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Vision

We envision a world where everyone has a decent place to live.

Mission

Seeking to put God's love into action, Habitat for Humanity of Broward brings people together to build homes, communities and hope.



Thank You for Buliding Futures

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Nancy Robin
Kelly Kolb

CEO and Executive Director
Board Chair 2020–2022

514 Broward families
have a **Brighter future**

Pompano Beach

Habitat Broward will soon complete a **76-home development in Pompano Beach** for working families. The development is the largest affordable homeownership community in Broward's history. When complete the development will have an economic impact of more than **\$90 million**.

Home values surrounding
The Rick Case Habitat Community
in Pompano Beach
increased in value
44%
more than the City average



Cynthia Queen

Then Cynthia's husband was diagnosed with lung cancer. Her daughter decided to leave Florida State and came home to help take care her of her father.

Things continued to get worse with the apartment, which was run down due to improper maintenance and a lack of necessary repairs by the landlord. The family fell behind on rent due to the cancer diagnosis. The landlord never made good on repairs and there was mold in the apartment.

Cynthia's husband lost his battle with cancer at age 50 in October 2014 and the neighborhood continued to deteriorate. Cynthia would take her grand babies to school and outdoor drug use and needles would be just feet away from them. The neighborhood became so bad that Cynthia would lay down at night and hear gunshots. Everyone had to stay inside unless going to school, work or out for basic errands.

Your support helps uplift people like Cynthia and her family. After many years of housing challenges, this gracious family can be together in safety, health, and happiness.

Cynthia Queen and her daughter Tameeka Jackson are a mother-daughter team who raised a family in their rented apartment for the last 26 years.

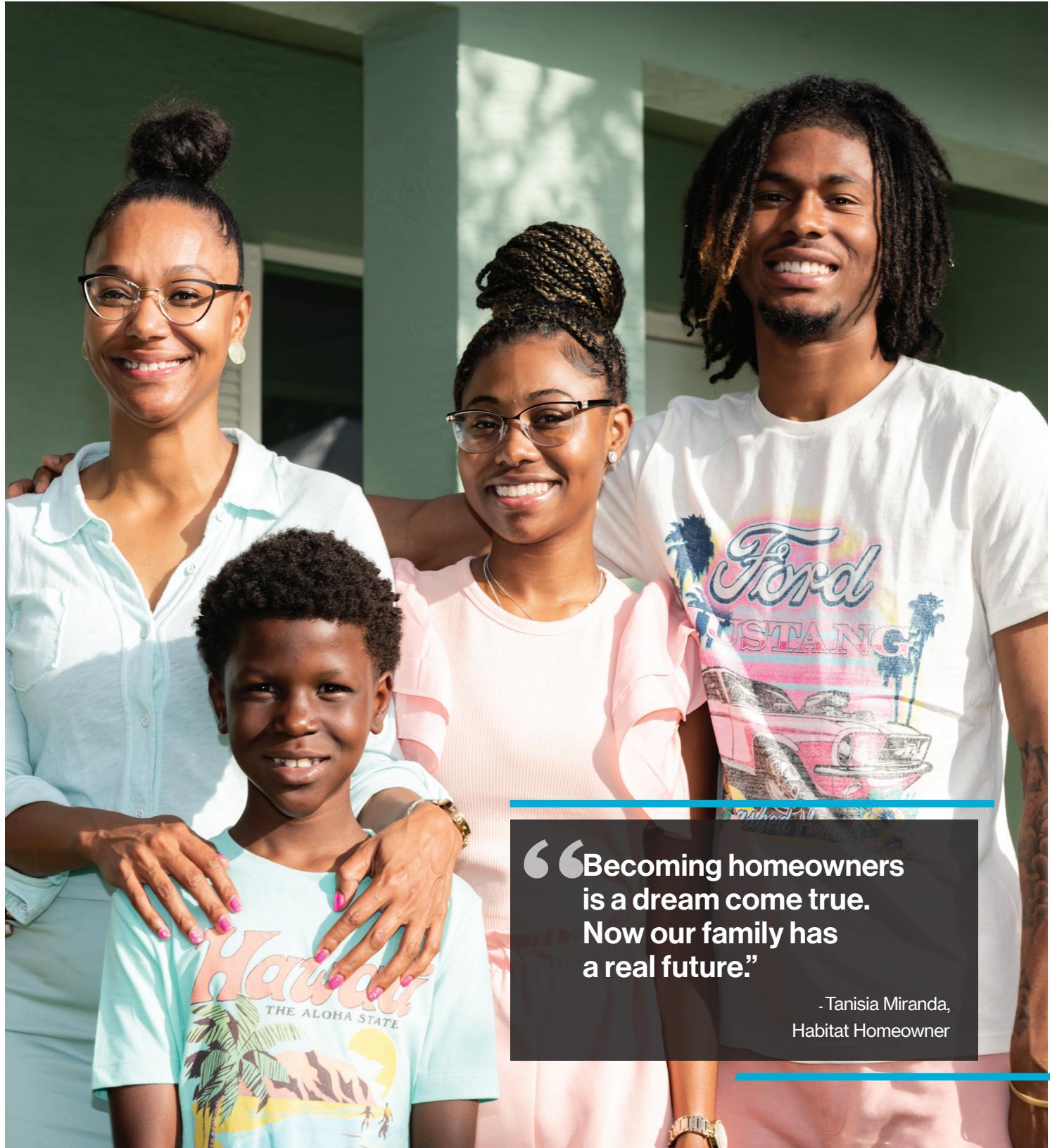
Tameeka and her two brothers grew up in this apartment, which was also a home base for Cynthia's grandsons Cameron (3) and Carter (6).

Before her Habitat home, Cynthia and her husband applied to many housing programs and none ever came through for them. This was very discouraging, but Cynthia kept her faith and kept trying.

72% increase in asset growth
of Habitat home purchased in 2019

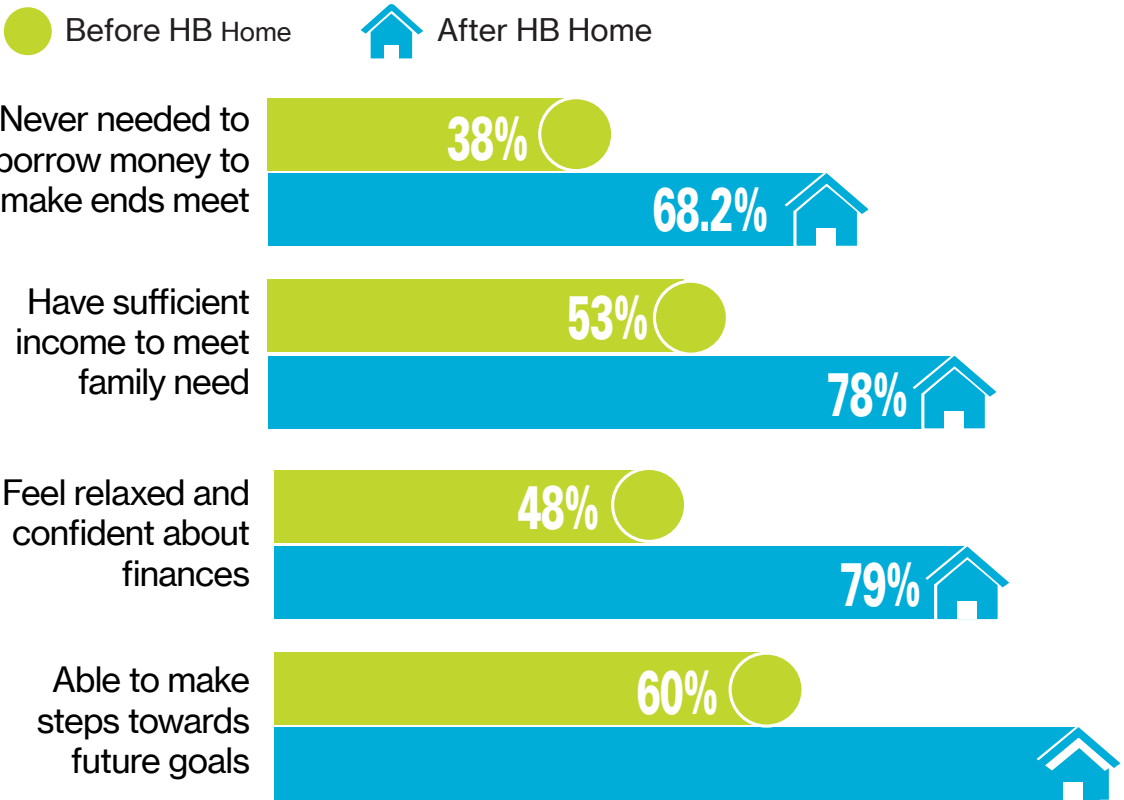
The Habitat Effect

The Jorge Perez Metropolitan Center at FIU has completed a study of the impact of Habitat homeownership. The study found homeownership improved family health, education, quality of life and wealth creation while raising neighborhood home values, employment rates, and the tax base.




“Becoming homeowners is a dream come true. Now our family has a real future.”
- Tanisia Miranda, Habitat Homeowner

Habitat Broward homeownership builds family and neighborhood wealth





72% increase in asset growth of Habitat home purchased in 2019

 **92%** of Habitat homeowners report their household was healthier after moving in

 **81%** of parents felt comfortable with the children playing outside

 **65%** report their family is safer

 **87%** feel they have true stability

 **53%** of children's grades improved



Transforming the Lives of 20 Families

The BBI Village Solution

BBI Village will sit on a **1.412-acre property** and create permanent homes for 96 individuals, including **72 children** in the heart of Fort Lauderdale. Its town home design will maximize land efficiencies while ensuring an open inviting aesthetic.

The townhomes will include resident and guest parking, as well as access to the neighborhood from both NW 19th Street and NW 20th Street. The site design preserves native trees and is packed with features to enhance energy efficiency, save homeowners money, and protect residents' health.

Each home will accommodate families of 4-6. Homes are near downtown, shopping, and readily accessible by major transportation corridors.



Here's how we come together to build homes, community, and hope:

Thanks to the leadership of **Burdette Beckmann, Inc. (BBI)** Habitat Broward will break ground on BBI Village in the summer of 2023 and be completed within 24 months.

Successful completion of this project requires the partnership of our entire community. The Habitat Broward model keeps our homes affordable by engaging hundreds of volunteers, City officials, individual home sponsors, and many other community leaders. Together we make the dream of homeownership come true for families willing to work hard to achieve their goals.

Homeowners commit to:

- **350 hours of sweat equity on the jobsite building homes**
- **18 months of education and financial literacy classes**
- **Paying a zero-percent mortgage to help build more homes**

Volunteers provide:

- **BBI Village will require 24,000 volunteer hours on onsite**
- **Banking professionals provide independent underwriting**
- **Nurture Partners mentor each family through their journey**

Sponsors support:

- **Individual home sponsorships**
- **Down payment assistance**

Habitat Model

Habitat Broward's business model is designed to build our community through affordable homeownership. We are unique in that we are not a traditional builder and focus on homeowner success. We take no profit from our projects and re-invest all funding back into our business cycle.

Housing Challenge

Broward is now the most cost-burdened housing market in the nation with just 8 percent of residents able to afford to own a home. The result is:

- **overcrowding**
- **a perpetual cycle of dependence**
- **workforce shortages**
- **economic inequity**
- **poor health and safety outcomes**

Land Acquisition & Development



- Acquire land from public and private sales or donations
- Maintain site control and manage project design, implementation, and completion
- Lead all entitlement activity and collaborate with all engineers, architects, contractors, lawyers, and government entities

Homeowner Selection & Education



- Applicants vetted and selected based on need for housing, willingness to partner, and ability to pay
- Future homeowners complete 300 sweat equity hours, take homeownership & life skills workshops, and make affordable down payment
- Habitat serves individuals at or below 80% AMI, with majority of homeowners at 40-60% AMI

Home & Program Funding



- Raise funds through public and private grants and donors
- Mortgage payments are re-invested into new homes and continuing programming
- Habitat ReStore, our social enterprise, raises funds re-invested in our cycle and supplements organizational expenses

Construction



- Build energy efficient, safe, and affordable homes
- Engage volunteers and future homeowners through build opportunities, keeping construction costs down
- Repair and renovate existing housing with County and City support

Mortgage Lending



- Qualified homeowners receive a low interest mortgage based on appraised home value
- Low interest mortgages allow families to access a higher value home than possible with a traditional lender
- Mortgages enable families to build equity at a faster rate than traditional mortgages and rentals

Continued Family Support



- Ensure family success by providing additional wrap-around support when and if needed
- Mortgage delinquency rate is lower than national and industry standard
- Service mortgages for the life of loan and supports families throughout their journey

Homeowner Story

Homeowner Story

Volunteer Story

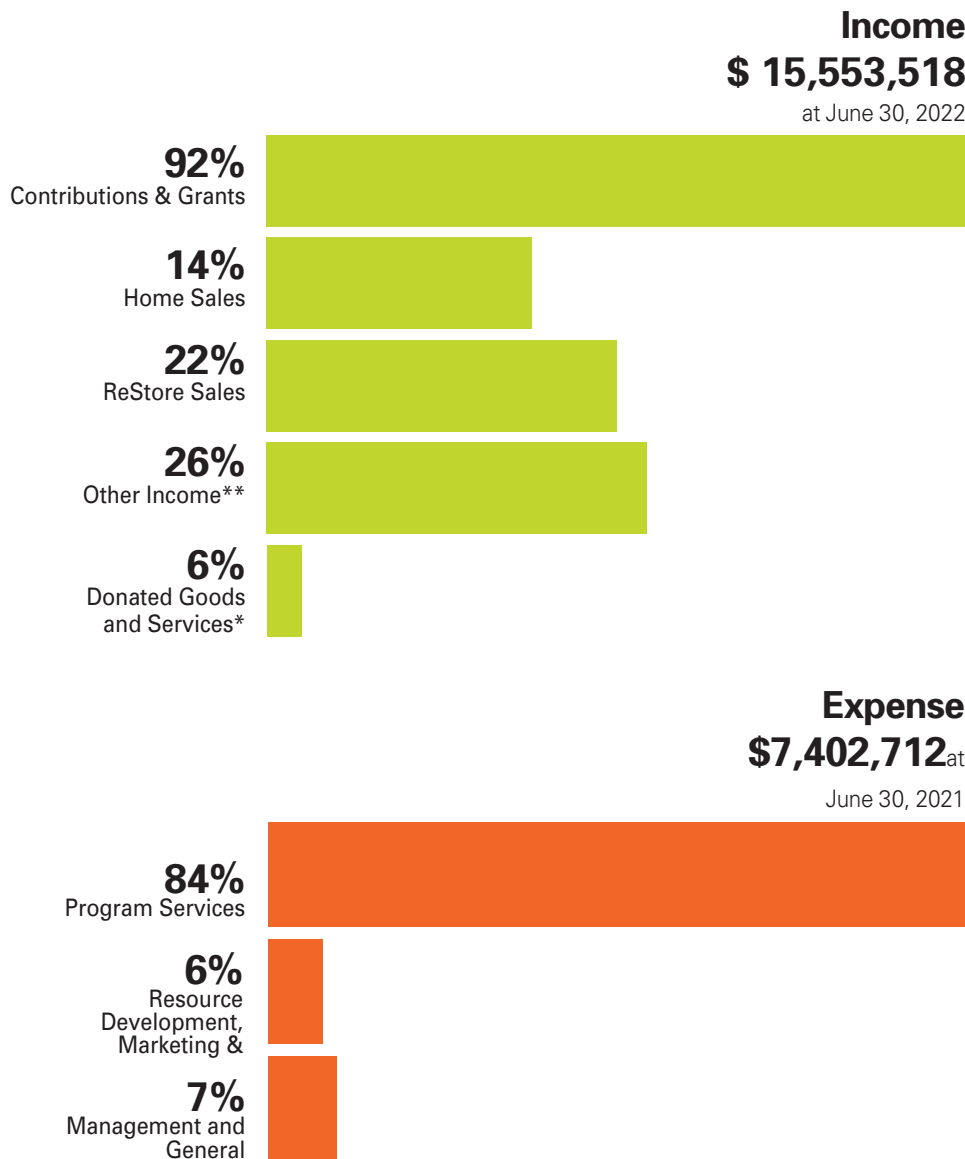
BOD

Financials

Comparative Statements of Financial Position at June 30, 2022 and June 30, 2021

ASSETS	2022	2021
Current assets		
Cash and cash equivalents	\$19,312,321	\$11,114,829
Restricted cash	58,958	35,203
Receivables		
Mortgages receivable, net	1,292,137	1,317,735
Contributions receivable, net	648,344	1,159,845
Prepaid and other current assets	338,274	457,295
Total current assets	21,650,034	14,084,907
Property and equipment, net	1,589,730	1,537,097
Other assets		
Receivables		
Mortgages receivable, net	10,905,178	10,948,675
Contributions receivable, net	-	193,705
Single-family homes under construction	5,795,320	4,407,552
Investment in joint venture	6,315,438	4,191,733
Total other assets	23,015,936	19,741,665
Total assets	\$46,255,700	\$ 35,363,669
LIABILITIES AND NET ASSETS		
Current liabilities		
Accounts payable and accrued expenses	\$372,875	\$275,285
Other liabilities	58,958	35,203
Total current liabilities	431,833	310,488
Long-term debt		
Note payable - HFHI NMTC, net	8,160,341	5,540,461
Total liabilities	8,592,174	5,850,949
Net assets		
Without donor restriction	34,843,171	26,481,353
With donor restriction	2,820,355	3,031,367
Total net assets	37,663,526	29,512,720
Total liabilities and net assets	\$46,255,700	\$ 35,363,669

*Excludes volunteer labor **Includes amortization of discount on mortgages receivable



Habitat for Humanity®

ReStore

habitatbroward.org/restore

954-763-7771

505 W. Broward Boulevard,

Fort Lauderdale, FL 33312

We Kept

2,754,612

pounds



of material out of landfills

that's the weight of

23 houses







1,986

pick-ups

including:

furniture,

appliances

& electronics



We Served

28,924

customers

Back Cover



Habitat
for Humanity®
of Broward

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