Habitat for Humanity® of the St. Vrain Valley

2025 Annual Report

Opening Doors Together

Building Homes and Hope

Building Homes Changing Lives

Owning a home creates value far greater than the house itself. It is the foundation for hope, opportunity, and dreams. Over the past 38 years, we have witnessed families leverage homeownership to build strength and stability: launching small businesses, investing in their children's education, advancing into higher-paying careers, and creating healthier, more secure, and more ambitious futures.

This year brought both progress and challenge. Rising construction costs and increasing housing needs required us to be more creative, more efficient, and more collaborative than ever before. Because of your support, we continued advancing projects across our community while preparing land that will serve families and neighborhoods for generations.

The long-term power of housing stability is clear: nearly 85% of the homes we have built remain with their original homeowners – an enduring measure of success. Today, more than 65 home lots are in development, each representing a future family and a pathway to stability through affordable homeownership.

Thank you for your generosity, your partnership, and your belief in this work. Together, we move forward with hope – and with purpose.

God Bless,

David Emerson
Executive Director

Bob Braudes
Board President

Our Vision

A world in which everyone has a decent, affordable place to live

Our Mission

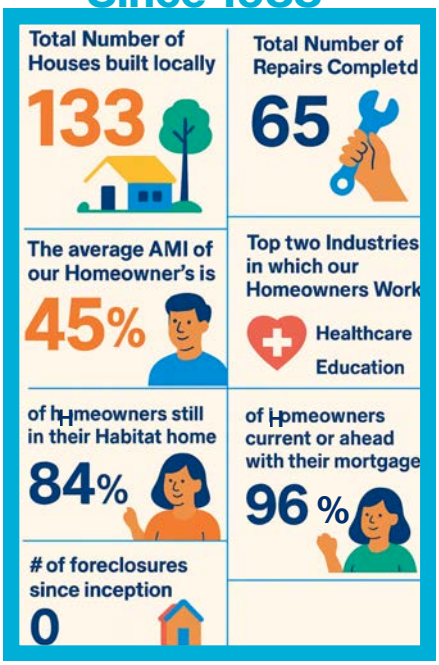
Seeking to put God's love into action,
Habitat for Humanity brings people together
to build homes, communities, and hope

2025
Year in Review

St. Vrain Habitat made meaningful progress this year toward the goals set by our Board of Directors. These accomplishments reflect the steady, dedicated work of our staff, volunteers, donors, and community partners as we continue expanding affordable homeownership opportunities in the St. Vrain and Estes Valleys.

Veterans Build in November

Since 1988



2025

Construction & Repair Highlights

- 8 families moved into homes and pay an affordable mortgage
- 5 additional homes under construction at year end
- 5 sites in pre-development, representing 53 future homes
- 4 Critical Home Repairs completed in Dacono
- Ongoing evaluation of panelized, factory-built wall systems to increase construction efficiency and future capacity

Community Engagement & Volunteer Impact

- 20,217 volunteer hours contributed toward building homes
- 10 new and 90 returning community and church partnerships
- 5 new and 57 returning corporate volunteers and donors

Global Engagement

- 12 homes sponsored through International Habitat offices in Lesotho, Nepal, Jordan, and Bolivia
- 23 Longmont volunteers built alongside Habitat Nepal in April

Financial Strength & Organizational Stability

- Increased government grants and individual contributions
- ReStore exceeded year-to-date income targets
- Future Planning began for ReStore's move in '26!

Homebuyer Support & Education

- 8 new homeowners
- 11 future homebuyers contributing sweat equity
- 34 one-on-one coaching sessions with future homebuyers
- 25 new users in online homeownership education classes

Across every area of our strategic plan, the theme is clear. Progress is strong, partnerships are deepening, and our capacity to serve is growing. These milestones represent another year of steady, meaningful movement toward a community where every household has a safe, stable, and affordable place to call home. Opportunities to expand and deepen our impact together are always welcome! Reach out to Chris Hirai, Development Director at 720-771-7010 or chirai@stvrainhabitat.org.

Homeowner Impact

Homeowners pay an affordable mortgage which is reinvested to build more homes. Each homeowner contributes 250 hours of sweat equity and completes financial classes. Eligible applicants demonstrate clear housing need, are willing to partner and qualify for an affordable mortgage.

Homeownership

Hope starts with a home

Becoming a Habitat Homeowner begins with a belief that a different future is possible. After submitting an application that demonstrates need, willingness to partner and ability to pay an affordable mortgage, homeowners complete financial education courses and contribute up to 500 hours of sweat equity. From the time Habitat first acquires the land, develops and completes construction, to when the homeowner completes their courses, sweat equity and closes on their mortgage, hundreds of community members and years of effort make up the shared achievement of Habitat Homeownership. Each of the 8 home dedications in 2025 brought us all together in celebration and inspire us to believe that a world where everyone has a safe and decent home, is possible.

Habitat Family at their closing in April

Applications for Habitat Homeownership in Estes Park are open for the remaining 4 homes at the Raven development. 3 and 4 Bedroom Single Family Homes at Raven promise to ensure bright futures for five families in Estes. Anyone interested in becoming a Habitat Homeowner can schedule a consultation with Homeowner Services and join the Interest List to be notified when homeowner applications open.

> "This experience has transformed my life. I didn't just gain a house; I gained a support system, a group of incredible people who understand the true meaning of character and hard work."
> *-Habitat Homeowner on the completion of her home.*

Habitat Family and community members at Ground Blessing in Estes Park in June

Homeowner Facts

- 110 homeowner applications received in Fiscal year 2025 (June '24-July'25)
- 11 Homebuyers working on Sweat Equity hours
- 8 Homes purchased this year
- $2,201,994. total property taxes paid by Habitat Homeowners through 2024

ReStore

Together we build possibilities

The ReStore thrift store supports St. Vrain Habitat's mission to build safe, affordable housing. Through donations of new and gently used furniture, appliances, building materials, and home goods, the ReStore gives these items a second life while generating critical funding for Habitat programs. Every ReStore purchase and donation helps reduce landfill waste, strengthen our local circular economy, and directly support home construction, preservation, and repair for families in our community.
The ReStore also serves as a welcoming place for volunteers of all ages and abilities to contribute meaningful service, build skills, and connect with Habitat's mission.

Leo's ReStore Story: Strength, Independence, and New Possibilities

When Leo first came to the ReStore in April 2025, he was in the middle of intensive neurorehabilitation, strengthening motor skills after a traumatic brain injury. Quiet and a bit shy at the start, he wasn't sure how much he'd be able to do or if he'd fit in.
Volunteering quickly became a meaningful part of his rehab process. The ReStore offered a supportive place to practice speech, coordination, and problem-solving while contributing to a mission he cares about. As his confidence grew, so did his responsibilities. Leo has worked his way up to pricing items on the sales floor. Something that once felt daunting now feels like a milestone.
"I like it because it's therapy for me," Leo shares, "because I can talk to people, and it's therapy for my arm and leg." Each shift gives him opportunities to practice movement and communication, surrounded by a team that cheers him on.

"I continue to volunteer because the people who work here are so nice, and the customers too!"
- Leo, ReStore Volunteer

He now moves through the store with growing independence, taking on new challenges and celebrating each success. The conversations he once hesitated to start have become one of the most enjoyable parts of his day.
For Leo, the ReStore has become more than a volunteer site. It's where healing and purpose meet. As he continues his neurorehabilitation journey, the ReStore remains both a training ground and a source of joy, reminding him daily that he's capable of far more than he imagined.

Habitat ReStore Assistant Manager Nikki with Leo

ReStore Facts

- ReStore Volunteers gave 6228 volunteer hours, that's equal to 3 full time employees!
- Cars for Homes generated over $13,167 this year
- $62,771 paid in Sales Tax to the City of Longmont and state of Colorado in FY 2025

Construction

Together we build foundations

Rick and Crystal with Jan on the construction site

Eight homes at Sugar Mill were completed in 2025. Four remaining Sugar Mill homes and the first home at Raven in Estes Park will be finished in early 2026. The volunteers who join us to build on site are the foundation of how we build. Teams and individuals are welcome three days a week, 52 weeks a year. New partnerships with Studio Shed and local contractors this year accelerated production allowing us to complete more homes at Sugar Mill and Raven and prepare to build at Rogers Road. Dedications are planned January through April of 2026.

Building homes: growing in community

For some volunteers, it's the first time they've ever swung a hammer. Others have refined their skills over decades and are inspired to teach. They've seen the shift that happens on the build site with volunteers each day - the change in rhythm, from uncertainty in the morning to confidence and teamwork in the afternoon. That's the "growth that happens when we show up". As Grace Helton, Estes Site Supervisor, explains, "There's just not a lot of spaces where different people come together. It's an intentional aspect of community that's worth it. We depend on each other." Building homes with volunteers is unconventional, and it's the foundation of what we do. We wouldn't build any other way. When we are working alongside each other, strangers become friends. When we share pride and commitment building homes with homeowners, we build community and hope.

2025 Construction Numbers

- 135 total homes built by St Vrain habitat Since 1988 through December 2025
- Land purchased in Longmont and Estes in 2025 with plans for 43 homes.
- An additional 4 homes under construction at Sugar Mill, Longmont
- First of 5 homes in Estes Park at Raven nearing completion
- Rogers Road in Longmont is ready for the foundation on the 1st of 9 homes

Volunteering

Together we build unity

Volunteers are the foundation of our work. Build sites in Longmont and Estes welcome volunteers three days each week and at the ReStore Tuesday through Saturday. Many volunteers offer gifts of time and skill with events, lunches on site and office work. Everyone has a role and something to contribute. There is much work to do!

Many hands make light work

"They're amazing." Doris, Volunteer Coordinator, says when asked about the Wednesday Crew of Core Volunteers." A group of 18 come every week, some have been coming for years. "They step up when plans change and offer to teach newer volunteers. We can always depend on them." Beyond Core Crew, volunteers often become familiar onsite, joining the crew once a month, or a few times a year. Every individual volunteer is special, whether they serve one day, or fifty. One such volunteer, Jill, came out for the first time last February. She remembered the special moment when President Jimmy Carter was laid to rest, and said to herself, "What can I do?" Remembering the board with service opportunities at church, 'Bob's corner', she signed up for her first build day!

Volunteer Jill Grant with Director of Construction Mike, and Bear

She then came back to every Beloved Build Day this year, including six days with her church. Bob, a spry 92 yr old who has led Habitat builds with Bethlehem Lutheran admits that, "we've done quite a bit over the years" and he feels a "great deal of satisfaction when building and helping people who otherwise would not have their own home if it weren't for Habitat." Jill has jumped in to lead church build days together with Bob. "I really enjoy being out there," she says with her pink hard hat. She enjoys the camaraderie and likes being part of a team along with Morgan and the others. She reflected about the phrase 'it takes a community', saying that it means, "it's a thousand people doing ten thousand tiny things". She decided after she retired she was going to give back to church and community, "This is going to be my gift. If Bob can do this at 92, then I can do this."

Wednesday Core Volunteers enjoying a lunch break.

Habitat Volunteer Facts

- Last year 851 unique volunteers gave over 20,217 hours towards building homes and volunteering at the ReStore. That's more than 9 1/2 full-time employees!
- 18 members of the Core crew of Regulars served over 11,000 hours on the construction site
- 58 team builds from 19 businesses, 6 churches, 8 universities, and 8 other groups

Beloved Community

Work grounded in justice and love

Veterans Build Day

Manos Unidas Beloved Build Day

Beloved Community Celebration

Building Beloved Community

At Habitat for Humanity of the St. Vrain Valley, we believe that building homes is the material manifestation of our mission – but equally important is our ability to build community and hope. This vision is deeply rooted in the concept of the Beloved Community, a term popularized by Dr. Martin Luther King, Jr., which calls us to imagine and work toward a world grounded in justice, equity, and love.

To paraphrase Coretta Scott King, The Beloved Community is not a distant utopian dream, but a practical, achievable goal – a society where problems are resolved by common decency. It is a world where racism and discrimination give way to an inclusive spirit of sisterhood and brotherhood, and where conflicts are resolved through reconciliation. The Principles of Nonviolence teach of a love-centered way of thinking, speaking, acting, and engaging that leads to personal, cultural and societal transformation. In the Beloved Community, love and trust triumph over fear and hatred.

Over the past year, these principles have moved from conversation to action. Our Beloved Community Build Days were not only about building homes, but about building understanding, connection, and shared purpose. Women's Build, Veterans Build, Manos Unidas Build, and 7 other days throughout the year bring volunteers together from across cultures, backgrounds, and lived experiences to work side by side.

More than 300 community members gathered for our *Summer Beloved Community Celebration*, a joyful event centered on belonging, and relationship-building. We convened the initial meetings to begin forming a *Beloved Community Coalition,* creating space for local organizations, leaders, and residents to explore how we can work together toward a more just and connected Longmont.

Together, we are building the Beloved Community. In 2026, we will deepen this work with a *Speaker Series on Living the Principles of Nonviolence*, *Beloved Community Build Days,* community discussions around housing, grow the Beloved Community coalition, and convene a *Beloved Community Summit,* among other initiatives. To get involved or learn more, please contact Julie Gallegos.

Did you know?

"The Beloved Community is a realistic vision of an achievable society – one in which problems and conflicts exist but are resolved peacefully and without bitterness. It is a global vision rooted in a spirit of love and reconciliation, in which resources are shared and people are lifted up." Coretta Scott King

World House

Together we build community

Habitat's impact extends beyond borders to foster safe and affordable housing solutions worldwide. Tithe donations fund essential housing projects that address critical needs like earthquake-resistant homes, improved sanitation, and disaster relief.

The women of the team after receiving tika (blessings) for safe travel

Jo, Lynn and Alisa enjoying a welcome water break in the shade.

Going Abroad to Come Home

Sunanda Dangol, board member, hadn't planned to go home to Nepal this past year, but was drawn to join the Habitat trip this April. After a brief visit home to Kathmandu, she met up with the team of 22 others to build bamboo and cement homes alongside families in the Morang region of eastern Nepal for ten days. In Nepal, it's not common that international volunteers share a language with the homeowner families, but for Sunanda, "to meet in person and be in conversation, it was a profound experience." Speaking with a mother about building her son's house, she was touched by the generational impact, and the stability for a family to have their own home. "It was such a good start for her son to have a home of his own."

> "This trip totally changed my dedication to Habitat. The more you know about an organization, it becomes much more meaningful."
> *-Sunanda Dangol, Board Member*

What often struck her on the trip was the exchange of gratitude and generosity. It's rare to see elders doing physical labor in Nepal. Caring for and helping others, especially our elders, is simply how we show gratitude and respect. So, for some of our volunteers who are older, it was unexpected to be attended to when they climbed a ladder or carried a heavy load. The families were touched that our volunteers would be working, and we were touched by the family's gratitude. "In the end, we all felt the generosity of others. Everyone was just happy to work regardless of the heat and sun."

Tithe Facts

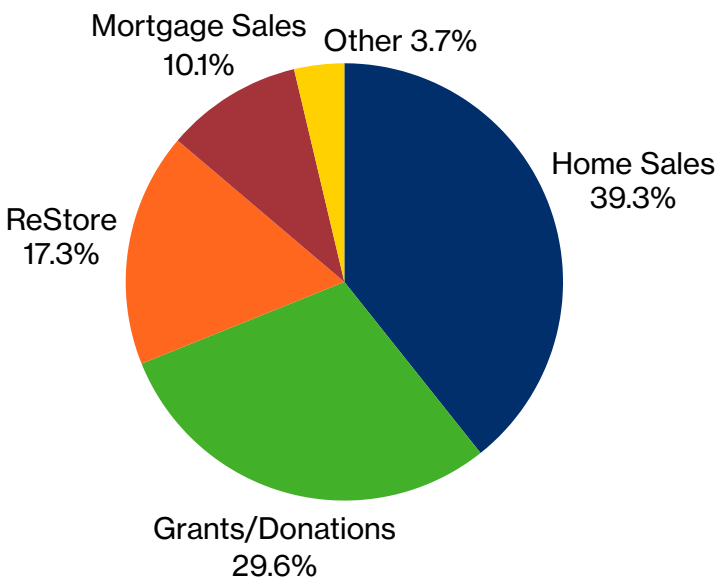
- Current Tithe Partners- Honduras, Lesotho, Nepal, Jordan
- Total Tithe since inception: $1,642,326 - Building an estimated 391 homes
- Through its international tithe program, Habitat St. Vrain contributed $53,765 this year
- Past Tithes to: Haiti, Bangladesh, Nicaragua, Armenia, Paraguay, Ethiopia, Cambodia

Building Responsibly

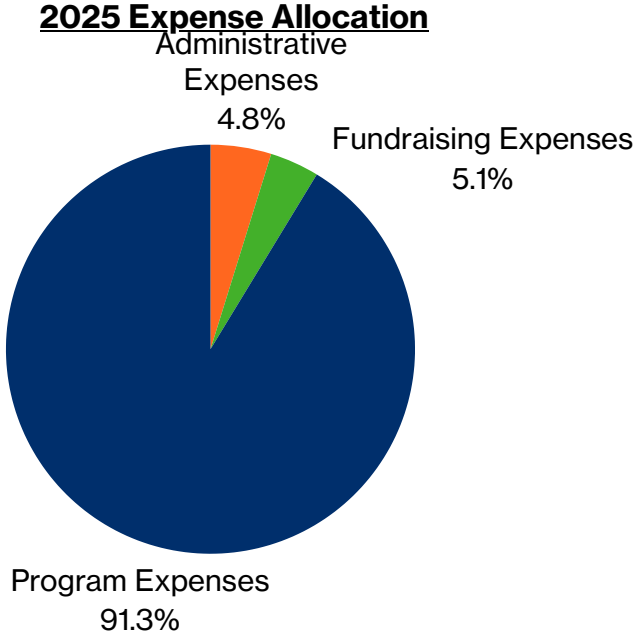
Coming together

2025 Financial Summary

2025 Income Sources



2025 Expense Allocation



St Vrain Habitat's Fiscal Year runs July 2024-June 2025
Financials and 990's are available at www.stvrainhabitat.org

Here's How You Can Continue to Build With Us

Every Habitat home begins with community members who believe everyone deserves a safe, stable, affordable place to live. As we grow our construction efforts and support more families, your partnership remains essential.

Volunteer
Your time makes a direct impact! Whether on a build site, at a Critical Home Repair, or in the ReStore. Scan the QR code to sign up for a build day, ReStore shift, or group opportunity.

Donate
Financial gifts keep our work moving forward. Make a one-time or recurring donation. Use the QR code to give today.

Advocate & Plan Ahead
Help spread the word about affordable homeownership and invite others to join our mission. You can also create lasting impact through Planned Giving, supporting future Habitat homeowners for years to come.

Donate your vehicle to help build homes.

Habitat for Humanity® | Cars for Homes™

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carsforhomes.org

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Newsletter

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BeLove

Leadership

2025 Board of Directors

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Derek Hill
Alisa Jeffery
Drew Depler
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Deanna Dyer
Raquel Yslas
Shawn Didde
Sunanda Dangol
Jesus Rodriguez
Justin Price

Staff and board members attended Habitat on the Hill in February, 2025

Habitat on the Hill

Habitat on the Hill convenes hundreds of advocates from around the country for three days each February in Washington D.C. for training sessions and legislative advocacy. The annual event brings housing leaders together to urge Congress to support policies that increase the supply of safe, decent and affordable homes.

This past February, Doris Crespo, Habitat homeowner and Volunteer Services Coordinator was a featured speaker at "Making the Case: The Need for Bold Action on Starter Homes". Doris' story highlights the transformative power of homeownership and her commitment to empowering families through housing. The St. Vrain Team of Doris, Bob Braudes, Board President and David Emerson, Executive Director met with Congressional staff such as Helen Katich, Western Regional Director for Senator John Hickenlooper, and Tyler Moore, Chief of Staff for Representative Gabe Evans to discuss affordable housing solutions. This annual opportunity to unite voices in action to promote affordable homeownership with the nations leaders and policy makers inspires all of us to take action so more families have decent homes.

Thank You!

Everyone deserves a safe, decent place to call home.
Thank you for helping to make this vision a reality.

All of us at St. Vrain Habitat for Humanity are deeply grateful for the generosity and dedication of our donors, volunteers, and supporters. Every contribution of time and resources makes building homes, hope, and community possible.
Thank you for your support to fund materials, secure land, and work alongside us.

Together, we're building more than homes, we are building brighter futures and stronger communities. Thank you for sharing our vision and putting God's love into action!

Everyone
deserves a place to call home

Let your light shine before men,
that they may see your good deeds
and praise your Father in heaven.
Matthew 5:16

Homes at Sugar Mill 2025

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stvrainhabitat.org

PO Box 333, Longmont, CO, 80502
303-682-2485

Habitat for Humanity® of the St. Vrain Valley