



# Habitat for Humanity®

Ontario Gateway North

# 2024

# IMPACT

# REPORT





## our vision

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We believe in a world where everyone has a safe and suitable place to live.

## our mission

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With the help of partners like you, Habitat for Humanity brings communities together to help families build strength, stability, and self-reliance through affordable housing and equity-building programs.

## our values

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**integrity**

**community**

**accountability**

**compassion**

**determination**

## territorial acknowledgement

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As settlers on this land, we have an important responsibility to acknowledge the grounds on which we are privileged to gather.

We recognize the contributions the First Nations, Métis, Inuit, and other Indigenous Peoples have made, both in shaping and strengthening our communities, and our province and country as a whole. We also recognize and deeply appreciate their historic connection to the places in which we settle.

Together, we commit to acknowledge, to learn, to educate, to create opportunity, to honour sacred places, and to take actions toward real Truth and Reconciliation in support of our commitment to wellness for all



## a word from our chief executive officer

### **Change, Resilience, and Preparing for Larger Impact**

In 2024, transformation was the agenda. While two families were served with an affordable homeownership opportunity this year, the behind-the-scenes story is one of foundational progress. Habitat for Humanity Ontario Gateway North successfully set the stage for a future of financial sustainability and health; capacity for growth; and increased impact.

Across our region, the cost of housing has continued to rise, and market barriers are more daunting than ever. The traditional Habitat model is purposeful and impactful, and it must evolve. Our reimaged Strategic Plan expands partnerships; builds capacity; and increases operational scale to meet the urgent and growing need across our region.

We secured new land and formed relationships with calibre developers, builders, and retail lenders. Our Generation Homes program gained traction with significant capital investment and municipal support. Our financial health improved, with a strong bottom line and continued focus on our true mission, the brighter futures of Habitat homeowners. In partnership with Creativity by Code, our affiliate developed "ReziLink", a new digital platform designed to support scaled-up service delivery and Habitat homeowner success across Canada. That's right - Canada!

In a housing landscape where affordability feels increasingly out of reach for too many, Habitat for Humanity Ontario Gateway North is adapting. We are building the systems, partnerships, and financial foundation required to deliver more homes, to more people, in more places across our region.

Together, we build community.

A handwritten signature in blue ink, likely belonging to Kimberley Woodcock.

**Kimberley Woodcock, Chief Executive Officer**





# the ways you helped us create change in 2024



# the **difference** your support makes in 2024

43

affordable mortgages  
were managed

2

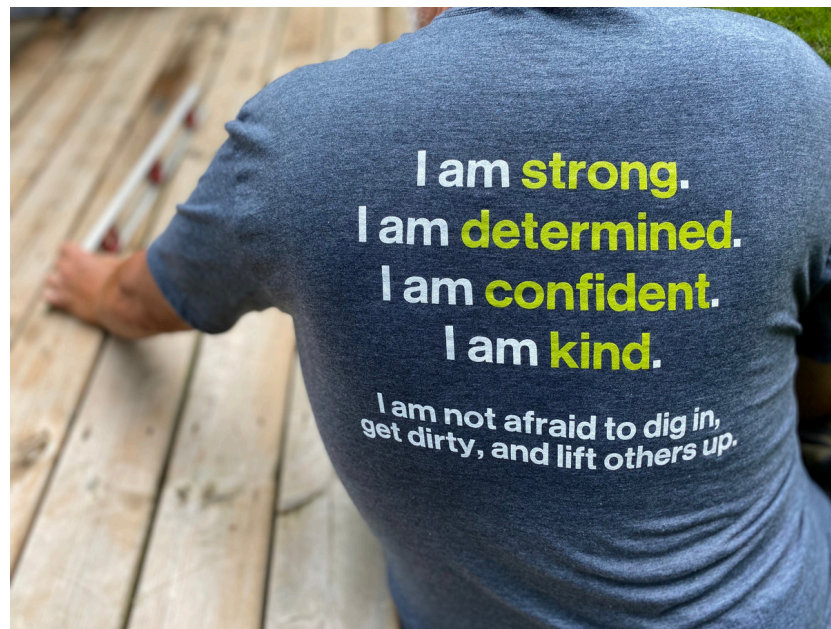
community  
improvement  
projects  
completed

2

new partner  
families joined  
HFHOGN

4

affordable rental units  
managed through  
partnership



## since 2002

we have helped more than

# 68 families including 132 children

build or improve the place they call home.

[read more about our homeowners](#)

# communities



## Bracebridge

In 2023, a Bracebridge home was bought back from the homeowner, giving us an opportunity to renovate the home and place a new partner family. Several local volunteers completed the bulk of the renovation work and we celebrated their work and the new homeowners at a recognition event in April 2024.



## Magnetawan

In 2024, we officially welcomed Jamie and Rachel to their new home in Magnetawan. The modular build, a first for HFHOGN, is universally accessible and energy efficient, reducing monthly energy costs, greenhouse emissions, and the home's carbon footprint.



## Lake of Bays

Following an RFP process, the Township of Lake of Bays awarded land to HFHOGN in Baysville, suitable for a six-unit Generation Homes project in the future. Details and planning to officially transfer land will continue in 2025.

## Parry Sound

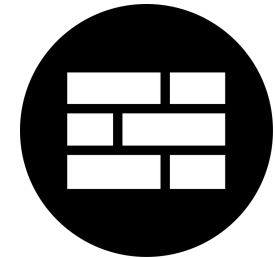
At the end of 2024, our Parry Sound Chapter put forward a potential property for a future project. Suitable for a single home, we purchased the land and began planning for the project. The dedicated volunteers from the Chapter will work through 2025 and 2026 to fundraise, with construction slated for 2026-2027.



# strategic plan



## Strategic Priorities 2025-2030



As ever, our primary strategic goal is increased service levels. However, our operating environment is changing, and threatens the feasibility of creating affordable housing while the need for affordable housing is increasing, especially for the very few not-for-profit builders in the market, including Habitat for Humanity.

### Our strategic plan is two-fold:

We will reimagine how we work within the reality of our operating environment in order to increase our service impact over time.

To review our comprehensive strategic plan, please visit our website or [click here](#).

# honouring lives of service



## Honouring a Legacy

At the end of 2024, alongside our global Habitat partners, friends, and colleagues, we mourned the loss of former U.S. President Jimmy Carter, a man whose legacy of public service, commitment to human rights and enduring compassion for those less fortunate were an inspiration to us all. Habitat for Humanity Canada was honoured to host President Carter on three occasions, including his final visit to mark our country's 150th anniversary.

During the 34th Jimmy & Rosalynn Carter Work Project in 2017, the president and his wife travelled to Habitat build sites in Edmonton and Winnipeg to swing hammers alongside many other volunteers and future Habitat homeowners. Every single person who participated was inspired by the Carters' commitment and dedication. President Carter's legacy will continue to serve as an inspiration to all of us and to generations to come.



**President Jimmy Carter 1924-2024**  
**Rosalynn Carter 1927-2023**

Human Rights Defenders  
Affordable Housing Champions  
Habitat for Humanity Volunteers



# social enterprise



**profits** from Habitat ReStore  
**support families** in need of  
**safe, suitable, and**  
**affordable housing**

Our five ReStores diverted over 4,367,000 pounds of waste in 2024. That means useful items were kept out of landfills and provided to the community at great prices.

Whether donated from a home, salvaged from a construction site or gifted by a corporate partner, items from our communities were resold and repurposed, helping to save the environment.



# volunteers



# 12,768

hours donated by ReStore and  
Build volunteers



# 2,151

hours donated by volunteer Chapter  
members and Board of Directors



# 14,919

hours donated in total during 2024



“

Dedicating my time to the Midland ReStore helps me connect with my community and contribute my time to a cause that I care about. Giving back, by volunteering, provides me with a natural sense of accomplishment.

”

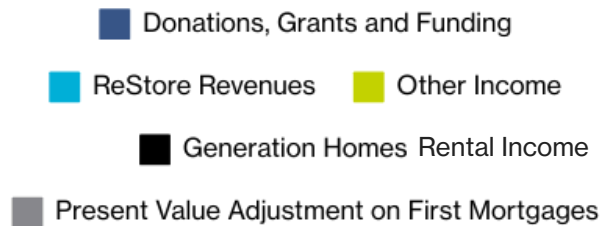
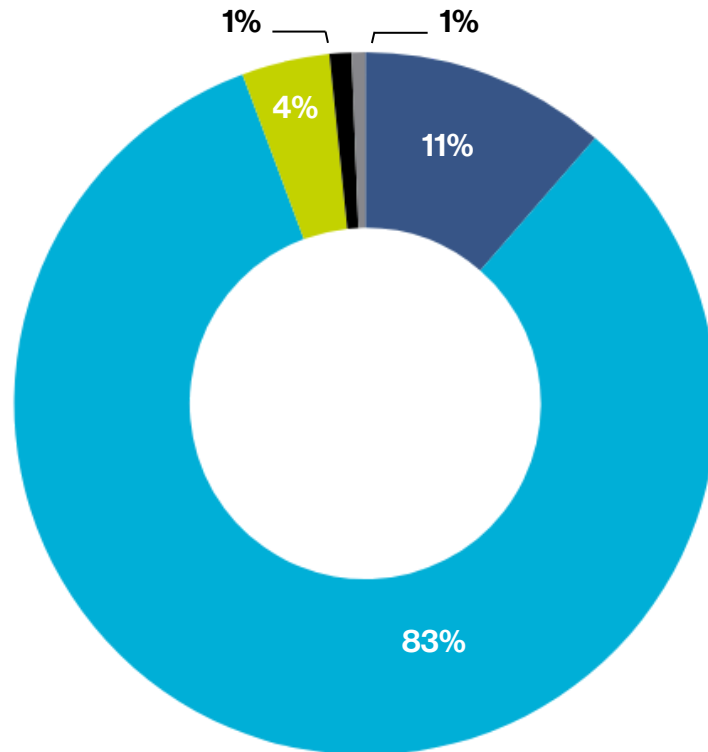
- Helen, dedicated Midland  
ReStore volunteer



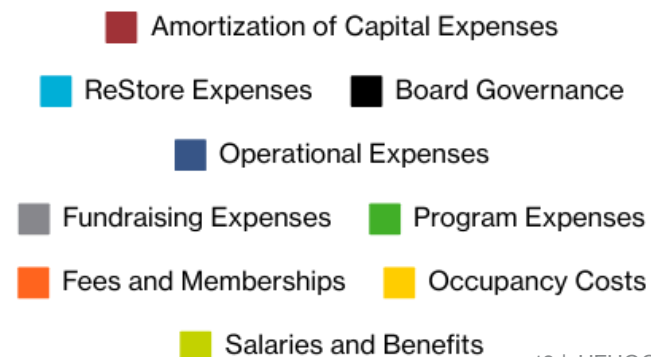
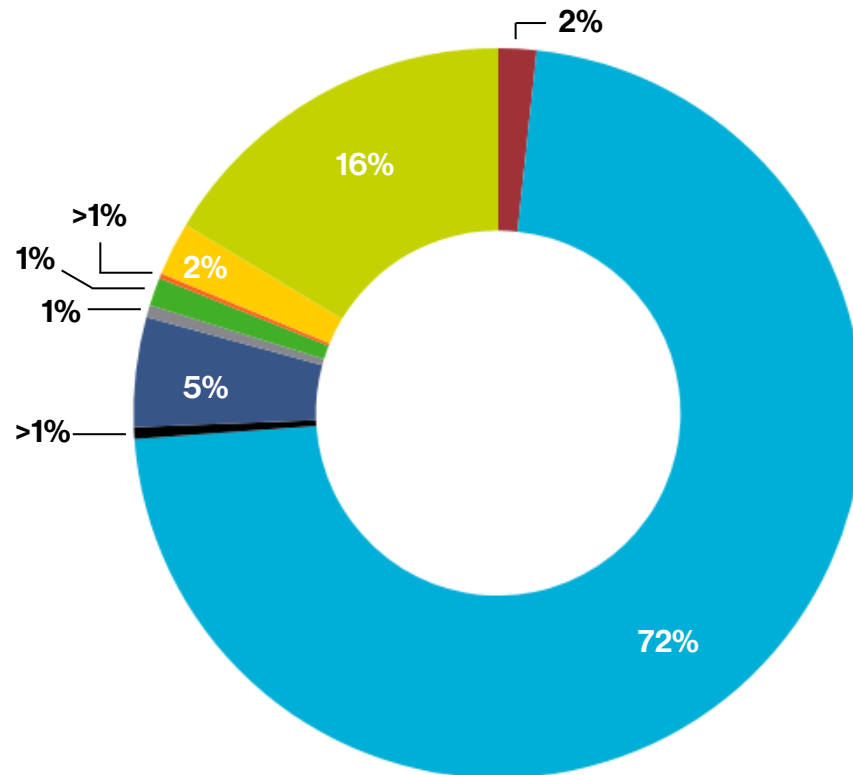
# financials

To review our Comprehensive audited financial statements, please visit the reports section of our website or [click here](#).

## revenues



## expenses



## Statement of Financial Position

As at 31 December	2024	2023
<b>Assets</b>		
<b>Current</b>		
Cash	774,570	969,445
Cash-Restricted	191,494	311,653
Accounts Receivable	23,718	20,421
Harmonized Sales Tax Recoverable	-	80,356
Current Portion of Mortgage Receivable	432,171	138,138
Prepaid Expenses	135,700	152,114
Completed Homes	927,559	1,341,215
Homes Under Construction	203,731	515,286
	<u>2,688,943</u>	<u>3,528,628</u>
Mortgages Receivable	2,562,179	2,086,244
Capital Assets	1,991,554	1,910,366
Land Held for Development	316,214	316,214
	<u>7,558,890</u>	<u>7,841,452</u>
<b>Liabilities</b>		
<b>Current</b>		
Bank Indebtedness	105,000	-
Accounts Payable and Accrued Liabilities	154,456	211,558
Harmonized Sales Tax payable	31,157	-
Government Remittances Payable	3,804	3,918
Deferred Revenue	913,023	1,022,320
	<u>1,207,440</u>	<u>1,237,796</u>
Deferred Contributions	1,165,805	1,141,898
Canada Emergency Business Account	-	-
	<u>2,373,245</u>	<u>2,379,694</u>
<b>Net Assets</b>		
Net Assets Invested in Capital Assets, Properties and Mortgages	5,267,603	5,165,565
Unrestricted Net Assets (Liabilities)	(81,958)	296,193
	<u>5,185,645</u>	<u>5,461,758</u>
	<u>7,558,890</u>	<u>7,841,452</u>

## Statement of Operations and Changes in Net Assets

As At 31 December	2024	2023
<b>Revenues</b>		
Donations, Grants and Funding	361,936	497,485
ReStore Revenues	3,480,308	3,632,778
Less-ReStore Expenses	(3,178,994)	(2,916,050)
Other Income	169,065	177,562
House Sales and Construction Income	1,367,080	-
Generation Homes Rent	46,765	44,133
Present Value Adjustment on First Mortgages		
Current Year Projects	(946,796)	(162,347)
Prior Years' Projects (Deemed Interest Income)	596,490	189,650
	<u>1,895,854</u>	<u>1,463,211</u>
<b>Building Costs</b>	<u>1,001,426</u>	<u>-</u>
<b>Excess of Revenues over Expenses</b>		
Before Administration Expenses	894,428	1,463,211
<b>Administrative Expenses</b>		
Amortization of Capital Expenses	86,002	68,248
Board Governance	20,409	20,934
Fees and Memberships	8,664	9,176
Fundraising Expenses	24,802	21,548
Occupancy Costs	21,914	96,172
Operational Expenses	193,132	195,822
Program Expenses	49,497	50,418
Salaries and Benefits	762,991	661,322
	<u>1,167,411</u>	<u>1,123,640</u>
<b>Excess of Revenues over Expenses from Operations</b>	<u>(272,983)</u>	<u>339,571</u>
Loss on disposal of land, capital assets and mortgage buyouts	(3,130)	-
<b>Excess (Deficiency) of Expenses over Revenue for the Year</b>	<u>(276,113)</u>	<u>339,571</u>
<b>Net Assets - Beginning of Year</b>	<u>5,461,758</u>	<u>5,122,187</u>
<b>Net Assets - End of Year</b>	<u>5,185,645</u>	<u>5,461,758</u>
<b>Represented by</b>		
Net Assets Invested in Capital Assets, Properties and Mortgages	5,267,603	5,165,565
Unrestricted Net Assets (Liabilities)	(81,958)	296,193
	<u>5,185,645</u>	<u>5,461,758</u>

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# partners

Habitat for Humanity Ontario Gateway North is committed to recognizing its generous donors and sponsors. Please visit the Our Partners section of our website for full details or [click here](#).



**every donation**  
creates the opportunity for a better life.

# our team

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**together, we build.**



## contact us

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**887017515RR0001**