



**Habitat
for Humanity®**
Red Deer

2022

**annual
report**



habitat red deer

VISION & MISSION

our vision

A world where everyone has a safe and decent place to live.



our mission

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



BUILDING
STRENGTH
STABILITY
AND SELF-RELIANCE
THROUGH
SHELTER



table OF CONTENTS

- 1 **CEO Message**
- 2 **Our Board of Directors**
- 3 **How We Work: The Habitat Model**
- 4 **2022 Year in Review**
- 5 **Family Services**
- 6 **Meet our new Partner Families!**
- 7 **Our Build in Pictures**
- 8 **TeamBUILD**
- 9 **The ReStore**
- 10 **Thank You to our Donors & Partners**

ceo

MESSAGE

“Keeping Families Thriving through Affordable Housing”



For people who don't like change, 2022 was probably a very challenging year to navigate. At Habitat Red Deer, we embraced it full on! Buoyed up by our collective drive to keep families thriving, our hard-working team of staff, board, and volunteers took on a lot and accomplished even more throughout the year.

It began with the BIG MOVE – relocating our ReStore from its original home in north Red Deer (where it launched in 2001) to a bigger, brighter, and newer location in Gasoline Alley. Our new store offers donors and shoppers a much improved, affordable retail alternative, with loads more merchandise, new product lines, and a seamless process for dropping off donations. We are excited about what the future will bring as we continue to expand and improve our ReStore program.

In April 2022, we broke ground on our Aspen Lakes Phase II Build in the town of Blackfalds. Two duplexes are under construction and will be completed by April 2023 to serve 4 more families, totaling eight affordable homes built in Blackfalds since 2021. We look forward to welcoming the Baray, Carr, Drake and Johanneson/Gauthier families into their new homes!

Last October, we secured land in Red Deer's northeast neighborhood of Evergreen to build an additional 4 homes and plan to complete this project by Spring of 2024 – which will include our 50th home built in the region. Get ready to celebrate with us! Stay tuned to habitatredder.ca and our social media sites for information on events and activities throughout 2023 that will commemorate Building 50 & Beyond!

We continue to work with municipalities and developers in Central Alberta to secure land for future Habitat build projects. Now is not the time to rest given the housing crisis we all face. As the only charitable organization focused on affordable homeownership, we must find a way to keep building. We hope we can count on you, our donors and partners, to give us a hand up so we can also give a hand up to families in need of a safe and decent place to live.

Karen Vavrek

our BOARD OF DIRECTORS



Pictured:

Back, Left to Right:

Rachel Collin, Keanna Parker, Darrin Steinke, Shawn Sampson, Richard Boerger,
Karen Vavrek (CEO)

Front, Left to Right: Jacque Clark, Sarah Kriekle

Not Pictured: Brett Salomons, Dustin Olson, Jenn Craig, and Mindy Smythe

how we work

THE HABITAT MODEL



build Families selected for Habitat homeownership help build their homes assisted by volunteers and community support.

buy Habitat homeowners pay an interest-free mortgage geared to their income.

reinvest Mortgage payments are invested into a revolving fund, which is used by the local Habitat to build more homes for families in their community.

We know that affordable homeownership plays an absolutely critical role in helping families create a new foundation for a stronger future, one that's filled with possibilities and progress.

Affordable homeownership allows families to foster the skills and confidence they need to invest in themselves and their communities, which has a lifechanging impact on their lives.

The benefits of a Habitat home extend far beyond four walls.

Habitat families enjoy better health, education, and employment prospects, and are less reliant on social services.

EVERY HABITAT HOME
BUILT CREATES
\$175,000
WORTH OF **BENEFITS**
TO SOCIETY! 

May your
home be
filled with
love and
laughter
for years
to come!

make this
house a
"Home"

Welcome to your
new home!

2022 YEAR-IN-REVIEW



\$1,391,140
total donations
revenue (including
ReStore)

16
total number of
build events
held

272
total
volunteers
engaged

3369
total volunteer
hours
contributed

\$282,235
total amount raised
in cash and GIK
build donations

11
total number of
community events
Habitat Red Deer
participated in
throughout 2022

4
housing units to
commence in 2023
Evergreen build, land
secured in 2022

4
housing units we began
construction on at Phase
II Aspen Lakes

4th
annual Upcycle challenge
held, with a total of 11 total
participants

family SERVICES

On April 21, 2022 Habitat Red Deer officially broke ground at Phase II Aspen Lakes, the future site of two more duplex units located at 5616 Vista Trail in Blackfalds. This ceremony also formally introduced our four newest partner families and future homeowners: The Carr's, The Baray's, The Drake's, and The Johanneson/Gauthier's!



Pictured:

Top Left: Lindsey Drake, her daughter Layla, and son Carter

Top Right: Group photo of the Baray boys, CEO Karen Vavrek, Stacey Gauthier, Chris and Tarin Carr, and Blackfalds councillor Marina Appell

Bottom Left: Austin Carr, Chris Carr, Skyler Carr, Jonas Carr, Tarin Carr, Ryker Carr, Zoey Carr



2022 family services HIGHLIGHTS

Welcome
to your
new
home!
But
Home is where
the heart is
[Signature]



4 new families selected

1 buyback

8 mortgages paid off to date

42 total homes built to date

35 families currently in our homeownership program

1 mortgage paid off in 2022

1 family served in 2022

55 families served to date

“My family's year working with Habitat was not only humbling, but so rewarding and fulfilling, too. My kids learned the importance of working hard to receive something so large & important for themselves, and I have truly learned that you can't get through life without some well-deserved help.

The fact that now we will have our own home, is something I can't even define in words. Not only does it secure us with safe, stable, and affordable living, it gives me the ability to give my kids a better future for ourselves. I have loved every minute of this journey and we can't wait to begin this next chapter of our lives.”

---Lindsey Drake, future Habitat homeowner



meet THE BARAY'S

Meet the Baray's, a large family of six who immigrated to Canada in 2005 from Kyrgyzstan. The Baray family was selected for our Phase II Aspen Lakes Blackfalds build in early 2022 as they had significant need. Being a larger family, the Baray's faced the same challenges many large families face--- high rental and utility costs.

When the Baray family moved to Canada, they spoke very little English and struggled to find stable employment due to this. However, they eventually found work in Red Deer and began to make connections within the community which allowed them the opportunity to find stable work and support. This opportunity was presented to them by friends of theirs who had heard about the Habitat program.

From there they applied, were accepted, and the rest is history!





meet THE DRAKE'S

Lindsey, Layla, and Carter are a small family of three with very large hearts and a great love for one another. Lindsey, as a single mom of two, has struggled with the high cost of living in addition to the stress of ensuring her children are cared for while she works to provide basic necessities. It has been a long-term goal of Lindsey's to provide a home to call their own for her and her children to grow up in. The kids are excited to finally have rooms of their own, where they can decorate and paint it as they wish. Lindsey is looking forward to a space that she can be proud of, bond with her soon-to-be neighbors, and be part of a small community like Blackfalds!



**"IF IT WEREN'T FOR A LITTLE RAIN,
WE WOULDN'T ENJOY
THE SUNSHINE."**



meet

THE JOHANNESON/ GAUTHIER'S

The Johanneson/Gauthier family is one of the four families that were selected for Phase II Aspen Lakes in Blackfalds. Their family has previously struggled with high costs of rent, utilities, and other bills. In addition to this, the Johanneson/Gauthier's have had to endure unsettling safety concerns such as theft, vandalism and trespassing while renting, something that was very distressing to the young family.

Both Stacey and Krysta express that they want to provide the best life for their two sons, and strive to give them the best quality of life possible in a stable and loving environment.

Within the four walls of their own home, the Johanneson/Gauthier's will feel the pride of homeownership, a sense of belonging in their community, and the feeling of accomplishment and hard work that accompanies this opportunity of owning their own home.

"BELIEVE IN YOURSELF AND
TRY YOUR **BEST,** WHAT'S
MEANT TO BE
WILL BE."



meet THE CARR'S

The Carr's, a family of seven, became a Habitat partner family in early 2022, after hearing about the program from a work colleague who is also in the Habitat program.

The Carr's expressed that they had been seeking a fresh start and opportunity to find a place to call their own. They previously struggled with issues such as the high cost of utility/rent payments for a large family, unsafe/unsanitary living conditions, and additional mental health needs of their children.

**"SOMEDAY YOU WILL LOOK BACK ON ALL
THE **PROGRESS**
YOU MADE AND BE SO GLAD YOU
DIDN'T GIVE UP."**

The Carr's state that their family has overcome a lot of obstacles, but "Habitat has given the opportunity for a fresh start. This opportunity has allowed us to become closer as a family by volunteering together, and building new friends along the way".

our build in pictures

PHASE II ASPEN LAKES, BLACKFALDS



our build in pictures

PHASE II ASPEN LAKES, BLACKFALDS





158

**VOLUNTEER HARD HATS WORN
ON OUR BUILD SITE
IN 2022**

team olymel
august 13, 2022

“Volunteering at the build site with Habitat for Humanity was a great way for our team to give back to our community. Along with getting the opportunity to learn more about the organization, we also had the benefit of learning new skills through the help of their Build Supervisor. Habitat for Humanity has a great team that is passionate about the work they do to help families which aligns strongly with our values at Olymel. Being able to take part in the build of an affordable home that will help provide stability for a family in need was a very rewarding experience.”

-Krista McCulley, Product Manager, Olymel Red Deer



team BUILD 2022



In 2022 Habitat Red Deer had the pleasure of welcoming a total of sixteen teams at our Blackfalds build for their corporate TeamBUILD events.

Enduring rain, heat, and frigid cold; these folks powered through with great attitudes and enthusiasm, eager to learn more about our affordable homeownership program and to help to lend a hand-up to Central Alberta families.

Thank you, volunteers! You are truly at the heart of the work that we do.

**EVERY TEAM
HELPS BUILD STRENGTH,
STABILITY, AND
SELF-RELIANCE
THROUGH SHELTER.**



Team Dow, June 17/22





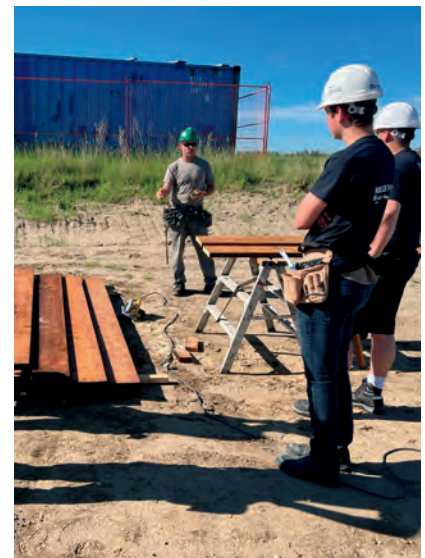
Team Gary Moe Auto Group, June 28/22



WomenBUILD 1, July 8/22



Team Southern Irrigation, July 9/22





Team Lacombe Ford, July 12



WomenBUILD 2: Blackpress Media, July 16/22



Team MNP, July 20/22





Team Olymel, August 13/22



Team NOVA Chemicals, October 4 & 6, 2022



Team AllState Insurance, October 7/22

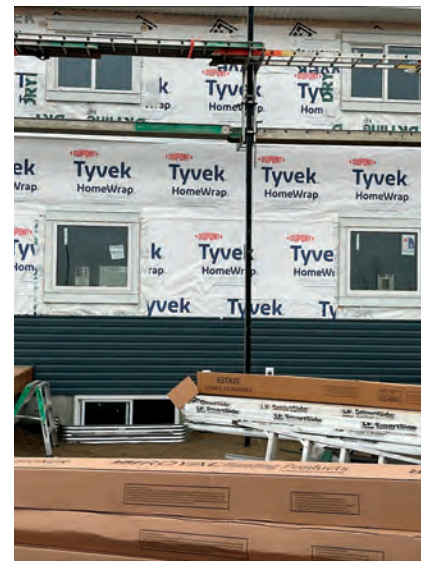




Team Servus Wealth Strategies, October 20/22



Team ATCO, October 25/22



Team RBC Wealth Management, October 26/22





HolidayBUILD: Jo(e) Social Media, December 2/22



Team Town of Blackfalds, December 14/22

**thank you to all of our 2022 donors,
partners, and volunteers!**



Habitat
for Humanity®

ReStore®

EVERY DONATION

HELPS BUILD BRIGHTER FUTURES





the ReStore

MOVED TO GASOLINE ALLEY!

ALLEY!

On April 1, 2002; the ReStore re-opened at its new location in Gasoline Alley! With local media and dignitaries in attendance for the official ribbon-cutting ceremony; Habitat staff and volunteers were thrilled to be able to open the doors to the public and showcase the ReStore's new home!

With nearly 40 percent more space than the ReStore's previous location and with excellent visibility and exposure in Gasoline Alley, the store hit the ground running, in line to have one of our best years we've ever had!



2022 YEAR-IN-REVIEW



20% gross sales increase, YOY

62% corporate donation increase (\$), YOY

April 2022 set single-day sales record (Grand Opening)

May 2022 set highest ever monthly sales record

5 number of months in 2022 the ReStore exceeded sales targets

1st place nationally with a YOY increase of 26% amongst all ReStores, Q2

2nd place nationally with a YOY increase of 75% amongst all ReStores, Q3

2nd place nationally with a YOY increase of 75% amongst all ReStores, Q4



TESTIMONIAL:

"We have enjoyed working with Habitat for Humanity ReStore over the years. It is important to give back to your community, especially when Habitat does so much good for Central Alberta. We do a lot of renovations, and it has always been imperative to us that the left-over material, or used material, is donated. Someone else will have a need for it, and donating is just as easy as throwing something away. Housing needs are higher now more than ever, and we will happily continue to help the community and Habitat as much as we possibly can."

--- Carl Sauve, Owner/GM
KCB Cabinets

donors & PARTNERS



Habitat for Humanity Red Deer Region would like to extend a huge thank you to all of our 2022 donors and partners, at every giving level.

Every donation helps a family build a decent, affordable home.

**Champion
(\$20,000 +)**



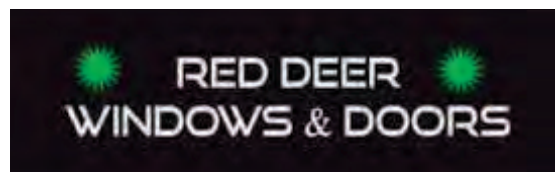
**Developer
(between \$10,000-
\$19,999)**



forum



Wealth
Management



Whirlpool

donors & PARTNERS



Groundbreaker (between \$5,000- \$9,999)

100 Women Who Care Red
Deer
1730521 Alberta LTD.
Action Flooring
Aya Kitchens
Bruin's Plumbing & Heating
Central Alberta Exteriors

FCFL Holdings LTD
KCB Cabinets
Parkland Mall
TD Canada Trust
Timber Wolf Truss Ltd.

Builder (between \$1,000- \$4,999)

Abbey Platinum Master Built
Algonquin Power Services
Canada Inc.
All Weather Windows
Atco Gas
BILD Central Alberta
Black Press Media
Blair Goranson
Bowden Institution
CDH Interactive Design Inc.
CENTRAL ALBERTA CO-OP
Central Alberta Tile One
Cloverdale Paint North
Doug and Sylvia Culshaw
Eagle Builders
End of the Roll
First Step Adult Education
Center

Five Point Exteriors
Kyle Braithwaite
Gary Moe Hyundai
George Burkholder
Go Services Inc.
Hawkeye Line Locators Inc.
Henry Kowal
Hudson's Bay Bower Mall
Indigo
Irene Wilhelm
John Shelton
John-Scott Weguard
Kal Tire
Ken Kingsmith
Lacombe Ford Sales Ltd.
Laura MacKay
Leo Pelletier
MNP
Marshall Construction
Mike Scrase
Natalen Velmur
Olds Home Hardware

Olymel
Osborne Group Contract
Executives
Prime Fasteners Ltd.
Red Deer & District Community
Foundation
Red Deer Carpet One
Red Deer Lighting
Rob Schwartz
Rona
Scott Matheson
Servus Credit Union
Signature Finishing Ltd
Snell & Oslund Surveys
Southern Irrigation
TD Canada Trust
Western Materials Handling &
Equipment

donors & PARTNERS



Friend
(between \$500-
\$999)

Ace Plumbing and Heating
Alan Wright
Amanda Wu
Anette Mackenzie
Church of Christian
Science
Cornerstone Crane
Dan Donnelly Trucking
Daniel Roberts
Dulux Paint
Ed Wall
Graedy Meyer
Harry & Maureen
Paryniuk
Home Hardware
James Lee
John & Karen Kirby
John Shelton
Joseph Nyachiro
Karen Vavrek
Kinger Supply
Lane Dunham

Malcolm Ross
Paul and Bonnie Mason
Robert Alspach
Robert Edwards Contracting
Ron Stocks
Susanna Van Ankum
QA Structures



NOTE:

We endeavour for accuracy in our reporting; however if in error we missed a donor or partner, please accept our apologies and contact info@habitatreddeer.ca for correction.

2022 BOARD OF DIRECTORS

Dustin Olson, Interim Chairperson

Sarah Kriekle, Vice Chair

Keanna Parker, Treasurer

Jenn Craig, Secretary

Mindy Smythe, Director

Shawn Sampson, Director

Richard Boerger, Director

Brett Salomons, Director

Jacque Clark, Director

Darrin Steinke, Director

Rachel Collin, Director

2022 STAFF MEMBERS

Karen Vavrek, CEO

Kathy Pipes, ReStore Director of
Operations

Nate Crowe-Swords, Construction
Supervisor

Janelle Duffin, Family Services and Office
Manager

Wendy Madden, Fund Development
Manager

Ana Saskowski, Communications
Coordinator

Erin Deschênes, ReStore Assistant
Manager

Conrad Smith, Warehouse Lead

Natalyn Donaghy, Cashier

Brett Shanks, Donation Driver

Habitat for Humanity Red Deer Region Society

Statement of Financial Position

As at December 31, 2022

	2022	2021
Assets		
Current		
Cash	512,769	908,941
Accounts receivable (Note 4)	260,494	126,539
Marketable securities (Note 5)	800,000	-
Prepaid expenses and deposits	53,370	47,817
Inventory (Note 6)	1,677,664	881,760
Goods and services tax receivable	12,674	1,732
Current portion of housing loans receivable (Note 7)	167,052	169,785
	3,484,023	2,136,574
Capital assets (Note 8)	548,780	947,087
Patronage equity (Note 9)	-	5
Housing loans receivable (Note 7)	4,945,046	4,886,853
	8,977,849	7,970,519

Continued on next page

Habitat for Humanity Red Deer Region Society
Statement of Financial Position

As at December 31, 2022

	2022	2021
Liabilities		
Current		
Accounts payable and accruals	68,636	76,835
Deferred revenue (Note 11)	249,101	283,383
Note payable (Note 12)	339,660	204,000
Current portion of CEBA loan (Note 13)	30,000	-
	687,397	564,218
Deferred contributions related to capital assets (Note 15)	13,388	166,074
CEBA loan (Note 13)	-	30,000
Tenant inducements (Note 14)	661,531	-
	674,919	196,074
	1,362,316	760,292
Contingencies (Note 18)		
Net Assets		
Investment in capital assets	17,975	781,014
Unrestricted net assets	6,797,558	6,429,213
Internally restricted net assets (Note 16)	800,000	-
	7,615,533	7,210,227
	8,977,849	7,970,519

Approved on behalf of the Board of Directors

PLEASE SIGN HERE →

Keenan Parker
Director

PLEASE SIGN HERE →

[Signature]
Director

The accompanying notes are an integral part of these financial statements

Habitat for Humanity Red Deer Region Society

Statement of Operations

For the year ended December 31, 2022

	2022	2021
Revenue from sales of houses		
House sales	627,000	1,217,941
House sales - impact of mortgage discount	(245,401)	(421,182)
Build donations in kind	42,860	61,415
	424,459	858,174
Cost of sales	665,385	995,139
Gross loss	(240,926)	(136,965)
Other revenues		
ReStore revenue	704,776	592,324
Grant revenue	443,342	498,231
Donations	239,375	164,366
Amortization of deferred contributions	5,738	14,338
Casino revenue	3,647	-
Raffle	-	5,969
	1,396,878	1,275,228
	1,155,952	1,138,263

Continued on next page

Habitat for Humanity Red Deer Region Society

Statement of Operations

For the year ended December 31, 2022

	2022	2021
<i>(Continued from previous page)</i>	1,155,952	1,138,263
Expenses		
Salaries and benefits	573,302	514,197
Lease	195,614	27,055
HFHC transfers and sales contributions	91,947	55,562
Utilities	53,428	21,142
Office and store supplies	47,815	23,316
Amortization	36,593	38,449
Professional fees	29,897	53,275
Restore GIK fees	26,135	16,767
Insurance	20,100	16,561
IT support	17,439	5,741
Supplies	17,330	8,469
Advertising	15,581	14,893
Freight	9,546	7,798
Telephone	9,250	7,907
Repairs and maintenance	9,192	25,317
Interest and bank charges	8,868	7,320
Conferences and board expenses	7,278	3,738
Automotive	5,896	3,547
Volunteer services	5,440	3,690
Workers' compensation	5,063	6,393
Travel	4,883	2,737
Fundraising	3,349	9,775
Training and education	996	1,213
Bad debts	900	-
ReStore food and beverage	591	356
Total expenses	1,196,433	875,218
Excess (deficiency) of revenue over expenses before other items	(40,481)	263,045
Other items		
Mortgage discount recovery	183,483	266,571
Amortization of capital contributions disposed	146,949	-
Gain on sale of capital assets	109,915	-
Interest income	9,985	249
Goods and services tax recovered	389	724
Energy efficiency grant	(29)	-
Government assistance (adjustment) related to COVID-19 <i>(Note 13)</i>	(4,905)	180,189
	445,787	447,733
Excess of revenue over expenses	405,306	710,778

The accompanying notes are an integral part of these financial statements

The accompanying notes are an integral part of these financial statements. These statements are extracted from the Society's board approved 2022 financial statements, audited by MNP LLP. The full financial statements can be found at: habitatreddeer.ca/about.us.



habitat for humanity red deer & ReStore

#100, 409 Lantern Street

Red Deer County

T4E 0A5

(403) 309-6080

info@habitatreddeer.ca

www.habitatreddeer.ca

