



a celebration of
LEADERSHIP



FOUNDATION

Annual Report
2006

THE HOME DEPOT FOUNDATION

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2006 ACCOMPLISHMENTS

- Supported production of **9,000 affordable housing units**, built responsibly
- Planted or restored **300,000 community trees**, 10,000 of them in the Gulf Region
- Invested over \$9.1 million** to create healthier, more livable communities
- Donated an additional \$4.8 million** to match charitable contributions of The Home Depot associates
- Supported **training of 1,500 community development professionals**
- Engaged over 10,000 volunteers**
- Recognized outstanding work of nonprofits and cities with **Awards of Excellence**



Frank Blake
Chairman & CEO
The Home Depot

The Home Depot was founded on the understanding that being an involved neighbor is an essential part of business. It's important to invest in our communities to make them healthier, stronger and more sustainable. The Home Depot Foundation plays a significant role in our efforts to build the kinds of communities where people want to live, work and raise their families.

In 2006, The Home Depot Foundation supported nonprofit partners that strengthen cities and towns by building almost 9,000 housing units that are affordable while being comfortable and environmentally responsible. We also supported the planting and restoring of 300,000 trees, with all of their numerous environmental, economic and social benefits. By focusing on affordable

*We look forward to achieving even more in 2007.
Creating affordable, healthy and efficient homes
will continue to be our priority.*

housing and community forestry – and how they work together to create more livable places – the Foundation plays a leading role in community development efforts nationally. That impact transcends the bricks and lumber of the houses, or the branches and roots of the trees. These efforts allow families and individuals to pursue healthier, more successful lives.

The Foundation's work is only possible because of the partnerships we have built with our suppliers. Over 3,000 of the suppliers who fill the shelves of our stores generously supported the Foundation in 2006. They gave financially and by volunteering their time. Their contributions allowed us to accomplish much more than we ever could alone and reinforced our belief that the community *is* our business.

We look forward to achieving even more in 2007 as we continue to create more affordable, healthy and efficient homes.

Frank



a celebration of
LEADERSHIP

Photograph by Jackson Smith

Five-year-old Sylvester Henry and his cousin, Ronald Williams, 6, in their new Houston neighborhood. The boys arrived here last fall from New Orleans after being rescued from their grandmother's rooftop after Hurricane Katrina, and they are making a new life in a home provided by the Foundation's partner, Enterprise Community Partners.

leadership through

INSPIRATION
VISION
PARTNERSHIP
ACTION

SERVICE
INNOVATION
COMMITMENT

Kelly Caffarelli
Executive Director and
Member of the Board of Directors
The Home Depot Foundation



Kevin Martinez
President of the Board
The Home Depot Foundation
Vice President, Community Affairs
The Home Depot



In 2006, The Home Depot Foundation participated in many projects that improved the lives of people in communities throughout the nation. Whether focused on planning, building, planting or preserving, all these efforts have had one thing in common – exemplary leadership.

In some cases, the leader was an individual with vision and the ability and commitment to see it become reality. In others, the leader was an organization with the will to try something new. In yet others, it was a group of leaders with the courage to act even in the face of uncertainties. In every instance, the benefits went far beyond the immediate accomplishments: These efforts inspired others to achieve more and to help more communities.

These efforts inspired others to achieve more and to help more communities.

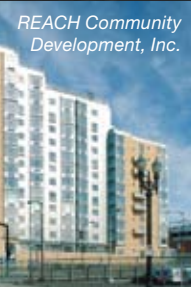
In this Annual Report, we are proud to present examples of how the Foundation's support has furthered the efforts of those who are leading us all into a healthier, more sustainable future. By identifying and recognizing these leaders, the Foundation has become an acknowledged leader in its own right, challenging others to collaborate and align their resources and expertise to create healthy, affordable and sustainable neighborhoods.

We often talk about statistics to demonstrate success, and the Foundation is proud of the number of homes we have helped build and renovate, the number of trees we have planted and preserved, and the millions of dollars in grants we have invested. However, the Foundation's true accomplishments are best evidenced in the faces and stories of the people and communities that have been touched by the Foundation and our partners. As you read this report, we hope that you recognize the different ways leadership takes form in our cities — and the impact one person, one idea or one act can have on the future of an entire community. We hope you join us in celebrating that leadership.

A handwritten signature in black ink that reads "Kelly". The signature is fluid and cursive.

A handwritten signature in black ink that reads "Kevin". The signature is fluid and cursive.

The Foundation created the Awards of Excellence programs to identify, recognize and celebrate the exemplary work being done by nonprofits in the areas of affordable housing and community trees. We often hear questions about whether housing can be environmentally responsible and affordable, and whether trees are valuable assets that can provide quantifiable economic, social and environmental benefits. Rather than just trying to explain the answers to these, the Foundation decided to hold up examples that demonstrated the answers and provided the proof. Additionally, it is our hope that other nonprofit housing developers and communities will be inspired by the accomplishments of the awards winners and challenge themselves to raise their aspirations for new initiatives and projects.



REACH Community Development, Inc.

leadership through INSPIRATION



AWARDS OF EXCELLENCE FOR AFFORDABLE HOUSING BUILT RESPONSIBLY*

Presented to recognize outstanding housing developments that combine long-term affordability, resident comfort and health, and environmental responsibility.

2006 National Winner

Homeownership Housing

Clackamas Community Land Trust

(see page 16)

2006 National Winner

Rental Housing

homeWORD

2006 National Runner-up

Homeownership Housing

Mountain Housing Opportunities, Inc.

(see page 6)

2006 National Runner-up

Rental Housing

REACH Community Development, Inc.

* Case studies with information about the projects recognized by the Awards of Excellence are available on the Foundation website.



homeWORD



AWARDS OF EXCELLENCE FOR COMMUNITY TREES, PRESENTED IN PARTNERSHIP WITH THE U.S. CONFERENCE OF MAYORS

Presented to recognize outstanding collaborations between city officials and local nonprofit organizations.

2006 National Winner

Large City

City of Baltimore, MD
Parks & People Foundation
(see page 12)

2006 National Winner

Small City

City of Norwalk, CT
Norwalk Tree Alliance

2006 National Runner-up

Large City

City of Portland, OR
Friends of Trees
(see page 8)

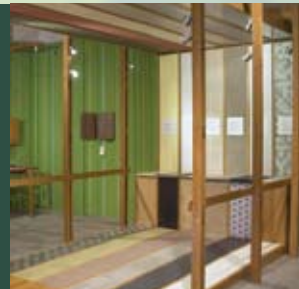
2006 National Runner-up

Small City

City of Davenport, IA
Greenway Habitat

The real point of The Green House [exhibition is]... not that you could never live like this, but that, in fact, you can. And that, by doing the right thing, sustainable, ecologically sound design doesn't just have to feel good... it can look fabulous, too.

— WASHINGTON POST, JUNE 9, 2006



“THE GREEN HOUSE: NEW DIRECTIONS IN SUSTAINABLE ARCHITECTURE AND DESIGN”, NATIONAL BUILDING MUSEUM, WASHINGTON, DC

In May 2006, The Home Depot Foundation was the presenting sponsor of a groundbreaking exhibit at the National Building Museum entitled *The Green House: New Directions in Sustainable Architecture and Design*. The exhibition clearly educates consumers about making environmentally sound design and construction choices without sacrificing affordability or comfort. It also offers visitors a range of ideas — from material selection, to energy optimization, to native landscaping — that can easily be incorporated into any lifestyle. *The Green House* has experienced near record visitorship, including federal policy-makers, leading architects, national educators and First Lady Laura Bush. Executive Director of the museum, Chase Rynd, remarked on the significance of the exhibition and The Home Depot Foundation’s presenting sponsorship: “This exhibition’s overwhelming popularity demonstrates the country’s desire to make healthy and sustainable choices in homes. The National Building Museum is in a unique position to present these choices through an exciting and motivating experience that was greatly enabled by the support of The Home Depot Foundation.”



Green Display Images courtesy
Hoachlander Davis Photography



Before

After

Making a difference sometimes starts with the ability to see opportunity where others just see problems. This requires not only imagination and expertise, but hope and vision as well. Additionally it often requires rallying a team behind a common goal. When constructing homes, the first step



This is my first house, and I never dreamed I would be able to afford such a wonderful place. I enjoy the park, we are close to everything and I really feel like I am part of a safe and supportive community.

— ALPHIE RODRIGUEZ, PROSPECT TERRACE RESIDENT

can be getting a group of design and construction professionals in an intense working session with current and potential neighborhood residents. The Home Depot Foundation supports these sessions, commonly referred to as “charrettes,” because we believe that they are essential to assuring that the development responds to the needs of the residents, the context of the existing neighborhood, the surrounding environment and the economic realities. Bringing all of the stakeholder groups together, with their diverse perspectives, can also lead to unexpected and creative solutions where only problems existed before.



Planning charrettes early in the development process can allow for input from key stakeholders with a variety of talents and perspectives. *Shown are (left, right) a charrette led by The Home Depot Foundation in Denver, CO. and (center) a charrette held during the planning of the USGBC's new office.*

USGBC Photo credit: Sara Harding Courtesy of the U.S. Green Building Council.



leadership through VISION

TURNING AN EYESORE INTO A NEIGHBORHOOD ASSET

Holding a charrette was one of the first steps taken by Mountain Housing Opportunities, Inc. (MHO) when it began developing what would become Prospect Terrace in Asheville, NC. The site was an abandoned gully and stream that was completely overgrown by weeds and neglected by the neighborhood, although it is within walking distance of downtown. By gathering neighbors and professionals who envisioned what could be and by giving consideration to people, place and the environment, MHO was able to turn an eyesore into attractive housing that is not only affordable and safe, but is sustainable too.

The project consists of cottages and condominiums that are designed to be comfortable and healthy while reducing energy costs and improving indoor air quality and ultimately the health of the residents. Prospect Terrace is now home to 17 families representing a range of income levels.

Throughout the construction process, MHO focused on creating a real sense of place within an existing neighborhood by integrating gathering spaces for both new owners of Prospect Terrace units as well as existing neighborhood residents. One element of the plan developed at the charrette is a park created on an acre of land running through the development along the stream. Because MHO took a comprehensive approach to create safe, healthy indoor and outdoor spaces, Prospect Terrace was the first development certified under North Carolina's HealthyBuilt Home Program and was recognized with The Home Depot Foundation's Award of Excellence.



leadership through
PARTNERSHIP



Photograph © Chijo Takeda

The Home Depot Foundation is exceptionally fortunate to count a significant number of national, regional and local nonprofits, community leaders, individual volunteers and suppliers among our partners. Without these strong, long-term relationships, the Foundation would not be able to have such a positive impact on communities throughout the country. By encouraging these organizations to make contributions in ways that best align with their strengths and abilities, the Foundation allows the groups to achieve more, both individually and together, as they all strive to address the major issues facing our neighborhoods.

PARTNERS CLOSE TO HOME...

Similarly, the nonprofit organizations the Foundation supports rely on their partners who provide different kinds of resources. For example, our Community Trees Award of Excellence 2006 runner-up, Friends of Trees from Portland, OR, was created to bring together local businesses, public agencies and individuals to protect and maintain Portland's valuable tree canopy. A Portland State University study showed that while most urban areas have lost trees in the past three decades, land covered by trees in Portland has actually increased. This has become known as the "Friends of Trees Effect." By engaging a wide cross-section of the public, Friends of Trees has succeeded in enhancing the community's understanding and appreciation for the benefits of trees, which is clearly demonstrated by the Portland organization's success.

It's cool to see the difference from just this morning. I live around the corner, so I can come back and check on my tree.

— 5TH GRADER AFTER VOLUNTEERING AT TREE PLANTING EVENT



...AND ACROSS THE COUNTRY

In addition to its local work, Friends of Trees is also a member of the Alliance for Community Trees (ACT), a national organization of grass roots urban forestry organizations. With support from The Home Depot Foundation, almost 100 organizations like Friends of Trees work through ACT to elevate the importance of their local work to a national audience. By coordinating over 150 community planting events each October during "National NeighborWoods Month," these groups' efforts demonstrate that they have significance beyond making their local park or schoolyard more inviting. They show that neighborhood leaders have the power to create a healthier community, to improve the regional environment and to empower each individual to make a difference.

Andy Masterpole and his daughters Mia and Ava in Rochester, MN at their local NeighborWoods tree planting, sponsored by RNeighbors.

Sometimes problems are easy to see, but the solutions are harder to identify. This was the challenge for families, towns, organizations and institutions in the Gulf Coast after Hurricanes Katrina and Rita hit in 2005. There was so much that needed to be done in the battered region that it was difficult to know where to begin.

The first opportunity for the Foundation to help came within the first weeks after the storms hit. Heeding the call from The Land Trust for the Mississippi Coastal Plain, we provided funding to save 655 live oaks, giving local residents hope as these important symbols of their communities were preserved. We also quickly collaborated with Enterprise Community Partners to develop Home Again, a pilot program to demonstrate that cost-effective modular homes could provide safe, durable solutions for rebuilding. While others were focused for months on the many obstacles that hindered the rebuilding efforts, the Foundation chose to act in a strategic and thoughtful way. Just over a year later, with much of the area still waiting for funds to begin rebuilding, the pilot project had completed 15 permanent homes for residents – including Yolanda Fields, of Pass Christian, MS.



My insurance company did not come across like it was supposed to. Flood paid, but homeowners received such a small amount, it is not enough to even talk about.

— YOLANDA FIELDS, PASS CHRISTIAN, MS

A CALL TO ACTION

The last several years have seen skyrocketing energy costs, severe housing shortages, water use restrictions and epidemic levels of childhood asthma. At The Home Depot Foundation, we didn't think that continuing business as usual was a good enough response to these issues. That's why we challenged our partners to do better; by changing their practices, policies and operations to increase the number of homes they build annually; to make homes more affordable in the long-term and to create a safer, healthier environment.

For example, The Home Depot Foundation was the initial funder of Enterprise's Green Communities™ initiative, which set a goal of creating more than 8,500 sustainable affordable homes in five years, and making environmentally friendly building more mainstream among community-based developers. The initiative has provided grants, loans and training to help developers begin building housing that promotes health; conserves energy and natural resources; and provides easy access to jobs, schools and services. The first two years of the initiative have clearly demonstrated the interest in and need for these resources. Over 2,700 housing professionals have received training and technical assistance, and over 7,000 green housing units are completed or under way. The Foundation believes that by acting now to create safer, stronger communities, we are helping families and neighborhoods today in ways that will continue tomorrow and into the future.



leadership through
ACTION



leadership through
SERVICE



Before

After

We usually think of leaders as being out in front, but sometimes the leader is the person who is quietly doing what most needs to be done. Servant leadership means being useful to others so that they can achieve the most that they can. It means identifying needs, and giving what talent and resources you have to help others succeed.

The Foundation strives to provide servant leadership to our nonprofit partners who are working in our communities every day by offering a variety of tools to enhance their capacity. These tools take a number of forms, from gathering experts together to discuss common challenges and investing financial resources into a project to funding training sessions and spreading mulch around trees at a volunteer event. The Foundation's ability to identify gaps, whether large or small, and find effective ways to fill them has an enormous impact on our partners' ability to accomplish their goals.

CULTIVATING HOPE, GROWING NEIGHBORS

Justine Bonner demonstrates this kind of quiet leadership as she has worked over the last eight years to transform Baltimore's Sandtown Winchester neighborhood. In 1999, Ms. Bonner returned to her childhood neighborhood after being away for 30 years. The solid community of well-maintained row houses in which she grew up had been replaced by burned-out abandoned houses, trash-filled vacant lots and crime-ridden street corners. The residents had lost control of their neighborhood, and many had lost hope as well.

As her oasis grew, others — both young and old — started to join her and began taking pride in how their hard work improved their community.



Ms. Bonner decided to do what she could and began using the beauty and power of gardening to renew the vacant lot behind her block of row houses. As her oasis grew, others — both young and old — started to join her and began taking pride in how their hard work improved their community. As more vacant houses were demolished, the neighbors took over the lots to create gardens before they became havens for crime and trash.

Most recently, Ms. Bonner worked with the Parks and People Foundation to transform a trash-filled lot into a rain garden that not only beautifies the neighborhood, but helps to improve the environment by slowing, channeling and absorbing rainwater. It's part of the community-wide Watershed 263 Project that The Home Depot Foundation supported and recognized with an Award of Excellence for its remarkable work coordinating efforts throughout the area to improve water quality and enhance the quality of life.

Although Sandtown Winchester is not without problems today, Justine Bonner has helped the residents reclaim ownership of their neighborhood, while improving the water quality for an entire region. She is proof that the quiet efforts of one individual have effects that extend far beyond her personal reach.



Solving the diverse problems faced by communities requires more than just skill and effort. It takes creativity, imagination and a willingness to consider new ideas. While there are scores of organizations working in cities throughout the country, The Home Depot Foundation aims to fund those using innovative solutions to address the common challenges faced by communities in hopes that their successes will provide models for others to follow.

A STRONG CONTAINER

For example, in St. Petersburg, FL, there was a glaring need for more affordable family homes. The challenge developers faced was this: how to build dwellings that were economical yet strong enough to withstand hurricane-force winds.

In partnership with The Home Depot Foundation, St. Petersburg Neighborhood Housing Services (NHS) came up with an unconventional answer: build hurricane-ready homes using heavy-gauge steel



Murphy's Ranch is an exemplary development that demonstrates the right way to design and the right way to build, and provides a model for others to follow.

— MARJORIE MATTHEWS, OFFICE OF AFFORDABLE HOUSING DEVELOPMENT FOR SANTA CLARA COUNTY

shipping containers as the framing. Although this construction concept has been used internationally as the structure for many different kinds of buildings, it has rarely been used to build homes. While researching the idea, NHS learned that the containers are built to be exceptionally strong and stable enough to remain stacked during trips across the ocean, so they can be used to build very durable homes. Additionally, they can be easily insulated, ensuring energy efficiency and lower utility bills. Re-using the containers in this innovative way also removes them as rusting eyesores in ports along the seacoast. After becoming convinced that this was a practical way to construct homes, NHS had to persuade city officials, lenders and funders to support the project. With the Foundation's technical assistance and financial assistance, NHS has provided families with safe, affordable homes that can withstand hurricane-force winds.





leadership through INNOVATION

THINKING BIGGER THAN THE BOX

In a more conventional setting, First Community Housing's Murphy Ranch in San Jose, CA, also demonstrates how creative methods can lead to results that exceed expectations. In an area known more for beautiful views, million-dollar homes and one of the highest cost housing markets in the country, First Community Housing (FCH) built this 100 townhouse complex for families earning less than \$48,000 annually, without compromising the affordability, sustainability or comfort of the units.

With Murphy's Ranch, FCH constructed well-built homes that exceed California's stringent energy requirements by 25%, but they went beyond the building design to creatively find additional ways to help residents. Realizing that fewer of the residents have cars because of their income level, FCH negotiated with the city for a variance to reduce the number of required parking spaces and allow for more green space. Then going a step further, FCH purchases each resident an annual pass to use public transportation, saving a family hundreds of dollars annually. Murphy's Ranch uses energy from solar panels for all common areas, including a heated pool for the many children in the development, and even produces enough electricity to sell the excess back to the utility company. A monitor in the community center indicates the amount earned each day from the utility and educates residents about the savings created through their own energy conservation. By thinking beyond the construction phase to consider the quality of life of the residents, Murphy's Ranch is creating a community of which everyone can be proud. In supporting a leader such as FCH, the Foundation is supporting all of those organizations that will learn from FCH's innovation and success.



leadership through
COMMITMENT





To create a strong community where families can live healthy and successful lives takes many things: well-kept homes, green parks, shady trees, safe streets and economic stability, to name a few essential ingredients. More important than any of these, however, is the commitment and energy of involved neighbors, civic groups and local leaders. Just one person's dedication to building a better home or to cooling a hot city street can be the catalyst to draw people and resources together to enhance the opportunities and quality of life for an entire neighborhood.

Completing the Phillips Creek project according to our original plans was hard, but it was absolutely worth doing it the right way.

— MIKE SILVEY, BOARD PRESIDENT,
CLACKAMAS COMMUNITY LAND TRUST



TRANSIT, TREES AND PLACES TO PLAY

When Clackamas Community Land Trust (CCLT) began development of the SE Phillips Creek project next to a transit station outside of Portland, OR, it had significant environmental goals, as well as economic and social goals. CCLT understood that achieving each of these was essential to build an affordable, supportive, healthy and enjoyable community.

The level of CCLT's commitment to its sustainable construction plans were soon tested when the soil was found to be contaminated with significant amounts of lead. Addressing this issue not only created budget problems, but also caused substantial delays. Abandoning its original environmental goals would have helped ease these pressures, but would have sacrificed the ultimate purpose of the project: to build homes that offer families a healthy place to live and raise their children, with access to transportation and green spaces to gather, learn and play. Instead of compromising, CCLT maintained its original plans, which included ensuring energy efficiency, installing hardwood floors; preserving mature trees; and leaving two lots as a children's play area, garden and community gathering spot. The final result is an environmentally healthy and sustainable community, with homes that families of modest income can afford and enjoy.

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Great River Greening, Saint Paul, MN
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OUR MISSION The Home Depot Foundation is dedicated to creating healthy, livable communities through the integration of affordable housing built responsibly and the preservation and restoration of community trees.



The Home Depot Foundation

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