Homeownership
The American Dream is Alive

2015 ANNUAL REPORT
To our San Gabriel Valley Habitat Family,

Fiscal year 2015 had many challenges and brought much progress. We opened the new ReStore in Atwater Village January 2015, as a replacement for our Pasadena ReStore which closed at the end of 2014, after many years as a successful retail operation supporting our affordable housing mission. The new location had many challenges to open business, but it is a bigger, brighter store. We encourage all our SGVH family to visit our ReStores (Atwater and Azusa) to donate and to shop.

All of this fiscal year, the Chestnut Build in Glendale has been a busy construction site with significant staff and volunteer effort, including the three selected families who will occupy the completed homes, many supportive corporate sponsor groups, and many individuals. These homes have three stories and have required more assistance from contractors than usual builds. The Chestnut Homes will be completed in early 2016, just as we initiate our Desiderio Build in Pasadena. The Desiderio Family Selection process began with seven information meetings and over 600 people attending. The Family Selection Committee was tasked with finding nine qualified families, including three Veteran families. The 340 applications distributed in these meetings show that the American Dream of homeownership is still alive with SGV Habitat’s help. Finally, a highlight of 2015 was the Desiderio Gala in June. The event was a success as a fundraiser and as a celebration of the new Desiderio community which will bring nine affordable homes and the new neighborhood Desiderio Park honoring Reginald B. Desiderio for whom the former Army Reserve Center was named. Special thanks go to all who attended and supported the event and the many volunteers who helped to plan and present this event.

Chestnut and Desiderio are part of the affiliate’s construction continuum that the Board is seeking to touch more lives and to enable our volunteers to have ongoing opportunities at our build sites. Additionally, we have the Lomita Build in Glendale and the Manzanita Build in Pasadena queued up for construction during the next few years.

The 20 new family homes in these four builds will add to the existing stock of 59 affordable homes built by SGV Habitat over the last 25 years. SGV Habitat is ensuring affordable homeownership for 79 families who could not otherwise afford to own a home. Six of these families have recently paid off their mortgages to SGV Habitat and own their homes outright. We are grateful for these successes, but our biggest challenges are escalating construction and production costs while complying with “affordability” limits on monthly costs of housing that are mandated by the State and Federal government.

We can’t thank our staff, volunteers, donors, Board and committees enough for all their efforts for SGV Habitat. We are particularly grateful for our Construction Committee that has helped us through the Chestnut Build with ingenuity and perseverance. This year, 560 donors and 4,436 volunteers have helped us achieve our successes. They make our mission possible.

With all this support, San Gabriel Valley Habitat has continued to achieve our goal of transforming lives and communities by bringing people together to build, renovate and repair affordable homes for families in need. Thank you.

Elaine Wilkerson
When you volunteer, donate and advocate with Habitat, you open doors to a better life for each person who lives in a Habitat home.

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This year SGV Habitat celebrated 25 years of Building Homes and Hope.
In 2003, SGV Habitat’s Board of Directors embraced a new Builders Surplus Store model that originated with Habitat for Humanity in Dallas, Texas. A decision was made to lease a city-owned building at 770 N. Fair Oaks Avenue in Pasadena even though this site would be needed as soon as six months from the lease date to make way for the planned Heritage Square project for very low income seniors who needed decent rental units.

Twelve years later, SGV Habitat’s Pasadena ReStore closed its doors, and keys to the building were returned to City of Pasadena on January 31, 2015. During this period of time, Habitat for Humanity International, Inc. saw the great value of having a program center that generated revenue to support the mission of Habitat affiliates across the nation. The name of builders surplus stores that were proliferating was changed to ReStore as part of a national branding effort.

Thanks to sound ReStore leadership, the net operating income contributed by the Pasadena ReStore to support SGV Habitat’s affordable housing mission grew from $10,000 in FY 2004 to $421,500 in FY 2014.

When one door closes, another opens
Knowing that the day would come when relocation of the Pasadena ReStore would become a reality, SGV Habitat’s Site Development Committee, led by Board Vice President Greg Barsamian, searched for four years before finding a workable site at 5201 W. San Fernando Road in Atwater Village. This site promised easy access from Glendale at the Broadway/Brazil crossing and three times more parking stalls than the Pasadena location. Two of the five warehouse buildings on the site were renovated and brought up to code to create the new Atwater Village ReStore with 15,000 square feet of space. This tenant improvement work was started in December 2013 and completed in January 2015.

A Grand Opening Celebration was held on May 2, 2015, to promote community awareness of the benefits of bringing the new ReStore to Atwater Village.

Replacement location in Atwater Village opened January 15, 2015

A Grand Opening Celebration

Two of the five warehouse buildings on the site were renovated and brought up to code to create the new Atwater Village ReStore with 15,000 square feet of space. This tenant improvement work was started in December 2013 and completed in January 2015.

A Grand Opening Celebration was held on May 2, 2015, to promote community awareness of the benefits of bringing the new ReStore to Atwater Village.

- A friendly, convenient place to reduce, recycle and reuse building materials and related products
- A place to donate household cabinets, fixtures and gently used furniture and appliances
- A place to find shopping bargains for home improvement projects
- A place to find unique materials for creative home décor projects
- A place where every purchase helps to build and repair affordable homes in the San Gabriel Valley
The Power of Dedicated Nonprofit Volunteers in Action

**WE SALUTE THE MEMBERS OF THE CONSTRUCTION COMMITTEE**

Barbara Hudson, one of SGV Habitat’s early ambassadors and leaders, shared that for every hour spent pounding nails at a Habitat build site, it takes at least 10 hours of behind-the-scenes volunteer work.

In this Annual Report, we salute the members of SGV Habitat’s Construction Committee: Board Members Bob Law (Chair), Scott Carpenter, Nimrod Johnson and David Van Wyk; business community members Jim Brain, Amanda Gallagher, Jeff Throop and Vince Quinones; and construction staff members Damien Allen (Director of Construction) and Lindsey Lesher (Construction Superintendent).

This team meets monthly, and members spend hundreds of hours between meetings working with city officials and departments to expedite approvals, permits and inspections and to obtain gifts-in-kind of materials (GIK), pro bono services, and quotes for work that must be contracted.

The Construction Committee is one of six Standing Committees for SGV Habitat. The other Standing Committees are Fund Development, Marketing and Public Relations, Site Development, Faith Relations, and Family Services and Selection. Committees of the Board include the Executive Committee and the Audit Committee. Operating Committees are the Nominating Committee and the Finance Committee.

There is a place of volunteer service for all people of good will who want to transform lives through safe and decent affordable housing for this generation and for generations to come.
Chestnut Homes Progress

CHESTNUT HOMES CONSTRUCTION WAS UNDERWAY THROUGHOUT THIS FISCAL YEAR
Celebration of the New Desiderio Community

June 20, 2015 Building Dreams Under the Stars

In the courtyard of the iconic Pasadena City Hall, over 250 citizens and supporters gathered to celebrate the new Desiderio Community.

The former Desiderio Army Reserve Center property, located below the Colorado Street Bridge, will be transformed by addressing two complementary priority needs in Pasadena — the need for affordable housing and the need for more open space. This Reuse Plan was approved by the Pasadena Council in 2007 and later ratified by the U.S. Army, the U.S. Department of Housing and Community Development (HUD) and the U.S. Department of Parklands.

As part of a Planned Development approved by the Pasadena Council, San Gabriel Valley Habitat for Humanity will build nine affordable, single family, craftsman style bungalows in a courtyard configuration. The city will build a passive neighborhood park that will include turf areas, trees, security lighting, walkways, picnic tables, benches, play equipment, drinking fountains, waste and recycling receptacles and a parking area. At the Gala, District 6 Councilmember Steve Madison who has been a strong proponent of this reuse plan, shared the history of the decisions that resulted in the transformational construction projects that will unfold from 2015 through 2018.
San Gabriel Valley Habitat’s Outreach Committee and staff worked from the beginning of this fiscal year to publicize the amazing Desiderio homeownership opportunity for local families earning no more than 60% of the Area Median Income (AMI). In cooperation with the Pasadena Unified School District, service organizations for veterans, faith communities and preschools, presentations were made to parent groups, and social media postings informed potential buyers about the Desiderio Homes build and SGV Habitat’s unique model that makes homeownership possible for low-income families.

The Desiderio build will provide three-bedroom single family homes for nine families. The homes will be built in a bungalow courtyard formation in the southeast corner of the property that once was the Desiderio Army Reserve Center.

Seven informational meetings were held between January 24th and March 2nd. The need for affordable housing in Pasadena was clearly demonstrated when 651 people attended informational meetings. In all, people representing 386 households attended one of the informational sessions; 369 households took applications; and 141 applications were completed and returned. Among the applicants were households of 28 veterans. A Legacy Gift from the estate of Charles Rouchka stipulated that proceeds from the sale of his home would be used to build three of the Desiderio Homes for families of veterans.
New Glendale Build Opportunity

THE LOMITA HOMES

On May 19, 2015, the Housing Authority of City of Glendale approved a Disposition and Development Agreement (DDA) with SGV Habitat to build six new townhouse-style condominium homes on adjacent lots that will be joined following demolition of existing older dwellings. The new homes will be located at 634-700 Lomita Avenue in Glendale.

The need for affordable housing in Glendale continues to be great, and SGV Habitat is pleased to enter into this ninth partnership development with City of Glendale and the Housing Authority.
### ASSETS

**Current Assets:**
- Restricted Cash: $9,148 (2015), $9,084 (2014)
- Contributions receivable: $44,000 (2015), $18,850 (2014)

**Non-Current Assets:**
- Mortgage loans receivable - net or current portion, less discount: $2,567,950 (2015), $2,625,661 (2014)

**Total Assets:**
- $9,382,433 (2015), $9,153,889 (2014)

### LIABILITIES AND NET ASSETS

**Current Liabilities:**
- Note Payable - current portion: $73,678 (2015), $70,419 (2014)

**Total Current Liabilities:**

**Note Payable - net of current portion:**

**Net Assets:**
- $1,110,686 (2015), $1,124,040 (2014)

**Unrestricted:**

**Total Unrestricted:**
- $6,638,192 (2015), $6,164,467 (2014)

**Temporarily Restricted:**
- $1,633,555 (2015), $1,865,382 (2014)

**Total Net Assets:**

**TOTAL LIABILITIES AND NET ASSETS:**
- $9,382,433 (2015), $9,153,889 (2014)

*Audit revision to reflect $141,723 held by SGV Habitat as impound account for property taxes.

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**TOTAL REVENUES AND NET ASSETS**

![Graph showing total revenues and net assets]

**TOTAL EXPENSES**

![Pie chart showing various expense categories]

**SUPPORT AND REVENUE**

![Pie chart showing various revenue sources]
<table>
<thead>
<tr>
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<th>2015</th>
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<tr>
<td><strong>SUPPORT AND REVENUE</strong></td>
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<tr>
<td>Contributions and grants</td>
<td>$483,656</td>
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<td>$46,898</td>
<td>$382,921</td>
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<td>$530,554</td>
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<td>In-kind contributions</td>
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<td>$1,593,663</td>
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<td>Sales to homeowners</td>
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<td>ReStore sales and donations</td>
<td>$1,448,013</td>
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<td>Imputed interest income on mortgage loans</td>
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<td>Donated services</td>
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<td>Interest income</td>
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<td>Other income</td>
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<td>Release of time restriction</td>
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<td>($15,281)</td>
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<td>Satisfaction of donor restrictions</td>
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<td>($263,444)</td>
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<td><strong>Total Support and Revenue</strong></td>
<td>$4,003,905</td>
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<td>($231,827)</td>
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<td>$3,772,078</td>
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<td>$4,185,000</td>
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<td><strong>EXPENSES:</strong></td>
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<td>Program services</td>
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<td>$3,096,065</td>
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<td>Supporting activities:</td>
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<td>General and administrative</td>
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<td>Fundraising</td>
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<td>$118,703</td>
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<td><strong>TOTAL EXPENSES</strong></td>
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<td>CHANGE IN NET ASSETS</td>
<td>$473,725</td>
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<td>($231,827)</td>
<td>$365,261</td>
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<td>$241,898</td>
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<td><strong>NET ASSETS, BEGINNING OF YEAR</strong></td>
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<td>$1,865,382</td>
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<td>$8,029,849</td>
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<td><strong>NET ASSETS, END OF YEAR</strong></td>
<td>$6,638,192</td>
<td>$6,164,467</td>
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<td>$1,633,555</td>
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<td>$8,271,747</td>
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For the eighth consecutive year, San Gabriel Valley Habitat for Humanity earned Charity Navigator’s 4-Star rating for sound fiscal management and commitment to accountability and transparency.

**A MISSION YOU CAN BELIEVE IN.**

**A CHARITY YOU CAN TRUST.**

Only 1% of Charity Navigator rated charities have received eight consecutive 4-Star evaluations.
BOARD MEMBERS

Elaine Wilkerson
Board President
Former Director of Planning
City of Glendale

Gregory Barsamian
Board Vice-President
Managing Principal
Coldwell Banker Commercial Alliance

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Board Treasurer
Finance
Omnia Media, Inc.

John Mac Lean
Associate Treasurer
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Chase Bank

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Attorney
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Glen Dawes
Vice President and Controller
Kaiser Foundation Health Plan, Inc.

Ann Dougherty
Management Consultant

George Hernandez
Community Lending & CRA Analyst
Luther Burbank Savings

Bob Law
Chief Estimator
Pankow Builders

Scott Carpenter
Director of Engineering & Facilities
Technicolor

Herb Rim
Marketing Consultant
BrainTree Concepts
CEO / Founder TrueXO Inc.

David Van Wyk
Project Management & Integration
Walt Disney Imagineering

Otis W. Marston Jr.
Owner
Smart Water Irrigation and Landscaping

Nimrod Johnson
Accountant/CWA
Kaiser Permanente

Joshua Kreinberg
Attorney/Consultant
Digital Room, Inc.

STAFF

Executive Director
Sonja L. Yates

Director of Construction
Damien Allen

Office Manager
Catalina Velez

Accountant
Sayaka Ota

Marketing Manager
Brenton Kelly

Volunteer & Youth Programs Manager
Chelsea McHenry

Grants & Partnerships Manager
Audrey Booth-Edwards

Family Services Coordinator
Marty McBride

Construction Assistant Superintendents
Lindsey Lesher

Michael Escarzaga

ReStore Managers
Matt Vincent, Azusa

Merrick Drake, Atwater Village

ReStore Assistant Managers
Cesar Baltazar, Azusa

Michael Springs, Atwater Village

ReStore Donor Relations Coordinator
Christopher Kahl

ReStore Administrative Assistant
Jenifer Gonzalez

ReStore Drivers
Walter Rea Jr.

Emory Davis III

ReStore Sales Associates
Craig Chew

Brian Ewing

Ismael Flores

Carlos Hernandez

Erik Kristiansen

Mark Leyva

Don Meeker

Phillip Pasos

Joshua Rosa

Lucas Mark Wainscott

HARD HAT COUNCIL

The Hard Hat Council is a key support group which gives and secures major gifts to support our affordable housing mission.

John Mac Lean, Chair
Alex Agajanian
Donna Baker
Christopher Burau
Tom Doud
Joan McCarthy
Bob Picardo
Vince Quinones
George Smith
Jeff Throop

HONORARY BOARD

Comprised of long-term supporters who have shaped and built the effectiveness of our organization. Honorary Board members are dedicated leaders who continue to support the mission and building efforts of San Gabriel Valley Habitat for Humanity.

Supervisor Michael Antonovich
Jon Barstad
Jack Conroy
Merwyn Fair
Charlotte Hogan
Barbara Hudson
Senator Carol Liu
Mary Jane Macy
Anthony Portantino

Catalina Velez
Celebrating 20 Years of Service
Acknowledgments

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ASCE Los Angeles Younger Members (LA YMF), Photography