# Together, we build **homes**, **communities**, and **hope.**

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Dear Friends and Supporters -

This year marks a truly incredible milestone—**Habitat for Humanity Central Arizona is celebrating 40 years** of building homes, communities, and hope. As President and CEO, it's a privilege to reflect on all we've accomplished together and to look ahead at the new possibilities before us. Thank you for being an essential part of our journey!

We're especially excited to share that we are nearing completion of **25 new Habitat homes at Alta Vista Ranch.** This is a milestone many of us have long anticipated, and we expect every family will be moved in by the holidays—making this season truly one of hope, belonging, and new beginnings.

Our dedication continues in **Sunnyslope**, where we're taking on new home construction and critical repairs. Each build and each repair brings increased stability and health to families and strengthens the fabric of this vibrant neighborhood.

You'll also find our **Annual Impact Report** in this newsletter, highlighting achievements, and financial snapshots from the past year. We want you to see how your support is creating real and lasting change throughout Greater Phoenix.

This is also a time of **growth for our Construction Training Program**. By giving more local residents hands-on opportunities to build skills and create pathways to rewarding careers in the trades, we're investing in our community's future. If you're interested in getting involved as a participant, mentor, or supporter, you'll find more information inside.

As we look to the years ahead, we invite you to join our **Legacy Giving program**. When you include Habitat in your estate plans, you help ensure affordable homeownership remains within reach for generations to come.

Together, we can build affordability, opportunity, and joy in our communities. **Thank you for standing alongside us** for four decades and for your continued commitment as we shape Arizona's future for the better.

Gratefully,

**Todd Rogers**

President & CEO

Habitat for Humanity Central Arizona

# New Habitat Homes and Revitalization in Sunnyslope

Sunnyslope, nestled in northern Phoenix between Northern Avenue and the North Mountain range, has always charted its own course. With a population nearing 40,000 and a legacy of resilience, Sunnyslope is defined as much by its storied past as by the neighbors who look out for one another today.

Sunnyslope took root in the early 1900s, when local founder William R. Norton envisioned a community along what was then desert north of the Arizona Canal. The name itself, inspired by a sun-kissed view of the mountains, speaks to the spirit of optimism that persists in the neighborhood. By mid-century, Sunnyslope had become a haven for those seeking recovery in dry air, and for decades, its “mom and pop” businesses, health networks, and civic pride helped distinguish it as a unique part of Phoenix. Though annexed by the city in 1959, Sunnyslope has fiercely retained its identity and sense of community.

Habitat has proudly partnered with Sunnyslope residents for more than two decades, completing its first home builds here in the early 2000s. Since then, Habitat has built 12 homes across the neighborhood, offering affordable homeownership and helping families put down roots. More recently, the organization has focused on critical home repairs and neighborhood revitalization (NR) projects. In collaboration with the City of Phoenix, local churches, volunteers, and business partners like Wells Fargo, APS, and Blue Cross Blue Shield, Habitat has completed more than a dozen home repairs and NR efforts in Sunnyslope. These repairs include new roofs, safety upgrades, and needed improvements to keep long-time residents safe and secure in the homes they love.

A broad coalition underpins every achievement in Sunnyslope. Habitat’s work is possible thanks to the dedication of local partners, residents, businesses, and community organizations. Groups like the West Sunnyslope Neighborhood Association, Block Watch, and faith-based partners contribute leadership, resources, and hands-on help. Together, these collaborative efforts bring more than home repairs—they strengthen Sunnyslope’s sense of connection and create lasting positive change.

Physical repairs are just one aspect of Habitat’s involvement in Sunnyslope. Year-round, Habitat teams and volunteers join with residents at events like the city’s annual GAIN, (Getting Arizona Involved in Neighborhoods) gathering and Sunnyslope’s Christmas parade—helping build connections, celebrate local spirit, and support neighborhood projects alongside the community. With strong local commitment and support from the City of Phoenix Neighborhood Services, the future in Sunnyslope looks bright. Beginning this fall, Habitat plans to build four new homes and complete an additional 20 to 25 home repairs in the area over the next year.

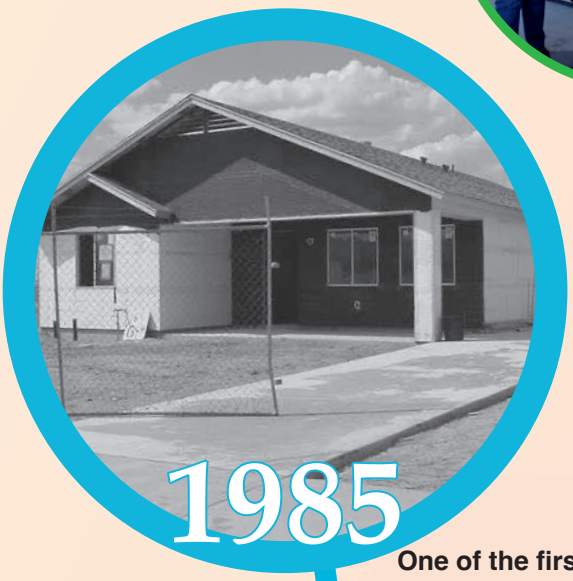
**By focusing on both affordable new construction and repairing existing homes, Habitat aims to keep more longtime residents in their houses, welcome new families, and strengthen the bonds that make Sunnyslope unique.**

There are many ways to help Sunnyslope thrive—through volunteering, donating, or becoming a community partner. Everyone has a role to play in building a safer, healthier, and more vibrant neighborhood. For more information or to get involved, visit habitatcaz.org or follow along on social media for project updates and events.

In Sunnyslope, history runs deep, but so does hope. **Together, neighbors and partners are building not just homes, but opportunity and a stronger community for everyone.**

40 YEARS
Habitat for Humanity®
Central Arizona

**Together we build homes, communities, and hope. Over the last 40 years, we've served more than 5,800 families in Maricopa and Pinal counties.**



**1985**

**One of the first homes built in Maricopa County**

**2008**

**Habitat for Humanity Central Arizona is renamed, after the affiliate merger**

**2005**

**The first ReStore, before the renaming**

Our Construction Training Program opens its' doors

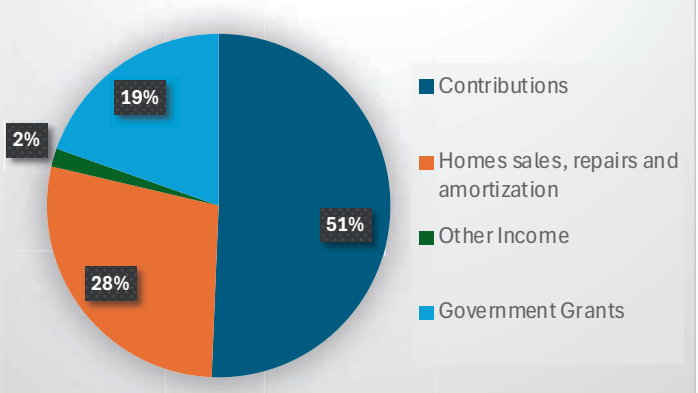
Our 1,000 Home

# Fiscal Year 2025 Financial Impact Report

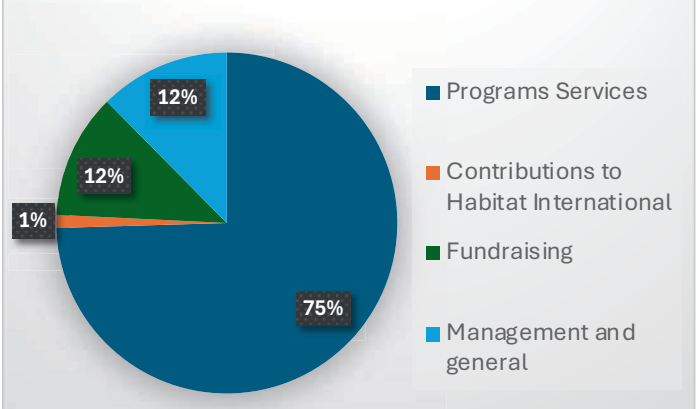
## Fiscal Year 2025 Snapshot

| 13 | 160 | 35 | 208 |
|---|---|---|---|
| homes built / renovated | affordable repairs | emergency home repairs | families served |

### FY2025 Source of Funds %




### FY2025 Use of Funds %




## Since 1985

| 1,250 | 2,764 | 1,862 | 5,857 |
|---|---|---|---|
| homes built / renovated | affordable repairs | emergency home repairs | families served |

Basis for Preparation - *This financial statement for Habitat for Humanity Central Arizona does not include all of the financial statements or footnotes required by generally accepted accounting principals. Habitat for Humanity Central Arizona is audited by CliftonLarsonAllen LLP. Copies of the audited financial statements will be made available at: **habitatcaz.org/about-us/financial-information.**

# Building More Than Homes

**Habitat's Construction Training Program Creates Pathways to Careers**

Since 2019, Habitat for Humanity Central Arizona's Construction Training Program has helped more than 130 people—many of them veterans—build solid futures through **hands-on workforce development in the skilled trades**.

Created to turn the success of volunteer homebuilding into a structured job training pipeline, the program offers participants **practical experience across trades** such as carpentry, electrical, and roofing, along with essential safety certifications, **career-readiness support**, and direct employer connections.

U.S. Air Force veteran Kris Jozefiak's story highlights the program's impact. After serving 11 years in the military and struggling to transition into civilian employment—including a period of homelessness—Kris discovered Habitat's training program through a fellow veteran. Two months later, he'd found housing, regained his confidence, and was on his way to an electrician apprenticeship. "Habitat for Humanity is a great program," Kris says. **"I went from being a homeless veteran to having my own place and vehicle. It's all because of this new foundation."**

This training program exposes trainees to a broad range of construction trades and essential workplace skills:

- **Trade exposure:** carpentry, electrical, plumbing and many other specialty trades that trainees might not initially expect.
- **Certifications and safety training:** CPR, power-tool safety certifications and other credentials designed to keep trainees safe on job sites.
- **Career readiness:** weekly sessions focused on resumes, communication skills, and job search preparedness.
- **Employer engagement:** representatives from unions and companies visit to explain career pathways, apprenticeship opportunities and hiring needs.

With the ongoing need for skilled tradespeople, the program is more than a job-training initiative—it's a launchpad for stable, durable careers, and brighter futures. To learn more or enroll, visit habitatcaz.org/ctp or watch the full story on Habitat Now!™ featuring Kris Jozefiak.

# Save the Date for Blueprints & Blue Jeans!

# Leave a Lasting Legacy

As fall approaches, it's the perfect time to reflect on your future—and the lasting mark you want to leave on the world. Creating or updating your will is a vital step in ensuring your wishes are honored, your loved ones are protected, and your legacy is preserved. This year, we invite you to check off this important task with Habitat for Humanity Central Arizona by considering a legacy gift.

## Why Legacy Giving Matters

A gift through your will or estate plan is a powerful way to support affordable housing for generations to come. No matter your age or level of wealth, creating a will helps safeguard what matters most and allows you to make a meaningful impact where it's needed most. By including Habitat for Humanity Central Arizona in your estate plans, you join our Built to Last Society—a special community of supporters committed to building bright futures for Valley families, seniors, and veterans.

## Ways to Leave a Legacy

Here are some of the most common ways you can make a legacy gift:

- **Bequests:** Include a legacy gift to Habitat in your will or trust.
- **Beneficiary Designations:** Designating Habitat as a beneficiary of assets like 401(k)s, IRAs, life insurance policies, or other accounts, you can support Habitat's mission while reducing the burden of taxes on your loved ones.
- **Donor-Advised Fund (DAF):** A donor-advised fund, or DAF, is like a charitable investment account for the sole purpose of supporting charitable organizations you care about. When you contribute cash, stock, or other assets to a donor-advised fund, you are eligible to take an immediate tax deduction. You can then recommend grants to qualified nonprofit organizations of your choice at any time. If you would like to continue giving through your donor-advised fund, beyond your lifetime, please consider Habitat as a beneficiary for the account.

Whatever giving vehicle you choose, legacy gifts help ensure safe, affordable homes continue to be built for families in need, today and for generations to come.

## Resources and Support

We understand estate planning can feel overwhelming. To help, Habitat offers an Estate Planning Guide and sample documents to get you started. We're happy to answer your questions, provide information about gift options, and connect you with our Legacy Giving website at **habitatcazlegacy.org**, where you'll find step-by-step guides and helpful forms.

## Take the Next Step

If you've already included Habitat for Humanity Central Arizona in your estate plans, please let us know. We would love the opportunity to thank you for your generosity and formally welcome you to the **Built to Last Society!**

*Thank you for considering Habitat for Humanity Central Arizona in your legacy plans. Your commitment today builds a brighter future for tomorrow.*

Habitat for Humanity® Central Arizona

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Phoenix, Arizona 85069

Arizona's 2025 Most Admired Companies
AzBusiness bestcompaniesaz

TOP COMPANIES TO WORK FOR IN ARIZONA 2024

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Reasonable accommodations will be made upon request. We proudly work with Arizona Relay Service (TTD) 711 to provide access to the hearing impaired.