



FROM PLANS TO PROGRESS

# THE BLUEPRINT IN ACTION

**Home** BUILDERS  
FOUNDATION

# TO OUR COMMUNITY OF CLIENTS, DONORS, PARTNERS, AND FRIENDS

AT HOME BUILDERS FOUNDATION, we know you can't feel at home unless you feel safe. In 2025, you helped turn that belief into reality for neighbors across our community. Whether you received a project, swung a hammer, sponsored an event, awarded a grant, or made a personal gift, you were part of building independence and elevating lives.

In 2025, our blueprint was truly in action. Together, we completed 442 total work items for 180 individuals and families, representing more than \$2.4 million in community impact. Applications continue to rise as more people seek safe, accessible homes that support their daily lives and long-term independence. Among them are children with disabilities who want to grow confidently in their space, community members navigating the impact of long-term injury or illness, and older adults who hope to age in the homes they have built over a lifetime.

This year was also full of connection and celebration. We hosted four fantastic events, including our Annual Celebration, which was emceed by a client (thank you, Frank!). It was an honor to be in a room filled with clients whose homes had been modified by Home Builders Foundation, together with builders, sponsors, grant funders, and volunteers, all celebrating what we built together. Those moments reminded us that this work is not just about projects; it is about community and belonging. Every voice in that room mattered, and every person there helped that anyone can help us build independence.

Our Blitz Build season from May through October was also a powerful example of what this community can do. Volunteer teams came together to build 20 ramps, turning front steps into safe, dignified pathways home.

More than 225 volunteers contributed over 3,100 hours of service, showing up in all kinds of weather so that someone else could get out the door to work, school, appointments, or simply time outside with family.

Behind the scenes, 2025 was also a year of strengthening our foundation. We:

- Launched our first-ever Client Advisory Council, ensuring that people with lived experience help guide our work.
- Hired and trained a new Program Manager, Thomas, and Office Administrator, Christine, to better support our growing number of projects and partners.
- Moved into a new office! We now have a space of our own for meetings, collaboration, and welcoming clients and partners.
- Implemented new processes for site visit data collection, project approvals, and client communication, and received all 10/10 scores for our new technician feedback surveys.

What matters most is that behind every number in this report is a community member whose home and daily life look different because of this work.

As we look ahead, we are excited to build on the strong foundation you helped create in 2025. We remain committed to completing 1,300 projects in three years, expanding access for renters, and deepening our partnerships with builders, donors, sponsors, and community organizations so that home is never a barrier to safety and belonging.

Thank you for making this remarkable year possible and for joining us in **Building Independence. Elevating Lives.**

With gratitude,



Executive Director  
Home Builders Foundation

2025 at a glance:

180

clients served

442

work items completed

\$2,437,338.35

community impact

### Powered by Community



VOLUNTEER HOURS from over **225** VOLUNTEERS

### Who you helped



40%

KIDS & FAMILIES



50%

AGING IN PLACE



10%

INJURY / ILLNESS / LONG-TERM CONDITION

4

EVENTS:

- Blitz Build
- Clays to Elevate Lives
- Clubs for a Cause
- Annual Celebration

RAMPS BUILT during Blitz Build:

20

IN 2025, HBF staff grew from 8 to 10 – not just in size, but in strength – as new team members joined us in advancing our shared mission and deepening our impact.

Project Stats: By the numbers over time

2025:

442 work items

180 clients

2024:

362 work items

160 clients

2023:

339 work items

165 clients

2022:

242 work items

120 clients

2021:

248 work items

136 clients

2020:

206 work items

110 clients

2019:

279 work items

128 clients

2018:

197 work items

120 clients

*“I’m just like  
anyone else.  
I can still do  
everything  
I want to do.”*  
— Lucy



## STORIES OF IMPACT



*“We are not just  
building projects.  
We are building  
comfort,  
confidence,  
and dignity into  
people’s homes.”*  
— Larry



# Lucy's Story

GROWING UP CONFIDENTLY AT HOME



By the age of three, Lucy H. was already in motion – riding a bike without training wheels, kicking a soccer ball, and climbing rock walls just for fun. In the summer of 2023, a car crash left Lucy paralyzed from the chest down, changing how she would move through the world but not her determination to keep living fully.

Lucy and her family wanted her to stay in the community she knows and loves, in a home that worked for her new reality. Home Builders Foundation, in partnership with Lennar and other local industry partners, created a plan to renovate Lucy's home to be wheelchair accessible. Entrances, pathways, and key rooms were reimagined so Lucy could move safely and independently, turning a set of drawings and measurements into real freedom, safety, and confidence at home.

Now 12, Lucy is an adaptive recreation athlete and emerging advocate, from rock climbing and archery to wheelchair basketball. She is using her voice to remind other kids with spinal cord injuries that their futures are still wide open—and now, her home is a place where that confidence can grow.

*“It feels like they opened up the world. They have given us the freedom to walk out our front door.”*  
— Jim

# Jim's Story

A NEW PATHWAY TO FREEDOM



At 59, Jim R. of Arvada shares his home with his wife and his 93-year-old mother-in-law. Jim lives with multiple sclerosis, and over time, the steps at their home became what he calls “freedom stealers” – turning simple trips outside into exhausting, precarious journeys for both him and his mother-in-law.

In May, Home Builders Foundation partnered with Berkeley Homes to change that. Volunteer crews followed a clear plan: build a front-yard ramp, add a railing to the backyard steps, and rebuild the steps into the garage for safer access. In just one Blitz Build day, those plans moved from paper to progress, opening up multiple safe pathways in and out of the home.

Jim, a former educator and writer, later reflected that these modifications gave his family “freedoms of a much different kind.” Where there was once only one difficult way out, there are now options, ease, and far less strain on the people he loves. The ramp, railings, and rebuilt steps are more than construction details – they are the blueprint that allows Jim and his mother-in-law to age in the home they love.

# Larry's Story

BUILDING INDEPENDENCE,  
ONE PROJECT AT A TIME



As Home Builders Foundation works toward completing 1,300 life-changing projects in three years, volunteers like Larry Malone of Berkeley Homes are one of the reasons that goal feels possible. Larry has led more than 40 accessible home modification projects, often serving as a volunteer project captain. His steady leadership has helped transform homes across metro Denver into safer, more accessible places to live.

From complex remodels to urgent accessibility updates like ramps and grab bars, Larry brings care, craftsmanship, and a calm presence to every job site. He treats each project as a collaboration – listening to clients, supporting contractors, and working closely with staff to make sure the plan on paper truly fits the person who will live with it. When projects hit roadblocks, he is often the one who keeps them moving forward.

Larry is not someone who seeks the spotlight, yet his impact is everywhere. New project captains look to him as a model. Clients feel heard and safe in his care. Honoring Larry at the Annual Celebration was a way to honor every volunteer and partner who turns blueprints into real, lasting independence for our neighbors.

# Financial Overview

**COMMITMENT TO FINANCIAL TRANSPARENCY:** HBF values transparency and ensures that the resources entrusted to us go directly toward creating lasting impact. We are proud to have earned the Gold Seal of Transparency from Candid.



**HOME BUILDERS FOUNDATION** is committed to helping people with physical disabilities and financial need in the metro Denver area live safely and independently in their homes. Through high-quality, thoughtfully planned home modifications, HBF addresses critical accessibility needs while ensuring resources are used efficiently and effectively. Funds entrusted to the Foundation are responsibly managed and strategically invested to maximize impact, leveraging the donated labor, materials, and expertise of a dedicated network of building professionals, suppliers, and volunteers. This collaborative model allows HBF to stretch every dollar, deliver durable solutions, and provide measurable, life-changing outcomes for those we serve, while maintaining transparency and accountability to donors and partners.

## STATEMENT OF ACTIVITIES

	2025	2024
TOTAL INCOME	\$2,941,034	\$2,378,457
TOTAL EXPENSES	\$2,388,781	\$2,048,324
NET OTHER INCOME	\$248,213	\$187,093

*\*\*Excludes In-Kind Revenue and Expenses*



SCAN TO REVIEW  
AUDITED FINANCIALS

## NET ASSETS AND PROJECT IMPACT

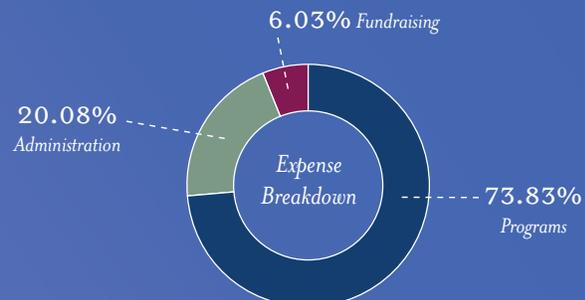
	NET ASSETS	PROJECTS
2021	\$1,144,864	248
2022	\$1,254,065	242
2023	\$1,227,404	339
2024	\$2,159,078	362
2025	\$3,047,533	442



## EXPENSE BREAKDOWN

	2025	
PROGRAMS	\$2,657,940	73.83%
ADMINISTRATION	\$722,883	20.08%
FUNDRAISING	\$216,993	6.03%
	<b>\$3,599,840</b>	

*\*\*Includes In-Kind and estimated allocation of professional services*





**INSPIRATION  
HOUSE**  
*In Support of the HBF*

**INSPIRATION HOUSE** is a signature fundraising initiative where HBF partners with a local home builder and its trade base to build and sell a new home, with proceeds donated back to support HBF’s work. Through this collaborative effort, Inspiration House has generated critical funds that help HBF meet growing demand for home modifications that build independence and elevate lives in our community.

We are incredibly thankful to Lennar for serving as our 2025 Inspiration House partnering builder, and we warmly welcome anyone interested in learning more about this meaningful initiative or exploring partnership opportunities in an upcoming year to reach out and join us.

*Our Supporters. Our Strength.*

Our work to build independence, provide opportunities, and elevate lives wouldn’t be possible without the generosity, partnership, and dedication of our supporters. Their contributions fuel every home modification, event, and initiative that strengthens our community.

**PLATINUM SPONSORS**

- Berkeley Homes
- Boise Cascade Builders.
- Builders FirstSource
- Capital Lumber
- Colorado Concrete Company
- Fortress Framing
- Lennar
- Lifeway Mobility
- McClure Concrete Inc.
- Rio Grande Co.
- ThermaTru Doors / Fiberon / OrePac

**GOLD SPONSORS**

- Ferguson Home
- Harberer Carpentry Inc.
- James Hardie
- LP Building Products
- Risewell Homes
- Weyerhaeuser

**SILVER SPONSORS**

- 1st Bank
- Art + Business ONE
- Home Builders Association of Metro Denver
- KGA Studio
- RW America
- Simpson Strong-Tie
- TruWood

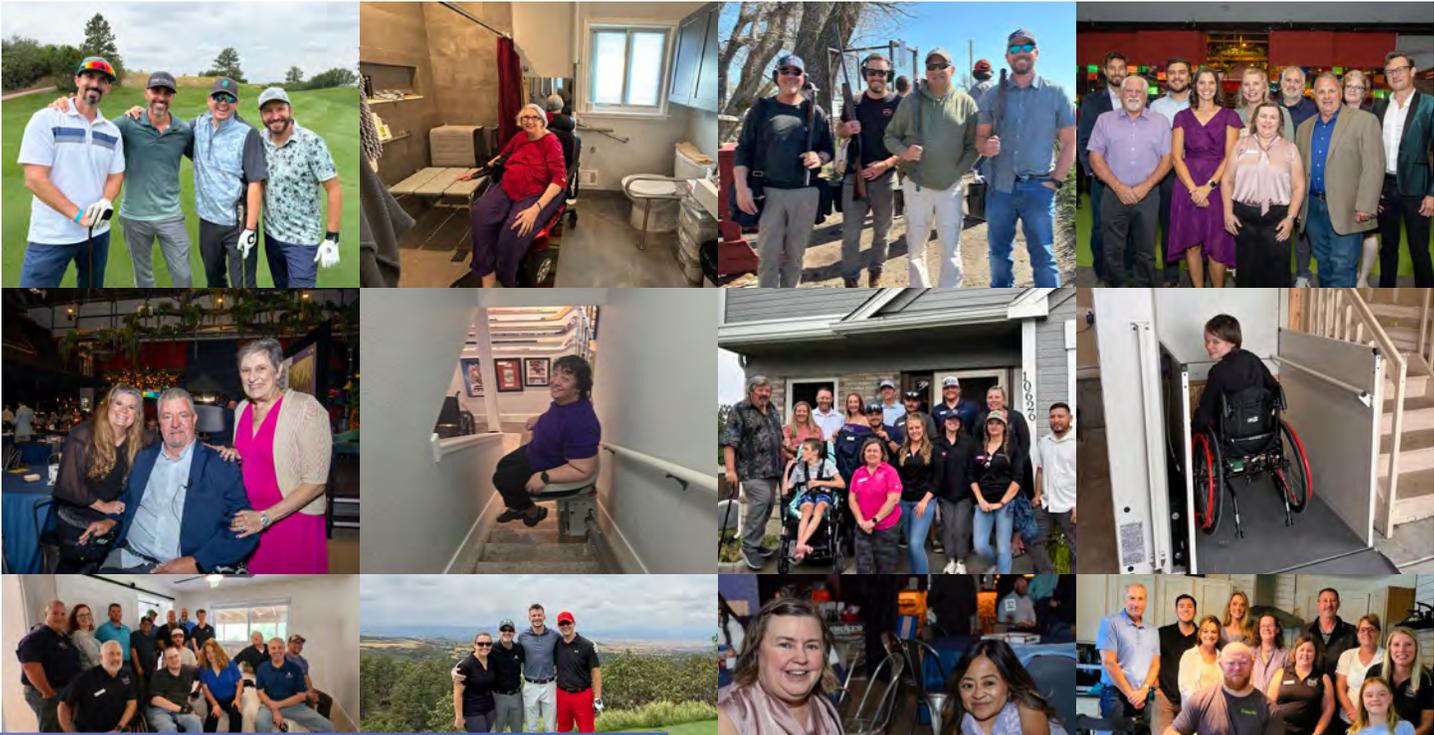
**BRONZE SPONSORS**

- BlueLinx
- Brookfield Residential
- CHFA
- Front Range Window & Door
- Infinity Properties
- Shea Homes
- Specialty Appliance
- Toll Brothers
- Trumark Homes

**FRIENDS OF HBF**

- Berkley Bank
- BWA Financial
- Centerline Builders
- Colorado Cleanup Services
- Denver Lumber Co.
- Dobransky Construction, Inc.
- Fox Rothschild
- HBS Trash Services
- REW Materials
- River|North
- Sheffield Homes
- Thornburg / Bowriver Capital
- VanDyk Construction





BLUEPRINTS DON'T  
BUILD HOMES —  
**PEOPLE DO** →

**Home** BUILDERS  
FOUNDATION  
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*2025 Impact Report*