

2023 impact report



Habitat
for Humanity®
Waterloo Region

every one

deserves a safe and decent
place to live

What We Do

Habitat for Humanity brings communities together to help families build strength, stability and self-reliance through affordable homeownership.

Vision

A world where everyone has a decent place to live.

Values

- Housing for all
- Human dignity
- Partnership
- Diversity and inclusiveness
- Accountability



Message from your CEO and Board Chair

As we reflect on another year at Habitat for Humanity Waterloo Region, we're filled with gratitude. Kehl Street has been central to our work for 10 years and reflecting on that space and the work that has gone into it, we are grateful. Grateful for our volunteers and the hours upon hours they give to our work. Grateful for our donors who support the work we do here. Grateful for those who paved the way before us, initiating the work we get to see come to fruition on Kehl Street.

Our achievements this year, including welcoming our final families onto Kehl Street, are a testament to the dedication of our volunteers, staff, and partners. Each milestone from groundbreaking to the final handing over of keys reaffirms the power of collective action and the importance of safety, stability and self-reliance through affordable homeownership.

Through collaborative endeavors and innovative approaches, we're looking to expand our reach and deepen our impact in 2024. With new projects taking shape, including watching Shantz Hill come alive with work and the BUILD NOW initiative gaining momentum, we stand on the cusp of a transformative period. Building upon the work and learnings of the past decade, we are poised to be ever closer to a world where everyone has a safe and decent place to live.



Philip Mills
CEO



David Lin
Board Chair



families served at Kehl Street
from 2013 - 2023



children's lives were changed
by the Kehl Street Project



BOARD OF DIRECTORS

- David Lin - *Chair*
- Russ Parnell - *Vice-Chair*
- Sarah McLellan - *Treasurer*
- Trevor Archer - *Secretary*
- Steve Bentley - *Past Chair*
- Carl Coelho
- Mark Crowell
- Lee-Ann Hundt
- Rebecca Little
- Katherine McDevitt
- Ian McDonald
- Angela Singh
- Charlotte Zawada

Thank you Kehl

As we celebrate the completion of our decade-long build project on Kehl Street, we are deeply grateful for the support of our volunteers, donors and suppliers.

Our dedicated volunteers have been the backbone of this endeavour, pouring their time and energy into building homes and hope for 45 deserving families.

We owe a tremendous debt of gratitude to our generous donors whose contributions have provided the resources necessary to turn dreams of homeownership into reality.

The unwavering support of our reliable suppliers ensured that each home we built was of the highest possible standard, creating safe and sustainable environments for our homeowners.

Behind every nail hammered and every wall raised stands our hardworking build team, whose dedication and passion have been the driving force behind this achievement.

Together, we stand in awe of what we have accomplished. The completion of the Kehl Street project is not just a milestone; it's a testament to the power of community coming together to create positive change. Thank you to everyone who has been a part of this incredible journey!



Seeing the light at the end of the tunnel has brought so much gratitude and excitement into our lives. We are incredibly grateful for the opportunity and for all the hard work that has gone into making our dream come true.

- Suad, Homeowner



7,000 + ft²
of flooring

135
gallons of paint

1000
sheets of drywall

35,000
drywall screws

4,000 lbs
of drywall compound



56
trees



15 yd³
of mulch

15 yd³
of compost

20,853
jokes recycled,
reused, and never wasted



every volunteer

makes a difference

“For me, the ability to make a difference in someone else’s life, particularly a child, is the driving force. A child is born innocent and has to live through whatever childhood they are dealt. So any way I can improve that is my soft spot and keeps me coming back.”

- Martin Ellard



Since 2013, volunteers have played an integral role in building homes for families on Kehl Street. Almost 98% of the construction of the 45 homes has been thanks to these selfless individuals.

While we often talk about how many hours these people have given (over 220,000), they have brought so much more to this build.

What enticed them to volunteer for this project? Not the extremes in weather conditions (-25C to 35C) or the work they are asked to do (shoveling gravel anyone?) as many of them will tell you. Perhaps it is the food prepared by our creative and dedicated Hospitality volunteers. Ask a volunteer from the past 10 years what they liked about volunteering and food will almost certainly be mentioned. It could be because it has been a place to develop skills as well as a place to donate skills, a place to feel valued and to grow personally. Perhaps it is that many have found a place to belong, to forge new friendships, and to contribute in a meaningful way to their community as well as to collectively create community.

What we know for certain is that the families with whom we partner are at the heart of why people have volunteered at Kehl Street. Hearing their stories, their compassion for their circumstances, and their joy at seeing them thrive when they obtain a safe, affordable home is the most common reason volunteers have returned year after year.

Families, friendship, and food. These are a few of the lasting memories that our Kehl Street volunteers cherish, as do we.

 **Over 10,000
volunteers**

 **Over 220,000
volunteer hours**

The ReStore bids farewell

Trish Koebel joined our team in February 2005 as a part-time employee at our brand new Cambridge ReStore. She was the first person we hired and she was a very quick learner in the joys and challenges of working in the thrift store world where you never know what each day is going to bring you. She was a dedicated and hardworking employee and was the logical choice to manage the Cambridge store in the fall of 2005.

Trish has wonderful people skills and always treated her staff, volunteers and customers with fairness and respect. We appreciate Trish’s dependability and consistency which were evident in her work ethic. Under Trish, the Cambridge store was being managed in a manner that reflected well on Habitat for Humanity Waterloo Region. We will miss her as she heads into this new part of her life. We wish her the best. Thanks Trish.



\$2.2 million
in sales at our ReStores



\$200,000
in value salvaged through our
Kitchen Salvage program



43,000
sales transactions



1,400 tons
of waste diverted from landfills

every family

needs a place to call home

Walking through the parking lot after handing over the final set of keys to our newest homeowner in a neighbourhood of 45 homes, one could almost see the ghost of what was once backyards, thistles three feet tall and tangled clothes lines on the ground shimmering in the background. The decision to pull together a few parcels of land, to build simple townhouses, to advertise throughout the region and seek families with young children all led to this moment.

It was 10 years ago that Habitat Waterloo Region pulled out those thistles and started to build. Throughout those 10 years, families have built their homes and the homes of their neighbours through volunteering. They have helped frame the walls, add the insulation, paint the trim, and lay down the flooring, all because they wanted a place to call home, a place to unpack their boxes, a place where laughter and memories can grow. Throughout those 10 years, a little girl that sang while swinging in the playground has grown up. She's performed in high school plays and is now at university developing her talent. That not-so-little-anymore girl will always have a home to come back to.

Habitat Waterloo Region didn't make these decisions on our own, we made them together with the needs in the community at the time. We didn't build these homes on our own, we built them together with our community and our homeowners. We don't celebrate this achievement alone, we celebrate with our community and each of our 45 homeowners.



every partnership

strengthens our community

As we reflect on the journey we've embarked upon over the past decade at Kehl Street, it's the unwavering support of our community that truly brings our mission to life. The Kehl Street project stands as a testament to the incredible difference we can make when we come together.

contributions are the cornerstones of hope and the foundations upon which futures are built. Together, we've turned the key to unlock endless possibilities for families on Kehl Street.

As we look ahead, we're filled with gratitude and excitement for what we will achieve next.



"Many of us at Google Waterloo have been volunteering with Habitat for Humanity for years. The build at Kehl Street has taught us new skills, brought us closer together as a team and more importantly, has allowed us to see the impact these beautiful homes have on families in our community."

- Ann Zimmer, Google WAT Giving Lead

Your generosity has not only constructed walls and roofs but has also woven the very fabric of a community. Because of incredible volunteers, donors and corporate partners, families now thrive in homes they can call their own, nurturing dreams and creating memories that will last for generations.

Join other supporters like yourself in celebrating this remarkable milestone. Your

Your continued partnership is vital as we champion the cause of affordable housing and forge new paths of opportunity.

Thank you for being a part of our Habitat family and for sharing in our commitment to building a better world, one home at a time. Here's to more decades of partnership, progress and the profound joy of making a difference in the lives of local families.

Thank You to Our Partners

We are always looking for new opportunities to reach out to our community and tell the story about Habitat for Humanity Waterloo Region. We invite our community to partner with us through volunteering, advocating and donating. Our partners rarely ask for any recognition – and yet this is our opportunity to celebrate and thank those who give so that we can continue to build safety, stability and self-reliance for all people in Waterloo Region.

LIST OF 2023 DONORS BY GROUPS

LEGACY GIFTS

- Estate of Audrey Elizabeth Hertzberger
- Estate of Elmer Shantz
- Estate of Erika Knipfel
- Estate of Glen Shantz

FUNDERS

- Ontario REALTORS Care® Foundation
- Sagen
- United Way Waterloo Region Communities
- Waterloo Region Community Foundation

PARTNER IN HOME

\$75,000

- Douglas and Ruth Wagner
- Waterloo Region Association of REALTORS®

PARTNER IN STABILITY

\$10,000 – \$24,999

- Benefit Cosmetics
- Lee Patterson
- The Peter Gilgan Foundation
- The Warburton Family Foundation
- Viessman Manufacturing Company Inc.

PARTNER IN SELF-RELIANCE

\$5,000 - \$9,999

- Anonymous
- Apple
- Flanagan Foodservice
- Dorian Hausman
- Habitat for Humanity Waterloo Region Board of Directors
- Libro Credit Union
- John Pym
- Ross & Doris Dixon Charitable Foundation
- Carol Unruh
- YNCU

PARTNER IN FAMILY

\$1,000 - \$4,999

- Anonymous
- Blenheim Ecumenical House Church
- Community Christian Reformed Church
- Dan and Mary Congdon
- Mark Crowell
- D & F Zurbrigg Family Foundation
- Frank Dakos
- Joe Denys and Carol Dietrich
- John Kokko
- Rita Krueger
- David and Kimberly Lewis
- Dustin Lizotte

- David E and Nancy Matthews
- Fred Schiedel
- Rob Schlegel
- Sandra Thompson
- Elizabeth Van Seters
- Graham Vincent

HOPEBUILDERS

- Trevor Archer
- Richard Budding
- Karen Coviello
- William and Valerie Cuthbert
- Kristine Dearlove
- Dale and Donna Finch
- David and Susan Fish
- Frey's Plumbing Works Inc.
- Kathy Gottfried
- Susie Gutri
- Mark and Sue Havitz
- Heffner Lexus Toyota
- Scot Holland
- John Kast
- Donald Kaufman
- David Kerr
- Maresa MacAskill
- Ian McDonald
- Maggie Moniz
- Robert and Shirley Parker
- Jennifer Peacock
- Lynne Quigley
- Zelda Thomas
- Heather Trakalo
- Jennifer Uttley

- Cristina Vanin
- Nathan Wells
- Ross White

TEAM BUILD SPONSORS

- Amazon DLC1
- City of Kitchener Building Division
- Demant
- DLL Canada
- Enviro-Stewards
- Gerdau Long Steel
- GHD
- Google
- Habitat for Humanity Waterloo Region Board of Directors
- KPMG LLP
- Manulife
- MCAP
- oneROOF
- OpenText
- OTTO Motors
- RBC SWO Markets
- Schneider Electric
- Stance Healthcare
- Toyota Motor Manufacturing Canada
- WalterFedy
- Waterloo Christian Reformed Church
- Waterloo Region Association of REALTORS®
- William Knell and Co. Ltd.
- YWKW

IN-KIND BUILD

- Blinds Are Us
- Cambridge RIVERS' EDGE Gardeners
- Diamond J Roofing
- Domino's Pizza
- Heffner Cabinetry
- IBEW 804
- Martin's Tree Service
- Reep Garden Solutions

IN-KIND HOSPITALITY

- Concordia Club
- Gold Roast
- Immanuel Pentecostal Church
- St. Louis Adult Learning and Continuing Education

IN-KIND RESTORE

- Costco Kitchener
- Costco Waterloo
- Donald Choi Canada
- Golden Windows Ltd.
- Home Depot Cambridge
- Home Depot Gateway
- Home Depot Waterloo
- Home Hardware (Head Office)
- Rona Cambridge
- Rona Waterloo
- Swanson's Home Hardware Building Centre
- Vinyl Trends Inc.



Donations received help us build more homes for families in our community

every event helps fund a brighter future

In 2023, we celebrated our 4th Annual Big House Party and thanks to amazing event sponsors and generous donors, we were able to raise \$50,000 to help build homes for local families! A special thanks to Spotlight Development who supported the event by matching all funds raised.



We're grateful for all the incredible sponsors who supported the 2023 Big House Party:

SPOTLIGHT DEVELOPMENT



Join us for the 5th Annual Big House Party in October – follow us on social media for more details in the coming months!

What's coming up in 2024?

Habitat Pride Day
June 15th

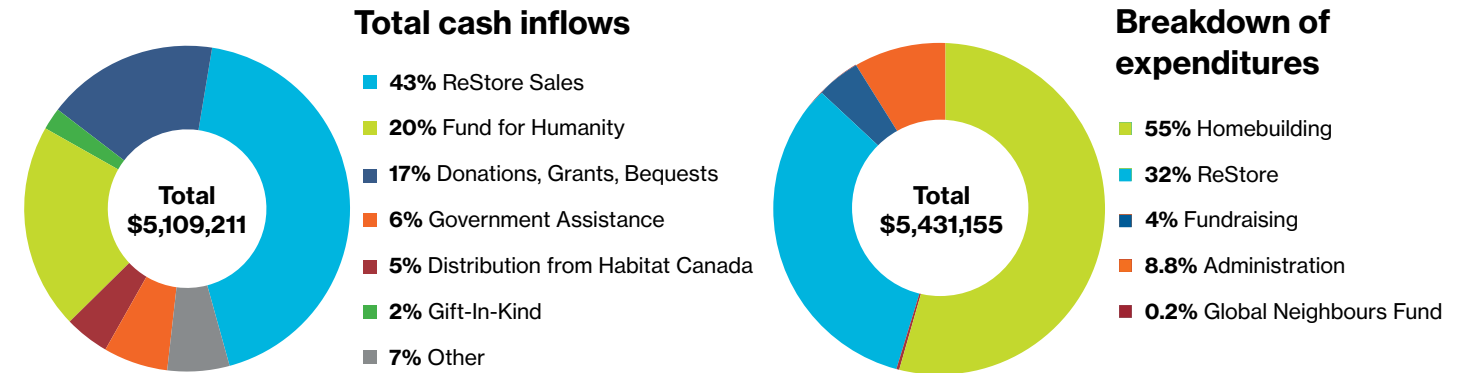
WRAR Charity Golf Tournament
September 12th

ReStore Team Challenge
September 17th & 18th

Women Build Week
September 23rd-27th

Big House Party
October 24th

Accountability is key



ASSETS	2023	2022
Current Assets		
Cash and Cash Equivalents	1,195,851	1,140,777
Investments	1,400,000	2,000,000
Accounts Receivable	401,148	143,185
Finished Homes & Construction in Progress	427,756	1,790,334
Properties held for resale	370,737	-
Prepaid Expense	59,194	45,188
Current Portion of Mortgages Receivable	393,000	622,125
	4,247,686	5,741,609
Non-Current Assets		
Mortgages Receivable	7,399,867	6,527,866
Capital Assets	31,280	60,061
Properties Held for Future Development	1,236,785	971,935
	8,667,932	7,559,862
Total Assets	12,915,618	13,301,471
LIABILITIES		
Current Liabilities		
Accounts Payable & Accrued Liabilities	239,736	337,709
HST Payable	433,802	223,484
Deferred Revenue	459,311	1,111,688
Current Portion of Long-Term Debt	-	40,000
	1,132,849	1,712,880
Total Liabilities	1,132,849	1,712,880
NET ASSETS		
Invested in Homeownership Program	9,368,834	8,800,573
Invested in Capital Assets	31,280	60,061
Unrestricted	2,382,655	2,727,957
	11,782,769	11,588,591
Total Net Assets and Liabilities	12,915,618	13,301,471

For additional information on the financial position and results of operations including the Consolidated Financial Statements for the year ended December 31, 2023, audited by Clarke Starke & Diegel LLP, please visit habitatwr.ca

10,000 homes by 2030

On July 20, 2023, Habitat for Humanity Waterloo Region, alongside other non-profit organizations and developers, unveiled the BUILD NOW: Waterloo Region initiative to the community. The project aims to address the shortage of missing-middle housing by constructing 10,000 homes across the region, enabling middle-income earners to access the housing market, accumulate equity, and enhance their quality of life.

A contemporary take on Canada's historic wartime housing efforts, BUILD NOW: Waterloo Region offers a blend of affordable rental and homeownership opportunities amid the ongoing national housing crisis.

The success of this endeavour hinges on three key factors: access to land through donation or purchase at nominal prices, exemption from development charges, and a cost structure that removes traditional profit margins, enabling us to offer homes at approximately half the market cost.

BUILD NOW: Waterloo Region is grateful for the collaborative spirit of our community. A project of this nature would never be possible without community engagement and collective action by a variety of partners in government, industry and the not-for-profit sector.

A special thank you to the Waterloo Region Community Foundation for their visionary support of this program!








BUILD NOW

— WATERLOO REGION —






City councillors, developers, and local non profits from across the region joined in this historic announcement

Project Commitments

-  10,000 Affordable and Attainable Homes
-  Missing Middle Homes
-  70% Owned, 30% Rental
-  Affordable Forever
-  Never Investor Owned

This project depends on:

-  Working with local partners to transfer donated (or sold at a nominal rate) undeveloped land for housing construction.
-  Home builders will remove profit margins and eliminate pricing mark-ups beyond that which allows them to build new housing at cost.
-  Development charges being waived due to Bill 23.

Habitat for Humanity Waterloo Region brings communities together to help families build strength, stability and self-reliance through affordable homeownership



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Follow Us @habitatwr
habitatwr.ca



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Waterloo Region