



Homebuyer Felicia Weaver moves into her new home in Chapel Hill.

ANNUAL REPORT 2009-2010



PHOTO BY KATHERINE VANCE

Patti Thorp kicks off UNC Build a Block.



Orange County Schools dedicates the first Hands for Habitat home.

OUR MISSION

Habitat for Humanity of Orange County changes lives by bringing together God's people and resources to help families in need build and own quality affordable homes.

From the Executive Director

As I reflect on the 2009-2010 fiscal year, I am filled with awe and gratitude for our wonderful volunteers, donors, homeowner families, and staff. It was a year of milestones, a year in which we reached higher and gave more deeply of ourselves, and which also fulfilled us and gave us joy. All of you—volunteers who labored through the hottest summer any of us can remember to finish the first nine homes in Phoenix Place; donors who gave generously in spite of (or because of) the economy; staff who put in long hours with limited resources—worked as a committed team to serve hard working families who aspire, against the odds, to become homeowners in one of the most desirable but least affordable places to live in North Carolina.

What did we accomplish together in this milestone year? We had a total of 14 homes under construction in FY 2009-2010, sponsored by unique and innovative partnerships, including Orange County Schools, UNC Health Care, a bi-racial partnership of Episcopal and A.M.E. churches, a Women Build, and a fraternity at UNC building in memory of one of their brothers. More than 4,000 volunteers gave more than 20,000 hours of their time to further our mission. The demand for our homes by qualified families continued to grow. We processed 81 applications for 15 Habitat homes, and made the heart wrenching decision of which applicants to approve and which to turn down.

There were other important accomplishments this past year. I am especially proud of the results of our collaborative community development efforts in the Fairview community in Hillsborough, where we have been building since 2006. Long time residents of the neighborhood credit Habitat's collaboration with them as the catalyst for positive change. A total of 37 new Habitat homes have replaced abandoned trailers, rundown housing, and vacant lots filled with trash. Calls to the police have declined dramatically. And the 37 new Habitat homeowners have transitioned into their new community and are enjoying their new neighborhood.

It seems especially fitting that a unique partnership, the first of its kind in the country, completed our 37th home in the Fairview community in the spring of 2010. Hands for Habitat is a partnership between our Habitat affiliate and Orange County Schools designed to increase awareness of housing issues and affordability. More than half of the County's schools and over 1,000 individuals participated in Hands for Habitat. Orange High School construction classes built the green certified home, and teachers at all grade levels throughout the district engaged in educational and service learning activities focused on housing issues. Classrooms and clubs joined community businesses and organizations to raise \$35,000 to help fund the home's construction.

2010 also saw our return to Chapel Hill, where we began building homes in our Phoenix Place subdivision. Nine Phoenix Place homes were started in early 2010, the most homes we've had under construction at the same time in our 26 year history. The majority of the homeowners approved to buy a Phoenix Place home are UNC or UNC Health Care employees, and in response, UNC students initiated Build a Block. Endorsed by UNC Chancellor Holden Thorp and his wife Patti, a long time Habitat volunteer, Build a Block brings together UNC-Chapel Hill students, faculty, and staff to raise funds and provide volunteers to build ten homes for ten UNC and UNC Health Care employees. Five Build a Block homes were started in fall 2010, and the second five will begin in early 2011.

Both Hands for Habitat and UNC Build a Block reflect the deep level of community involvement in Habitat's home and community building efforts in both Hillsborough and Chapel Hill. We must continue these innovative community partnerships and create new ones, always mindful of the many, many families still living in unsafe, overcrowded, inadequate or unaffordable housing in our community.

In grateful partnership,

Susan Lury



Delta Kappa Epsilon builds a home and playground in memory of Courtland Benjamin Smith.



The first nine homes are constructed in Phoenix Place.



June 30, 2010

BALANCE SHEET

ASSETS

Cash & Cash Equivalents	\$1,291,903
Prepaid Expenses & Other Assets	737,631
Accounts & Pledges Receivable	561,189
Homes in Progress	1,049,359
Land & Acquired Property	2,342,042
Mortgages Receivable, <i>net of discount</i>	6,931,911
Buildings & Equipment, <i>net of depreciation</i>	336,714
TOTAL ASSETS	\$13,250,749

LIABILITIES & NET ASSETS

Accounts Payable	\$390,010
Accrued Expenses	57,510
Long-Term Debt, <i>net of discount</i>	789,775
Total Liabilities	1,237,295
Total Restricted & Unrestricted Net Assets	12,013,454
TOTAL LIABILITIES & NET ASSETS	\$13,250,749

Year ending June 30, 2010

STATEMENT OF ACTIVITIES

REVENUES

Contributions:

Cash, Pledges & Grants	\$1,687,562
In-Kind Materials, Services & Land	48,833
Total Contributions & Grants	1,736,395
Other Income	138,447
Houses Sold & Financed by Habitat	1,627,875
Total Restricted & Unrestricted Revenues ..	\$3,502,717

EXPENSES

Program Services	\$1,934,959
Management & General	178,116
Fundraising	265,421
Total Expenses	\$2,378,496

OPERATING INCOME..... 1,124,221

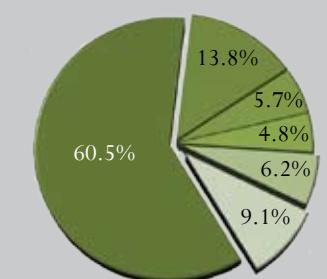
Interest Rate Discounting & Amortization 581,383

CHANGE IN NET ASSETS.....\$1,705,604

Year ending June 30, 2010

EXPENSES OVERVIEW

PROGRAMS	84.7%
Creating Homeownership	60.5%
Financing Homeownership	13.8%
Preserving Homeownership.....	5.7%
Community Engagement	4.8%
ADMINISTRATION	6.2%
FUNDRAISING	9.1%



BOARD OF DIRECTORS

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Habitat for Humanity SHOP Program
North Carolina Housing Finance Agency
Orange County Affordable Housing Bond Program
Orange County HOME Program
Town of Chapel Hill Community Development Block Grant Program

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Abundant Life Church
Alpha Epsilon Phi Fraternity
Amity United Methodist Church
Bank of America
Bethlehem Presbyterian Church
Bike and Build
Carrboro United Methodist Church
Catholic Community of St. Thomas More
Chapel Hill High School
Chapel Hill Kehillah Synagogue
The Chapel of the Cross, an Episcopal Parish
Christ United Methodist Church
Church of the Holy Family, Episcopal
Church of Reconciliation, Presbyterian Church
Community Church of Chapel Hill, UU
Delta Kappa Epsilon Fraternity, Beta Chapter
Dickerson Chapel A.M.E. Church
East Chapel Hill High School

Our Supporters

Every gift is precious. This year, 957 donors made gifts to assist deserving families realize their dreams of purchasing an affordable home in Orange County. Together, they contributed \$1,344,220. Thank you. This honor roll recognizes those who made contributions of \$1000 or more between July 1, 2009 and June 30, 2010.

Eno Presbyterian Church
The Episcopal Church of the Advocate
The Episcopal Diocese of North Carolina
Fairfield Presbyterian Church
First Baptist Church of Hillsborough
Flat Rock A.M.E. Church
Gaines Chapel A.M.E. Church
Harvey's Chapel A.M.E. Church
Hillsborough Presbyterian Church
Hillsborough United Methodist Church
Hillsong Church
Holy Family Catholic Church
Holy Trinity Lutheran Church
Hunter's Chapel A.M.E. Church
Inspire Pharmaceuticals
Interfaith Alliance of Carolina
Little River Presbyterian Church
Mt. Zion A.M.E. Church
Muslim Students Association at UNC
New Hope Presbyterian Church
Newman Catholic Student Center
North Carolina Hillel
Orange County Schools, "Hands for Habitat"
Orange United Methodist Church
Payne's Chapel A.M.E. Church
Rambus, Inc.
SHAC - Habitat
Sports Endeavors
St. Matthew's Episcopal Church
St. Paul A.M.E. Church
Sunrise Church
UNC Chapter of Habitat for Humanity
UNC Health Care
UNC Kenan-Flagler Business School
Unitarian Universalist Congregation of Hillsborough
United Church of Chapel Hill
University Baptist Church
University Presbyterian Church
University United Methodist Church
Walnut Grove United Methodist Church
White Cross A.M.E. Church
Women Build

CORPORATIONS, FOUNDATIONS, AND ORGANIZATIONS

The Bank of America Charitable Foundation, Inc.
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Delta Sigma Theta Sorority
The Duke Endowment, Rural Church Program Area
FibroGen, Inc.
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The Home Depot Foundation, Partners in Sustainable Building
The Hope Through L.I.F.E. Foundation
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The Wachovia Wells Fargo Foundation

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Laurie and Matt Williamson
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*Deceased

We apologize for any errors or omissions in this listing. Please contact Katie Thompson, Annual Giving Manager, at (919) 932-7077 ext. 218 to let her know of inaccuracies.