



Resources for Affiliates *from your Support Organization*

Collaborative Fundraising

HFHC works at a statewide level to submit consolidated requests for funds to be distributed equitably to affiliates across Colorado. HFHC works with state and federal agencies, regional and statewide corporations and foundations, and associations and organizations with a statewide presence to develop access to capital through grants, loan investments, preferred purchasing options, and gifts in kind. More than a million dollars in grant funding is directly passed through to affiliates from Habitat for Humanity of Colorado each year, with more than \$6 million in direct services benefiting affiliates.

Accelerated Asset Recovery

Through a unique partnership with the Colorado Housing and Finance Authority, affiliates are given the opportunity to sell mortgages – accelerating asset recovery – at no discount. This program is the only one of its kind in the nation, and is accomplished through innovative bond structuring on the part of CHFA, who continues to extend the 0% interest loan to Habitat homeowners. The mortgage purchase program is an opportunity to invest a large amount of capital into building more homes, and is instrumental in building the capacity of an affiliate. In 2008 CHFA will invest \$7.9 million in this program.

Low and No Interest Loan Funds

Habitat for Humanity of Colorado offers a revolving loan fund to affiliates at no interest for a maximum term of two years. This financing can be used for emergencies, capacity building, or technology. Loan requests are reviewed and underwritten by the Resource Development Committee. In addition, through partnerships with Wells Fargo Bank and Mile High Community Loan Fund, short term affordable financing is available to affiliates at a 6% interest rate. These funds can be used for gap or bridge financing, construction and rehab, land acquisition, and other predevelopment costs, as well as for the development of facilities such as offices and ReStores, and is be a flexible source with which affiliates can increase housing production and organizational capacity.

Cornerstone Project

The Cornerstone Project utilizes research-proven methods and a combination of resources to assist affiliates who wish to increase production and move to the next level of organizational capacity. The Cornerstone Project encompasses three primary components: *consulting partnership, professional resources, and strategic investments*. Though several aspects of these components will be available to all affiliates on an ongoing basis, HFHC will partner with three affiliates annually to whom all components will be available. We believe that when applied strategically and comprehensively, these components will work together to bring affiliates to the next level of sustainable production.

Strategic Partnerships

Crowley County Correctional Facility

HFHC developed a partnership in 1992 with the Crowley County Correctional Facility in Olney Springs, Colorado, to build high-quality cabinets at cost for Colorado Habitat for Humanity affiliates to install in the homes built for partner families. The woodshop's main focus is vocation. The offenders are given the opportunity for hands-on skill building and experience, and an academic course in basic carpentry and fine woodworking. Upon completion of the course, offenders master the skills needed to gain useful and well-paid employment as journeyman carpenters and receive a certificate of accomplishment.

In 2006, through a substantial investment from the HFHC board, the partnership was expanded to include a wood truss building program. In partnership with the Wood Truss Council of America and Eagle Metal, offenders learn to build custom roof trusses for Habitat homes that are then engineer-certified and transported on site statewide. Participants earn a certification in wood truss building, an industry that has a need for qualified employees.

Affiliates can access, at no cost, birdhouses made from cabinet scraps to be used as donor thank yous, fundraising tools, gifts for families or volunteers, or for educational purposes.

Studies show that gainful employment and a community support system are the two biggest factors in keeping ex-convicts from re-offending. This program not only provides cost savings to affiliates, but is also a true ministry of love for all those involved, building hope in the lives of partner families and in the lives of prisoners.

Colorado Society of Certified Public Accountants

HFHC works with the CSCPA to engage accountants across the state in Habitat's mission. CSCPA members provide training and technical assistance to affiliates at conferences, work with Cornerstone partners to build capacity in the area of financial management, and provide financial literacy education to Habitat homeowners.

Association Services Management Company

As a Habitat partner, this association of property management groups provides pro-bono assistance to affiliates developing homeowner association and shares resources with homeowners about managing and developing highly functional communities. Our goals with

this partnership are to provide legal and management assistance to affiliates building larger or higher density communities, and to develop homeowners into community leaders.

Land Survey Services

Through a partnership with Michael Allen, HFHC is able to offer professional surveying services at no cost to affiliates across Colorado.

JVA Consultants

HFHC staff works in partnership with the largest nonprofit consulting firm in the Rocky Mountain Region to transfer skills and knowledge from research-based capacity building programs, using specific training and facilitation techniques through the Cornerstone Project.

Statewide Energy Efficiency Initiative

The goal of the Habitat for Humanity of Colorado energy efficiency statewide initiative is to have every Colorado affiliate recognized as a national Energy Star partner and to have every new Habitat home be built at least to Energy Star Standards. To support this goal, HFHC secures funding through partners like Energy Outreach Colorado, the Governor's Energy Office, and Xcel Energy Foundation to provide upgrades in construction and appliances, provides training on energy efficient construction methods, provides low-cost options materials through the Prison Partnership and national partnerships, and develops and distributes materials for affiliates to train homeowners in efficient sustainable living. Finally, the program shares innovations and best practices between affiliates and monitors successes through both anecdotal and empirical data. In 2008, all of the more than 100 homes built in Colorado will be Energy Star Certified.

Digital Bridge Initiative

In today's world, computer literacy is a key component to self sufficiency and upward mobility. The Digital Bridge initiative aims to bring technology into every Habitat home built in 2006, 2007, and 2008. By providing a cash match families can access home computer hardware and software and gain access to the internet. Families will receive computer training and will be linked to beehive.net, a website built as a resource for self sufficient families. In addition to providing computers to families, the program has placed VISTA volunteers at two Colorado affiliates to build technological capacity for low income families in those communities. HFHC will work to launch this program throughout Colorado, to share lessons learned through VISTA members, and to bring new VISTA resources to other Colorado affiliates in the future.

Advocacy

HFHC holds an annual Legislative Luncheon, inviting all Colorado State Legislators to learn more about our organization and engage in our mission. This is part of an annual government relations campaign designed to foster relationships with government officials at all levels who affect Habitat's work, and to portray HFHC as a resource for public officials in the arenas of affordable housing and poverty issues. In addition, HFHC reviews state level legislation and proposals and informs affiliates about issues of importance or concern to the mission.

HFHC's premiere advocacy event is Habitat Builds Colorado Day – officially recognized through gubernatorial proclamation. Each year affiliates come together to hold builds and other events as a way to invite government officials and engage them in our mission. The event creates both partnership and

public relations opportunities for affiliates, and brings hundreds of government officials from all levels to events each year.

Peer Mentoring and Networking

HFHC links Habitat professionals all over the state with their counterparts at other affiliates in order to share experiences, best practices, challenges, and successes. Our Executive Director mentoring program links new executives with experienced ones for an informal but invaluable way to grow professionally, and HFHC arranges quarterly lunches, conference calls, and meetings for groups of professionals including those in management, resource development, restore management, and construction.

Marketing and Public Relations

HFHC is a good steward of the Habitat for Humanity brand, coordinating media exposure and public relations opportunities through standardized press releases, state-level media relations, and special events showcasing the Habitat mission. In 2008 HFHC will launch a statewide public relations campaign to celebrate the 1000th Habitat home built in Colorado, as a way to energize donors, raise public awareness about Habitat for Humanity's accomplishments and the continued need for affordable housing in Colorado. HFHC also designs and develops marketing and collateral material for use by affiliates, and hosts and designs websites.

Training and Technical Assistance

Through an annual survey to determine affiliate challenges and interests, HFHC develops a training calendar utilizing in-house expertise, affiliate shining stars, HFHI subject experts, and resources such as the Colorado Nonprofit Association, Community Resource Center, Rich Male and Associates, and JVA Consultants to provide regional training opportunities for affiliates. HFHC also hosts an annual conference to bring high quality content and presenters to affiliates as well as the opportunities to network, meet funders, and speak with leaders from across the state and across the country. Selected affiliates receive targeted training and other services through the Cornerstone Project. Technical assistance is provided to affiliates on an ongoing basis in the areas of resource development and capacity building.

Technological Resources

HFHC's website is a key source of information for affiliates seeking our services and support. We are able to host affiliate websites and provide free website design, development, and maintenance. Affiliates can utilize the HFHC website to post job opportunities and add their events to our community calendar with direct links back to their sites. Users wishing to volunteer can send email registrations directly from our website to their local affiliate. HFHC is also a resource for affiliates seeking to build their capacity in technology.