because she acted quickly, helping the patient return to a normal breathing pattern. Currently working for Liberty Home Health Care as a Home Health Aide, she assists the elderly and disabled with daily living activities. Sherelle's family consists of her son, 15-year-old Tyrae, who's interested in training and caring for horses, raising Tilapia fish, and landscaping. Shenell, 14, shares her brother's interests. They attend Trotwood-Madison High School. The youngest, Sherae, 11, attends a summer program called the Gifted Bell Program, and remains on the school honor roll.

Sherelle says the program helped to change her life by providing her the opportunity to become a homeowner and giving her the necessary tools to succeed. She understands it is more than just paying the mortgage, but also being a good neighbor. Sherelle says through this program, and working on her sweat equity hours, she has met and worked along-side so many amazing families. These families are now very good friends. Sherelle says, "I feel so honored and blessed to be a part of such an awesome organization." She and her family are very happy to be homeowners.



# our homeowners

## Amanda and Gerald Harris, Stefin, Edmond & Zyasha

Homeowners since October 6, 2017

Amanda and Gerald Harris are married and have 3 children. They were high school sweethearts coming from military families. Both served in the U.S. Air Force and their paths to the present posed a bit of a challenge. One of Michigan-born Amanda's duty

stations was Turkey. Originally from San Antonio, Gerald completed several tours of duty as a Combat Demolitionist to destinations that included Guam, Japan, Korea, Italy, and Germany. He was injured in the line of duty. While helping to evacuate civilians during an invasion, he was hit by shrapnel from an exploding bomb, resulting in serious injuries. This effectively ended his military career and he returned back to the States. But his return home was bittersweet. After moving around searching for a home in a neighborhood that did not include drug infestation and shootings almost nightly, the couple ultimately discovered Habitat for Humanity of Greater Dayton.

Amanda works as an Assistant School teacher for children with special needs in the Xenia school system. Unable to work, Gerald stays home with the children. Their son, Stefin, 16, is a junior in high school and likes playing basketball, baseball and lacrosse for Xenia. Edmond, 9, a 5th grader, is a good student and is getting good grades. He enjoys playing soccer, baseball and basketball. He wants to be a dentist when he grows up. Zyasha, 8, a 4th grader, loves basketball, soccer and baseball.

Amanda and Gerald believe that Habitat will give their family the foundation needed to provide a safe environment for their children. "The decision to choose Habitat for Humanity of Greater Dayton rested mainly on the 0% interest mortgage and the program structure", said Amanda. After 3 years of dangerous surroundings, the Harris family is looking forward to a peaceful and safe environment to raise their children.



# Charity Navigator



For the third year in a row Habitat for Humanity of Greater Dayton received a renowned four-star rating from Charity Navigator, America's premier independent charity evaluator. This highest rating is awarded to organizations who exhibit exceptional fiscal management and transparency. What does this mean? For our donors, it means that you can trust Habitat for Humanity of Greater Dayton to use your donations as you intended.

## Audited Financial Activity

Fiscal Year ended June 30, 2017

### Statement of Financial Position

Current Assets	706,349
Long Term Assets	4,860,738
Total Liabilities	759,738
<b>Total Net Assets</b>	<b>\$4,806,349</b>

### Total Revenue, Gains and Other Support:

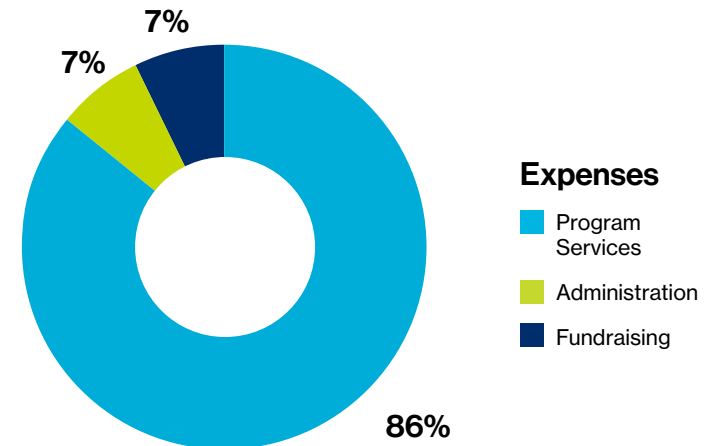
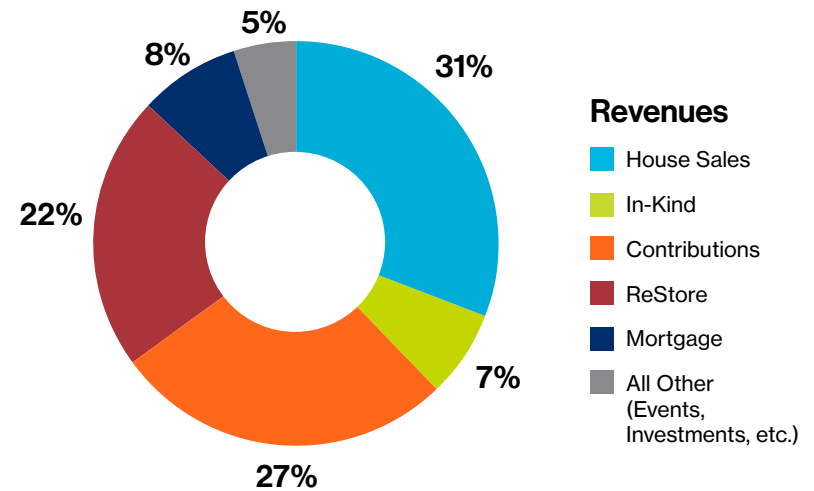
	<b>\$2,981,091</b>
House Sales	922,500
In-Kind	203,692
Contributions	809,662
ReStore	653,069
Mortgage	242,280
All Other (Events, Investments, etc.)	149,888

Total Expenses:	\$3,079,269
Program Services	2,654,760
Administration	205,020
Fundraising	219,489

**Change in Net Assets** **\$(98,178)**

Please see our website for more in-depth financial disclosures, including auditor reports and Federal 990 tax returns.

# financials



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