



**Habitat**  
**for Humanity®**  
**of Butte County**

# ANNUAL REPORT

A report to partners, investors, supporters, friends, and volunteers



**2024 - 2025**

**Habitat for Humanity brings people together to build  
homes, communities and hope.**



## Message From Our Board President & Executive Director

Dear Habitat Friends and Supporters,

What a year this has been! We completed 6 homes in Paradise---a record for us –with the help of three important partners who helped us address the challenges of the extensive environmental remediation required after the Camp Fire.

**Many thanks to Thrivent as they joined Home Depot and the Discovery Shoppe in funding heavy duty construction equipment so we could manage septic system replacements, tree debris removal, erosion control, and the integration of features that support the Firewise Communities program.**

We also started a new project in Chico in partnership with the City of Chico. The property had been designated for Habitat for many years, but a variety of circumstances delayed it until this past year. The cul de sac in the five home subdivision in Chapmantown has been named Rosalynn Court in honor of our former First Lady. With President Carter, the two of them personified Habitat's vision of opening doors of opportunity through affordable housing over many years.

**We hope you enjoy the details of our accomplishments this year in our annual report and we look forward to seeing you at our next home dedication!**

Sincerely,

  
**NICOLE BATEMAN**  
Executive Director

  
**CARL HENKER**  
Board President



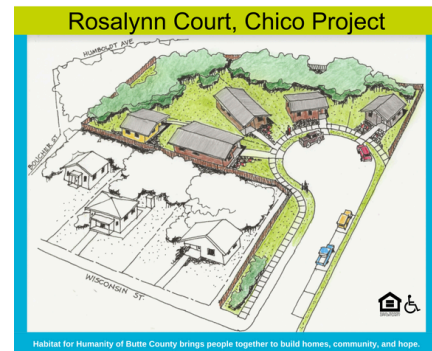
# Construction

Every safe, affordable home brings change, transforming lives & building stronger communities.

## Construction: New Directions

This was the year that Habitat stretched! Karol Freeze joined Habitat as the Program Operations Manager, leading construction and collaborating with the Volunteer and Homeowner Services. Accomplishments include:

- Six new homes in Paradise, built to the Wildfire Prepared Home Plus standard, supported for the second year by the Home Depot Foundation
- Preparation for a new five home subdivision in Chico that honors the late First Lady Rosalynn Carter began with construction slated to begin in the last quarter of 2025.
- Grants from Thrivent and The Discovery Shoppe supported the purchase of equipment so we can manage site preparation, grading, and concrete foundations, as well as flatwork and cabinet construction



These accomplishments reflect our commitment for strategic planning and efficiency. Freeze explained, “Our four-person construction team, leading the way from planning and permitting through every phase of building, is at the heart of this innovation. They take on more responsibility each year, while sharing their knowledge with volunteers; new skills build confidence and deepen the volunteer experience.”

By working side-by-side with volunteers, our team saves costs and ensures every home is built with care, quality, and the spirit of community that defines the essential mission of Habitat for Humanity.





# Homeownership

Home is the foundation on which we all build our lives.

## Homeownership: More Homes, More Options

Habitat had a busy year! We not only hired a new Homeowner Services Manager, Sierra Stanley, but also had the largest influx of interest and applicants ever. Of 120 interested applicants, prescreening left 45 eligible applicants for eight new homes. With this increase, we developed steps in the Selection Process to provide more interaction with the applicant and Habitat staff and volunteers.

## Housing Need

The Selection Committee provides two representatives per applicants' home visits for more input as we determined need for affordable housing.

## Partnership

Our evaluation process now includes components essential to a successful partnership, including response time, document submission, and willingness to participate in the interactions and process.

## Ability to Pay

Budget training is now early in the process to increase financial literacy and allow for a thorough look at ability to manage a mortgage.





Due to delays with federal funding, Habitat looked to alternative methods for financing. Since conventional financing is generally out of reach for most of our applicants, we met with other affiliates and lenders to find new options.

In addition to leveraging Certified Lenders for the Town of Paradise First Time Home Buyer Program, Habitat created relationships with lenders who offer grants like WISH with the Federal Home Loan Bank of San Francisco and a variety of other down payment assistance programs.

This resulted in an increase in homeowner education, increased credit scores and overall financial literacy all while staying within Habitat guidelines of a housing payment (including taxes & insurance) of no more than 35% of our families' gross income.



Scan the QR codes to hear a special message from our future homeowners



Christine



Leo & Nellie



Kristyn





# Volunteers

Together, we work to give everyone an equal chance to lead independent, more prosperous lives.

## Volunteers: The Secret Sauce

A strong volunteer force is a valued ingredient of Habitat's business model, and this year, volunteer hours increased by 34%. While the majority work on construction projects, several serve on the board and committees, in the ReStore, and with our Habitat office.

Coordinator Cory Benyon helped develop a new partnership with Thrivent that will provide up to eight volunteer groups from throughout the U.S. to work with our affiliate in 2026. They will participate in a weeklong event and generate funding for Habitat as well.

## Additional volunteer events:

- Hosted the Presbyterian Natural Disaster Response Team as they scouted locations for future work.
- Partnered with Paradise Recreation and Parks to host Neighbor to Neighbor events to welcome the community to Habitat's events.
- Sponsored the second RED Day of Service to support and honor veterans.
- Initiated a Volunteer Appreciation event to be held yearly to recognize volunteers' contributions. A special award, Volunteer of the Year, honors Dan Braz, a local contractor and super volunteer who worked with Habitat for 25 years.



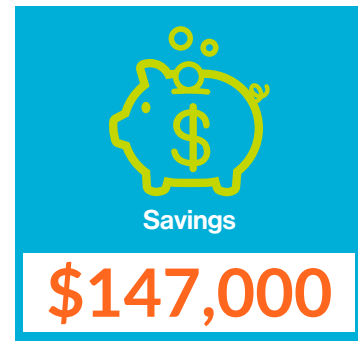
## Volunteer Appreciation



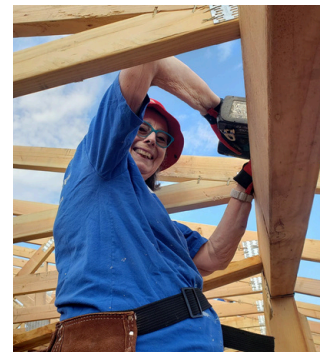
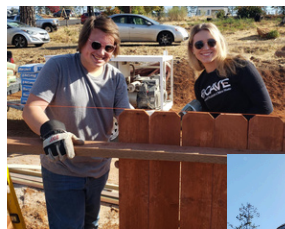
Tom Perkins (pictured on the left) was recognized with the first annual Dan Braz award for his range of contributions, from working on special events, leading volunteers on projects, and helping to build nine homes in Paradise.







**Thank you to all of our volunteers throughout this past year!**



**Long time volunteer groups and organizations provide expertise and energy while the experiences lead to a deeper understanding of the need for affordable homeownership options.**



**Home Depot** spent two days building this year, and one day was in support of an employee who had become a Habitat homeowner!



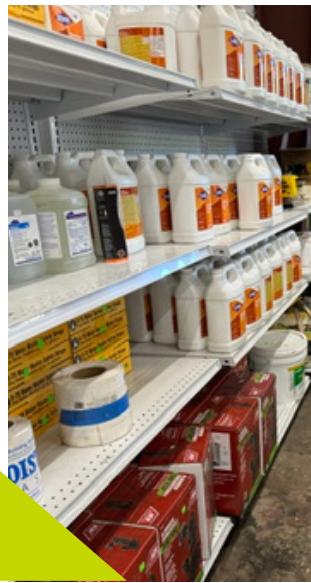
**Wells Fargo**, which makes generous donations as part of their Home is Key initiative, also provided volunteers on two build days.



**Enloe Health** partnered with us this year and helped to build two homes.



**Chico State Women in Construction** are a steadfast partner and not only do they volunteer on their own, they join in the annual Women Build project as well.



# ReStore

Building toward a world where everyone has a decent place to live.

## The ReStore: Donate, Community, Recycle

The ReStore continued with previous years' innovations, and as ReStore Manager Oliver Allen reported, "A highlight of our income stream continues to be donations from retail giants that translate into rapid sales of new or nearly new materials."

The ReStore began diverting donations to local programs with a more likely customer base. We gave books to the Chico Friends of the Library and clothing to the ARC.

### Donations:

The ReStore received 3725 separate donations and provided pick up for another 270.

### Community Connections:

Donated 10% of January sales to San Gabriel Valley Habitat for Humanity, provided job training to local organizations, and provided work experience for four volunteers over the past year.

### Recycling:

Over 18 tons of various metals were recycled, including 1,050 pounds of aluminum cans, in partnership with Novelis. 2,531 gallons of recycled paint sold---nearly a 50% jump in quantity. Over 50 dumpsters of cardboard were recycled.



### Oliver Allen with Customer Don Parks

*I shop at the ReStore for several reasons. I always find a bargain and I save a lot of money shopping here. If you purchase something that doesn't work you have 60 days to return it for store credit - save your receipt! Also, I like the fact that whenever I shop here I know that I'm helping a family in need of housing they can afford.*

-Don Parks





# Advocacy

Together we build better housing policies.

## Make a Difference!

Advocacy Day in February 2025 brought together supporters of Habitat for Humanity from across the state to meet with legislators and share stories from our local communities. Our Chico team, including a Habitat homeowner, board member, and staff, put a face to the ongoing need for safe, decent, and affordable housing.

We met with officials to advocate for increased funding for housing programs and to highlight the impact that affordable homeownership has on families and communities. These conversations reinforced the importance of investing in solutions that make homeownership possible for more people. Our participation was a reminder that when we raise our voices together, we can help shape policies to bring lasting change.



*Each one of us can make a difference. It doesn't take a former first lady or a former president of the United States to make a difference in our communities.*

*-Rosalynn Carter*



# Development

Fixing the housing challenge isn't going to be easy, but together, we can build a world where everyone has a safe, affordable home.

## Fundraising and Friend Raising

Jenny Fales, Manager of Development, has expanded the range of giving opportunities and fundraising activities over the past several years, resulting in a banner year for support.

### Sierra North Valley Realtors Annual Golf Tournament

For the 10<sup>th</sup> year, this long-term partnership highlights the power of community events to raise awareness and provide support for families in need of affordable housing. Their generosity raised \$23,230.

### 4th Annual Women Build Fundraiser

**44** Business Sponsors

**51** Participants

**29** New Participants

**\$** Amount Raised  
**\$51,000!**  
More money was raised  
than in any other year!

Team Leaders



Friday Participants



Saturday Participants



Thank you for participating in Women Build 2025!



## Cars for Homes

Cars for Homes brought in \$20,400 of vital funding --even a boat can be turned into hope!

## Hammers for Hope (Monthly Donors)

Our dedicated Hammers for Hope Club members gave an incredible \$24,125 this year. These monthly donors are the backbone of our work – consistent giving adds up to affordable homeownership.

## Financial/IRA Contributions

Gifts through financial or IRA accounts made by 13 supporters provided \$29,100. Such contributions are a lasting legacy for donors and offer safe and stable housing for families.

## Donor Advised Funds

Ten generous individuals chose to support Habitat for Humanity of Butte County through donor-advised funds, contributing a total of \$15,000.

## In-Kind Donations

Businesses and individuals gave an extraordinary \$338,000 in in-kind donations, including building materials, services, and four donated lots in Paradise. These gifts reduce construction costs, expand the number of families we serve, and multiply the impact of every dollar.

## Corporate and Local Grants

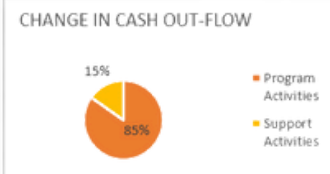
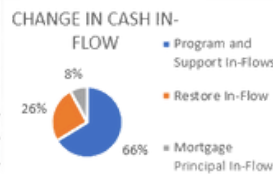
Funds dedicated to Habitat come from national corporations and local businesses, adding \$489,000 to support for homes.



*When we were required to take our Required Minimum Distributions (RMD) from our IRAs, we discovered an easy and convenient way to make donations to our favorite nonprofits. This helped reduce our taxes by decreasing our reportable income. As longtime supporters of Habitat for Humanity of Butte County, they are at the top of our list of nonprofits. - Greg & Paula Creighton*

# Finance

<b>BEGINNING TOTAL ASSETS</b>	<b>\$ 5,497,240</b>		
<b>CHANGE IN CASH</b>		<b>CHANGE IN PROPERTY</b>	
<b>Program &amp; Operating In-Flows</b>		<b>Program &amp; Operating In-Flows</b>	
Grants, Corporate, & Organizational Donors	\$ 908,418	In-Kind Land Value	\$ 319,500
Individual & Other Contributions	\$ 127,838	In-Kind Product Value	\$ 30,596
Cash from Sale of Property	\$ 904,500	Return on Investments	\$ 89,053
ReStore In-Flow	\$ 756,378	Net Change in Asset Value	\$ 2,639,730
Mortgage Payments In-Flows	\$ 231,685	<b>NET CHANGE IN PROPERTY</b>	<b>\$ 3,078,878</b>
<b>Total In-Flow</b>	<b>\$ 2,928,819</b>	<b>NET CHANGE IN ASSETS</b>	<b>\$ 1,852,339</b>
<b>Program Expenses</b>	<b>\$ 3,522,947</b>	<b>ENDING TOTAL ASSETS</b>	<b>\$ 7,349,579</b>
Construction	\$ 2,135,077		
General Program	\$ 526,485		
ReStore	\$ 861,385		
<b>Support Activities</b>	<b>\$ 632,411</b>		
Administration	\$ 395,684		
Fund Development	\$ 236,727		
<b>Total Out-Flow</b>	<b>\$ 4,155,358</b>		
<b>NET CHANGE IN CASH</b>	<b>\$ (1,226,539)</b>		



For more information or questions, contact Nicole Bateman, Executive Director

## Habitat Board

I believe safe, affordable housing is foundational to a family's stability and a community's resilience. Through my work with Valley Contractors Workforce Foundation, I see firsthand how housing can transform lives and create pathways to hope.



Being part of the Habitat board allows me to support this mission in a broader way, collaborating with dedicated partners to ensure families have the opportunity to build not just homes, but brighter futures and a stronger, more connected community. I am both grateful and humbled to be part of something so profound, and I want to express my sincere thanks to the Habitat team, our volunteers, and the families we serve.

Melissa Crick, Habitat Board member  
Executive Director  
Valley Contractors Workforce Foundation

## Global Efforts

Habitat for Humanity is expanding their partnership through hands-on volunteer efforts in Poland, where volunteers will help renovate a long-abandoned building into affordable housing for vulnerable groups including refugees, people with disabilities, and those recovering from homelessness. This project, part of the Empty Spaces to Homes initiative with the Lena Grochowska Foundation, blends housing with social support services such as counseling and employment guidance, ensuring residents not only gain shelter but also the tools to thrive. The effort reflects a shared commitment to sustainability by repurposing vacant buildings, reducing carbon emissions, and preserving heritage. This project focuses on dignity, inclusion, community resilience, and hope.



### Board of Directors

**Carl Henker, Board President**  
Retired, Paradise Realtor

**Teresa Kludt, Vice President**  
Retired, Attorney

**Tom Baker, Secretary**  
Retired, Paradise Attorney

**Rick Gonsalves, Treasurer**  
Senior Vice President, Tri Counties Bank

**John Linhart, Past President**  
Retired, City Planner

**Mary Shippen, Habitat Homeowner**  
Instructional Paraprofessional, CUSD

**Melissa Crick, Member**  
Executive Director of Valley Contractors Workforce Foundation

**Sean Shearer, Member**  
Architect

### Habitat Affiliate Staff

**Nicole Bateman**  
Executive Director

**Norman Tucker**  
Accountant

**Andrea Pearsall**  
Loan Processor

**Kerry Henker**  
Bookkeeping Assistant

**Karol Freeze**  
Programs Operations Manager

**Jenny Fales**  
Development Manager

**Cindy Webb**  
Projects Coordinator

**Cory Beynon**  
Volunteer Coordinator

**Sierra Stanley**  
Homeowner Services Manager

**Krista Forslund**  
Administrative Assistant

### Habitat Construction Staff

**Brandon O'Rear**  
Construction Manager

**Paul Robinson**  
Construction Assistant Manager

**Tom Perkins**  
Construction

### Habitat ReStore Staff

**Oliver Allen**  
Manager

**Chad Slick**  
Supervisor

**David Barnes**  
Donations Coordinator

**Joe Jones**  
Warehouse Associate

**Steven Britshgi**  
Warehouse Associate

**Marquez Bass**  
Warehouse Associate



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