Contents

President’s Message
FCHA Mission, Family selection Criteria
Housing Need in Armenia
Building Better Future with VivaCell-MTS
Partnership with the ICRC
Deserving Life for 11 Families Owing to Hirair and Anna Hovnanian Foundation
USAID (ARDI) Program Accomplishments in 2018
Building a Home with U.S. Embassy
Global Builder Volunteers with the Mission to Help
Local and International Volunteers Helping to Build Homes
Advisory Committee
FCHA Board and Staff
FCHA Financials
Our Donors
Join FCHA Mission
International Facts and Figures
Dear Friend,

2018 was a special year for the Fuller Center for Housing Armenia (FCHA). We have celebrated the 10th anniversary of serving Armenian families in housing need providing them with simple, decent and affordable homes.

Since 2008, we have served 691 families in all regions of Armenia, as well as in the Republic of Artsakh, out of which 68 families were assisted in 2018.

The year was also prominent with 353 local and international volunteers hosted.

I am pleased to report that, only with the support from our generous donors in the Armenian diaspora, local partners and community, loyal friends and volunteers we were able to support these families to live in decent homes.

We believe that strong performance is about hard work every day, and we are fully committed to work even harder in 2019 to deliver in line with the new targets. Our plan for 2019 is to assist 119 families.
We know when we build homes we are also building dignity, hope and opportunity for a better future... we help people lift themselves out of poverty housing and become self-sufficient.

THANK YOU for being part of this life-changing experience. Your commitment to our mission makes us dedicate ourselves to fulfilling the dream of more Armenian families in 2019.

Sincerely,

Ashot Yeghiazaryan
FCHA President
Results

68 Families Served

In All Regions

332 Lives Changed

In 54 Communities

353 Volunteers Hosted

2018

Lives Changed

Volunteers Hosted

Families Served

Regions

Communities
Our Mission

The Fuller Center for Housing Armenia is a non-governmental charitable organization that supports low income families to build and renovate simple, decent, and affordable homes providing them long-term, interest and inflation free loans as well as advocating the right to a decent shelter as a matter of conscience and action. The monthly loan repayments flow into revolving fund and are used to help more families creating a sustainable financial foundation for community development.

Family Selection Criteria

-Housing need
-Ability to pay back the long-term, interest and inflation free housing loans
-Willingness to partner with FCHA, partake in the work on their home, and assist in the building of other FCHA participants’ homes nearby.
Housing Need in Armenia
30% of families in Armenia live below the upper poverty line.

(Source: World Bank “Social Snapshot and Poverty in Armenia”)

Over 64,000 families in Armenia need improvement of housing conditions; over 26,100 families are homeless. Most of them live in metal containers (domiks), basements, or other temporary, unsafe and unhealthy shelters.

(Source: Report on Social Reforms in Armenia)
It is already the seventh year Fuller Center for Housing Armenia and VivaCell-MTS, the leading telecommunications operator in Armenia, have been partnering to help families in housing need in different regions of Armenia.

Partner organizations report that one of the most important accomplishments of the program is the transformation of the state of mind of beneficiary families of different regions of the country.

“I have always considered this program one of the most successful ones. There are several reasons; an important work is being done, and people overcome the problem of years with dignity. I’m especially happy for our compatriots living on the border. Thank you for cooperation,” said VivaCell-MTS General Manager Ralph Yirikian.

This partnership has brought happiness to 150 beneficiary families.

In total, more than 700 people in 10 regions of Armenia restored their optimism and confidence in a better future.

In 2018, 12 families have been supported through housing in 10 communities of six regions of Armenia. Five of the families have been supported by VivaCell-MTS General Manager Ralph Yirikian’s general contribution.

In 2018, VivaCell-MTS invested about AMD 29 million for the implementation of the housing project; in total over AMD 398 million has been invested so far.

VivaCell-MTS assisted these families not only financially but also through

**Building Better Future with VivaCell-MTS**
volunteering. During these years Vi-vaCell-MTS General Manager Ralph Yirikian as well as the volunteer staff members regularly participated in construction works, helping families to finish the construction works.

Due to the joint efforts and the value system anchored on responsibility, new opportunities have been created for the families.
Partnership with the International Committee of the Red Cross (ICRC)

This cute, two-year-old child was born in Lernadzor village, Syunik Region. His name is Gor Vardanyan.

Gor’s father, Vardan was injured in mine explosion in 1993. Despite his health problems, Vardan is a very hard working man and does his best to provide his family with necessary housing conditions. But his salary was never enough to renovate even the roof of the house.

The house where the family lived with Vardan’s parents and two elder sisters was a wooden, half damaged building.
With leaking roof and damp walls. All the windows of the house were damaged.

In 2018, in the frames of the ICRC and FCHA partnership, the Vardanyans renovated the roof of the house, straightened and insulated the walls, changed the windows and did also the interior renovation.

"I am so happy that now my children have a decent place to live in. I suppose it would have taken many years for me to renovate the house. I am so grateful for giving my family a hand up. Thank you so much. I wish everybody could have his own place to live in without wars and armed conflicts," said Vardan.

Since 2010, the Fuller Center for Housing Armenia has been partnering with the International Committee of the Red Cross to assist the Families of Missing to rehabilitate their homes. Since the beginning of 2015, in the frames of the same Cooperation Agreement, the households of mine/ERW (Explosive Remnants of War) victims are being assisted to rehabilitate their houses.

The 2018 was also successful with continuing partnership with the International Committee of the Red Cross with 22 families assisted.

Altogether, in 9 years, 158 families assisted.

The proportion of funds invested for this purpose by partners is: ICRC 70% and FCHA 30%.
Deserving Life for 11 Families
Owing to Hirair and Anna Hovnanian Foundation

Back in the beginning of the year, the Fuller Center for Housing Armenia announced a campaign to build ten more homes, than it was planned, for ten homeless families by the end of the year.

The Hirair and Anna Hovnanian Foundation awarded $100,000 grant to the Fuller Center for Housing Armenia aimed to assist 10 families in 10 villages of Armenia to improve their housing conditions.

At the end of 2018, through the generous gift for “Deserving life for 10 Families”, instead of the 10 families planned initially, the Fuller Center for Housing Armenia was able to support 11 families in urgent need of decent housing through savings. The total amount was directed only towards the construction/purchase and renovation of houses for families in housing need.

Owing to the generous donation of the Hirair and Anna Hovnanian Foundation these families not only have decent homes with all necessities but also revived hope for the future and renewed faith.
“The 10 years of operation of our organization have been years of fulfillment of dreams, years of tears of happiness for over 690 families. The support of the Foundation towards the “Deserving Life for 10 Families” project has become the lighthouse for the light of which many families in need of decent housing have been waiting long. We hope that our newly established cooperation will go a long way and will become the guarantee of many more families’ happiness,” said the Fuller Center for Housing Armenia President Ashot Yeghiazaryan.

Eleven families from eleven communities in eight regions of Armenia were blessed to celebrate the New Year in their new and cozy homes; their long cherished dream became a reality.

With the faithful financial contributions Hirair and Anna Hovnanian Foundation has demonstrated deep commitment to the work of providing decent homes for families in housing need.

The Hirair and Anna Hovnanian Foundation was established in 1986 in the United States by Armenian American benefactor Hirair Hovnanian. Since then, the Foundation has been implementing various charitable projects in various spheres. The Foundation has been operating in Armenia already 12 years.
USAID-Funded Advanced Rural Development Initiative (ARDI) Program Accomplishments in 2018

The ARDI Program, financed by USAID and implemented by the Fuller Center for Housing Armenia, empowers more than 51 rural communities in Syunik, Vayots Dzor, Tavush and Lori provinces of Armenia by giving them opportunities to generate more income. Implemented projects create more jobs and prospects for Armenians to stay in their homeland and participate in its economic development. ARDI supports activities in three rural economic sectors or value chains, including dairy processing, fruit processing and rural tourism.
The ARDI Program empowers more than 51 rural communities in Syunik, Vayots Dzor, Tavush and Lori provinces of Armenia by giving them opportunities to generate more income. Implemented projects create more jobs and prospects for Armenians to stay in their homeland and participate in its economic development. ARDI has supported activities in three rural economic sectors or value chains, including dairy processing, fruit processing and rural tourism.

**Rural Tourism Value Chain** - The projects in 2018 were aimed at the establishment of B&B in Shnogh community, Lori marz and Tea house in Berd community, Tavush marz. The latter project comprises tourism’s integration with other commercial activities, including the promotion of natural production, the creation of tourist facilities and accommodations. The tea house is located next to the herbal tea production managed by local businesses in the face of “Edna” LLC.

The constructed tea rooms have become a focal point for cultural tourism in the village, attracting both domestic and international visitors and travelers. In addition to the main goal, the project will also develop business cooperation and social communication between the communities. The project motivates people from the region to start small business ideas considerably strengthening rural tourism as a regional industry and as a source of income.

At the same time in the framework of ARDI program training, round table and best practice in country exchange visit to Vayots Dzor marz were organized for Rural Tourism beneficiaries. In country best practice exchange visit was organized specifically for the beneficiaries of Tavush, Lori and Syunik region where rural tourism is underdeveloped compared to Vayots Dzor marz. The main purpose of the activity was to show the participants, who were newly engaged in this sector, the challenges and achievements of their counterparts from Vayots Dzor region. They visited more than 7 projects during two day visit which are examples of good practices and have high performance rates. Moreover, the participants had the ability to multiply their capacities through networking activities.

**Fruit Processing Value Chain** – In 2018, within this framework a cold storage in Nrnadzor community, Wine Demo plant in Achajur community and Dry fruit production in Meghri community were supported. The dried fruit production increased the production by over 50%, which in its turn increased the net profit. The company also provides job opportunities during season for more than 20 employees, especially rural women.

Wine Demo center, which ARDI Program in cooperation with CARD Foundation and other USAID funded programs has established in Achajur community of Tavush marz has the following capacities: Wine tasting facility/room for servicing the tourists, wine production facility with modern equipment, wine production equipment, which will be servicing the surrounding communities during the wine production season, training room, to be used for training the winemakers and grape-growers
from surrounding communities on wine production modern technologies and vineyard management. With its unique design and activities/services it will become a good attraction and resting point for a growing number of tourist visiting the area.

Within the framework of ARDI program and in cooperation with CARD foundation a fruit cold storage and pomegranate processing plant was established in Nrnadzor community on the basis of farmer cooperative. The cooperative collects fruit/pomegranate from the farmers and further sells it, securing additional value for the farmers.

The cooperative invested in the construction works of the cold storage and production area along with renovation of the area.

Cold chain, in particular cold storage and warehousing, is a critical value driver in agriculture. The additional value is created due to on-season and off-season price differences. The community produces mainly pomegranate. Before the establishment of the cold storage they used to sell the produce in high season at low prices, while the installation of fruit cold storage now allows the farmers to capture additional value through off-season sales.

**Environmental**

In the framework of ARDI program two environmental projects were implemented. An innovative project in Lori marz Mets Parni village has been the establishment of Briquetting production plant. The cooperative was able to find a market niche, which is providing/generating sustainable profit from processing of the by-products, actually waste, of other business activities and bringing about very positive environmental impact. At the same time, the briquettes are very much welcomed on rural, and not only, market, because comparatively cheap and energy-efficient fuels are always in demand.

ARDI program pays big attention to the sustainability of projects to be implemented by the program. This project has number of substantial economical and environmental benefits for the
cluster communities and for the marz as a whole.

• Preventing the burning of straw in the fields and senseless emission of carbon dioxide to atmosphere.

• Decreasing the volumes of preparation of cow dung, and the physical work of farmers related to it.
• Adding manure as fertilizers instead of using as fuel, which will improve the quality of their lands and reduce the demand for chemical fertilizers.

• Increasing the comfort and efficiency of households heating conditions,

• Introduced the culture of using bio-fuel in the communities and raising people’s awareness towards waste management.

• Developing alternative fuel for heating as energy source which serves as a viable alternative to other expensive energy sources.

Besides the above mentioned project public green zone areas have been established in Akhtala and Chochkan communities under this component. Public green zones were created in the residential districts of Akhtala and Chochkan communities, where the environmental and health conditions within the districts would be improved. There are numerous health benefits associated with access to public open space and parks. Access to vegetated areas such as this green zone has been associated with better perceived general health, reduced stress levels, reduced depression and more. When we assist in establishing and improving parks areas, we are definitely improving quality of life for the inhabitants of the region.

Capacity building training and on site consultancy were organized for all the projects that have received financial assistance from ARDI program. The best experts in their specific area were hired for providing expertise on the corresponding topics. Not only the direct beneficiaries benefit from this opportunity but also indirectly other cooperative members, co villagers, suppliers etc. who also participate in these training sessions.

**Overall 82 small-scale infrastructure and 125 small grant projects were implemented since the inception of ARDI Program.**

The ARDI program is made possible by the generous support of the American people through the United States Agency for International Development (USAID). The contents of this document are the sole responsibility of ARDI and do not necessarily reflect the views of USAID or the United States Government.
On May 19, 2018, volunteers from the U.S. Embassy Helping Hands organization and the Fuller Center for Housing Armenia team again united their forces to build a home for a family in need. This year the teams worked in Zovaber village of Gegharkunik region helping the Gabrielyan family.

Having volunteerism as an ideological basis and being ready to help those in need, the US Embassy has always combined forces with the Fuller Center for Housing Armenia becoming the helping hand with the help of which the families have completed their home construction sooner.

The Galstysans have been waiting for this day very long. For many years the family had temporarily lived in other people’s houses moving from one place to another, and then moved to live in a temporary shelter (domik). Each day, the family put stone on the stone but could only build the walls of the house and cover the ceiling.

“Despite that our entire family works diligently, we hardly earn a living. The completion of the house construction has become an unachievable dream. My sons are already adult but they even don’t think of getting married as we don’t have enough place for living. This is a magic that happened to us. First, FCHA’s support, and now these people help bringing us closer to the long-awaited happy day. Soon my family will live in a decent home. God’s blessing to you all,” said the family father.

The Gabrielyan family is one of the 11 families of 11 villages in Armenia assisted through the generous $100,000 grant awarded to Fuller Center for Housing Armenia.
Housing Armenia by the Hirair and Anna Hovnanian Foundation.

It is already 10 years, the Fuller Center for Housing Armenia gives hope, joy and happiness of having a home to those in need—people who live in domiks, basements, half-built buildings deprived of basic housing conditions.
Global Builder (GB) Volunteers with the Mission to Help

There are people in the world who care about others no matter how far they are...

Crossing the ocean to give a helping hand to families in need of decent housing is such a rewarding action!

“While our involvement may seem like a “drop in the bucket”, it is life-altering for the family whose living conditions have drastically improved. I encourage everyone to consider joining a future Fuller project – it is a truly rewarding experience.”

~Ara Hourdajian, GB volunteer

Spending one or two weeks in Armenia, helping the needy families to sooner finish the construction of their home, is not only passing heavy buckets, concrete, graveling, plastering or painting; it is about sharing love and hope, smile and cultural differences, sharing food together with the family, learning to help each other...

In 2018, Fuller Center for Housing Armenia was honored to host six Global Builder volunteer teams, led by Abie Alexander, Leo and Sona Manuelian, Jacqueline Elchemmas, Abraham Ouzounian, Barbara Hovsepian and Peter Sexton.

Working in different parts of Armenia, teams did fantastic work helping the families to one day sooner finish the construction of their long cherished home.
Local and International Volunteers Helping to Build Homes

UWC Dilijan College
Armenia Marriott Hotel Yerevan
Best Western Congress Hotel Yerevan
American University of Armenia (AUA)
Homenetmen Glendale “Ararat” Chapter Scouting Division
Armenian Assembly of America
Christian Youth Mission to Armenia (CYMA)
AGBU Montreal
AGBU Tehran
Teach for Armenia
AGBU Discover Armenia
KPMG Armenia

as well as other individual volunteers who joined our mission of eliminating substandard housing in Armenia.
Since the college opening in 2014 in Armenia, the students participate in the Fuller Center volunteer program twice a year.

“Community service is part of UWC Dilijan experiential learning programme, through which the students develop skills necessary for impactful humanitarian work. Participation in the Fuller Center for Housing Armenia is a very important project for our international students’ body. It helps students to get deeper involved into the Armenian community and to give back to the country which becomes their second home,” said UWC Dilijan Biology Teacher Mikayel Minasyants, who was supervising the UWC Dilijan students’ group.

Armenia Marriott Hotel Yerevan

It is already the 12th year that Armenia Marriott Hotel Yerevan partners with FCHA team with the aim of eliminating substandard housing in Armenia and helping more and more families in need of decent housing.

“Marriott’s Spirit to serve makes our culture more vibrant, our business stronger and the world a better place. Investing in the communities where we do business is at the core of Marriott’s Spirit To Serve Our Communities corporate social responsibility strategy.

Our commitment to society blends financial contributions with in-kind giving of products and services, and the volunteer service of our associates around the world. Now the time has come to put our actions to another Spirit to Serve our communities event together with FCHA”, said Armenia Marriott Hotel Yerevan General Manager Ms. Catalina Susan.
American University of Armenia

On June 22, 2018 members from American University of Armenia (AUA) Volunteers’ League student organization joined FCHA team in the village of Haytagh, Armavir region to help Hambardzumyan family in need of decent housing to build their home.

It is already the second year AUA students express their willingness to join FCHA mission and help a family in need to build a house.

The day was double memorable as the Topoozian family of six from Fresno, California, US, joined the team. It was the family’s first trip to Armenia and it was a great experience for them to spend their day helping a family!

Best Western Congress Hotel Yerevan was also the exclusive sponsor of FCHA 10th Anniversary event.

It was a constructive partnership between the FCHA, the family and the volunteers.
On July 13, 2018 the Homenetmen Glendale Ararat Chapter Scouts joined the FCHA to help one extremely deserving family of the Baloyans from Anushavan village, Shirak region to move one step closer to the cherished dream of a decent home.

Armenian Assembly of America

On 20 July, Armenian Assembly of America volunteers, led by Arpi Var- tanian, joined FCHA team and the GB team from USA, led by Barbara Hovsepian, to build the Dzhumyan family house in Nor Gyugh village, Kotayk region.

The Armenian Assembly of America is the largest Washington-based nationwide organization promoting public understanding and awareness of Armenian issues. Many years the Assembly volunteers join FCHA mission bringing attention to the housing problem in Armenia and helping a needy family to sooner finish the construction of the long cherished house.

Almost 11 years the family have been living without basic housing conditions. “We do our best to live a decent life, but despite our efforts, we couldn’t finish the construction of our house and provide our children with a deserving life. And now, we are so happy, we’ll have a home,” shared the father of the family, Kamo.

The young and enthusiastic people were doing the graveling for insulation of the roof. The generous donation made by Homenetmen Glendale “Ararat” Chapter is an invaluable support for Fuller Center for Housing Armenia mission.

The scouts were also completely overwhelmed with what they were able to accomplish. A very emotionally charged day for all involved.
On July 24-25, the Christian Youth Mission to Armenia (CYMA), girls from Mer Hooys, led by Der Avedis Abovian, joined FCHA team to help the Midoyan family of four from Tatul village, Aragatsotn region to sooner finish the construction of their house. During the two-day collaboration, the groups did fantastic work passing buckets full of the gravel into the roof to insulate the roof. Almost each year the young pilgrims come to Armenia and serve to unify and strengthen the Armenian community by establishing a bridge between the diaspora and the Homeland. With the CYMA and FCHA groups working side by side, the Midoyan’s dream of owning a home is now a reality.

The enthusiastic team of 13 members from AGBU Montreal joined Fuller Center for Housing Armenia for two weeks helping build homes for two deserving families — the Gabrielyans from Zovabber village and the Aghekyans from Arayi village of Aragatsotn region. These was a tremendous help for the two families to sooner construct their long cherished homes.

Two weeks of hard work and fun and people united with the conviction and dedication to making a real difference in the lives of families in housing need!

Each working day was very productive, and each day the families felt that the dream of having a decent home is getting a shape of reality. The Aghekyan family of six from Arayi village of Aragatsotn region started their house construction three years ago. The family lived in an old and damp house without any housing conditions.
On 3 September, 25 volunteer members from AGBU Tehran joined Fuller Center for Housing Armenia in Nor Ge-ghi Village of Kotayk Region to help Gasparyan family to sooner finish the construction of their dream home. The Gasparyan family of 6 has lived in a rented house for 12 years. In 2012, they purchased a half-built house and tried to finish the house construction to move to live in there, but couldn’t afford to finish it. Tolik and Rita had three children. Their eldest daughter passed away a few years ago. Their son, Lernik, lives with them. Lilit, their youngest daughter, has 1st degree of disability. The income of the family is the pension and the family benefit. It was a joyful time for the students as well as for the family. The young ladies were helping to pass the heavy buckets with concrete, helping the family to sooner complete the construction of the long awaited home.

Teach for Armenia

Partnering with Teach for Armenia had become a good tradition. It is the second year, Teach For Armenia staff joins Fuller Center for Housing Armenia mission to help a family in housing need to sooner finish the construction of their dream home. In an out of office environment, the Teach for Armenia staff members were happy to pass the heavy buckets full of concrete, do shoveling, smoothing and other construction works. This year the teams worked in Tatul village, Aragatsotn region and spent a productive day working side-by-side with the Mkrtchyan family to finish the construction of their long cherished home. After the working day everybody was tired but happy, knowing that one more Armenian family is one step closer to having a decent home to live in.
**KPMG Armenia**

It is already the 9th year KPMG Armenia is joining Fuller Center for Housing Armenia in its mission of helping the families in need of decent housing.

With its financial support and volunteering activity KPMG Armenia makes a real difference in the lives of Armenian families in housing need as well as spreading happiness and hope for a better future.

This time, on 6 September, 2018, volunteer staff members from KPMG Armenia joined FCHA with an annual build helping the Midoyans from Tatul village of Aragatsotn region who have been living in a metal container many years.

The team also gave a gift of a lamp for the new home of the family with the message of “new light in the new home”.

**AGBU Discover Armenia**

It is already the 11th year that AGBU Discover Armenia team, led by Hermine Duzian, joins FCHA team to help a family in housing need.

This year, the young volunteers helped Mirajanyan family from Janfida village, Armavir region to do graveling and concreting works.

“My experience through the Fuller Center was something I will never forget. The goal of the program is to have the Discover Armenia participants come together to help construct a home for a family in Armenia. The family that we helped build their home had big smiles on their faces when we came each day to help. I wanted to thank the Fuller Center for Housing Armenia for letting my group and I to come together to help construct a home for family in Armenia,” Lilit Malina Kevorkian, a volunteer member shares her experience.
People who have been committed to assisting families in housing need in Armenia over many years, who give themselves to the mission of eliminating poverty housing in Armenia.
**FCHA Board Members**

Ashot Yeghiazaryan  
President of the Board, ED of “Katsaran” NGO

Karen Minasyan  
Member

Lilit Matevosyan  
Member

Varduhy Lavchyan  
Member

Tatevik Ayvazyan  
Member

Artash Ayvazyan  
Member

Anna Pepanyan  
Member

---

**FCHA Staff**

Armen Avetisyan  
Executive Director

Margarita Ohanyan  
Finance Manager

Zarouhy Geymanyan  
Accountant

Rouzanna Sakanyan  
Resource Development Manager

Alla Asatryan  
Marketing and Office Manager

Gohar Vardanyan  
Program Coordinator, Yerevan Site

Hakob Umroyan  
Construction Manager

Melik Petrosyan  
Construction Supervisor

Jivan Azaryan  
Construction Manager, Lori Region

Sona Azaryan  
Program Coordinator, Lori Region

Susanna Khachatryan  
Chief of Party of the USAID funded ARDI Program

Gohar Palyan  
Program Coordinator of the USAID funded ARDI Program

Samvel Dallakyan  
Operations Coordinator of the USAID funded ARDI Program

Suren Shavarshyan  
Grant Specialist of the USAID funded ARDI Program
Statement of Activities (in US Dollars)
January 1, 2018 through December 31, 2018

Revenues

Local Income (from local fundraising)
Cash Contributions - Individual $21,546
Cash Contributions - Companies $216,999
Cash Contributions - Government Agencies $3,105
In-Kind Contributions $0
House Payments $184,425
Other Income $183
Total Local Income $426,258

Transfers from FCH
Cash Transfers from FCH - Undesignated $19,985
Cash Transfers from FCH - Designated $159,183
Cash Transfers from FCH - Global Builders $16,870
Total from FCH $196,038
Total Revenue $622,296

USAID Funded ARDI program $591,185
TOTAL Revenue with USAID Funded ARDI Program $1,213,481
Statement of Activities (in US Dollars)
January 1, 2018 through December 31, 2018

Expenses

Home Construction Costs $438,518
Vehicle $8,240
Salary - Program $42,130
Salary - Administration $67,840
Depreciation $0
Advertising $1,280
Office Expenses $19,882
Utilities and Telephone $2,947
Repair and Maintenance $18,833
Taxes $952
Miscellaneous $11,041
Travel - Programs $1,863
Volunteer Expenses $2,686
Bank Charges - Admin $228
Transfers to other affiliates $0
Total Expenses $616,440

USAID Funded ARDI program $611,025
Total Expenses with USAID Funded ARDI program $1,227,465

Net Assets $60,938
Net Assets at the Beginning of the Year $622,296
Net Assets at the End of the Year $66,794
### Statement of Operating Expenses (in US Dollars)

**January 1, 2018 through December 31, 2018**

<table>
<thead>
<tr>
<th>Line Item</th>
<th>Program Services</th>
<th>Admin PR &amp; FR</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Costs of Homes - Materials</td>
<td>$429,174</td>
<td></td>
<td>$429,178</td>
</tr>
<tr>
<td>Costs of Homes - Transportation</td>
<td>$3,530</td>
<td></td>
<td>$3,530</td>
</tr>
<tr>
<td>Costs of Homes - Legal</td>
<td>$5,810</td>
<td></td>
<td>$5,810</td>
</tr>
<tr>
<td>Payroll Taxes &amp; Employee Benefits</td>
<td>$42,130</td>
<td>$67,840</td>
<td>$109,970</td>
</tr>
<tr>
<td>Telephone</td>
<td></td>
<td>$2,145</td>
<td>$2,145</td>
</tr>
<tr>
<td>Travel and Meetings</td>
<td></td>
<td>$1,863</td>
<td>$1,863</td>
</tr>
<tr>
<td>Depreciation</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Vehicle</td>
<td></td>
<td>$8,240</td>
<td>$8,240</td>
</tr>
<tr>
<td>Repair and Maintenance</td>
<td>$14,188</td>
<td>$4,645</td>
<td>$18,833</td>
</tr>
<tr>
<td>Utilities</td>
<td></td>
<td>$802</td>
<td>$802</td>
</tr>
<tr>
<td>Office Expenses</td>
<td>$19,882</td>
<td></td>
<td>$19,882</td>
</tr>
<tr>
<td>Volunteer Expenses</td>
<td>$2,686</td>
<td></td>
<td>$2,686</td>
</tr>
<tr>
<td>Communication and Advertising</td>
<td></td>
<td>$1,280</td>
<td>$1,280</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>$11,041</td>
<td></td>
<td>$11,041</td>
</tr>
<tr>
<td>Bank Charges - Admin</td>
<td>$228</td>
<td></td>
<td>$228</td>
</tr>
<tr>
<td>Taxes</td>
<td>$952</td>
<td></td>
<td>$952</td>
</tr>
<tr>
<td>Workshop</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Transfers to Other Affiliates (Other than Tithe)</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
</tbody>
</table>

**Total Operating Expenses**  
$497,518 | $118,918 | $616,440
### Balance Sheet (in US Dollars)

#### December 31, 2018

**Assets**

**Current Assets**

- **Cash & Cash Equivalents**: $36,242
- **Prepaid Expenses**: $30,552
- **Inventory**: $0

**Total Current Assets**: $66,794

**Property and Equipment**

- **Vehicles**: $36,280
- **Furniture & Fixtures**: $8,825
- **Accumulated Depreciation**: $0

**Total Property and Equipment**: $45,105

**Net Mortgage Receivable - Long Term**

- **Mortgage Receivable - Long Term**: $3,390,941
- **Mortgage Receivable - House payments**: $-1,010,259

**Total Net Mortgage Receivable - Long Term**: $2,380,682

**Total Assets**: $2,492,581
### Liabilities and Net Assets

**Current Liabilities**
- Accounts Payable and Accrued Expenses
- Deferred Liabilities
- Notes Payable
- Line of Credit

**Total Current Liabilities**

**Long Term Payables**
- Grants related to assets $2,380,682

**Total Long Term Payables** $2,380,682

**Total Liabilities** $2,380,682

**Net Assets**
- Unrestricted Net Assets $111,899
- Undesignated $0

**Unrestricted Net Assets/Total Net Assets** $111,899

**Total Liabilities & Net Assets** $2,492,581
FCHA Principal Sources of Income
January 1, 2018 through December 31, 2018

- Loan Payments: 30%
- Individual Donors: 29%
- Foundations and Corporations: 35%
- FCH Inc. Contribution: 3%
- GB Volunteer Contribution: 3%
- Government Sources: 0%

FCHA Functional Expenses
January 1, 2018 through December 31, 2018

- Program Services: 81%
- Admin, PR & FR: 19%
Our Donors
January 1, 2018 through December 31, 2018

$500,000 +
USAID (for ARDI Program)

$50,000 - $100,000
Hirair and Anna Hovnanian Foundation
ICRC

$40,000 - $49,999
VivaCell-MTS

$15,000 - $25,000
Albert K. Deurdulian
Knights of Vartan, Inc.
FCH Inc.

$10,000 - $15,000
Fidelity Charitable Gift Fund
Catherine and Howard Atesian

$5,000 - $9,999
Minakyan Foundation, Inc.
George and Alice Kevorkian Foundation, Inc.

$2,500 - $4,999
Bill and Frances Chattin
Anonymous
J. A. Gulekjian, M.D.

$1,000 - $2,999
Homenetmen Armenian General Athletic Union Scouts Jamboree

St. Gregory Enlightener Armenian Church - Women’s Guild
Dr. and Mrs. Bedros Afeyan
Madeleine Malayan
Mr. and Mrs. Toros H. Mangassarian
Rebecca Karen Bagdasarian
Anne and Kevin Kleinsmith
Arlene Joan Hajinlian
Edna Keleshian
Bakradouny Lodge 38 Incorporated
Edward and Eleonore Aslanian
George and Lorraine Marootian
Julie Mae Mouser
Mr. Shant Mardirossian
Hovsep Panossian
AGBU Canada
CYMA WD
SOS Children’s Villages Armenia
Anny Khoubesserian

Daughters of Vartan
Daughters of Vartan - Talar #31 Chapter
Frank and Hoory Olivieri
Garo and Annette Bashian
Grace Pinajian
Habitat for Humanity of Westchester
Harry L. Haroutunian, M.D.
Linda M. Azarian
Lorig S. Boyajian
Sarkis Bedevian
Shakeh Iskenderian
Theodore and Ann Takvorian
Zaven and Gladys Tachdjian
IWAY
John R. Gillette, M.D.
Ms. Cynthia Reimers Erickson
Kathy Bazoian Phelps
Matthew Haig Phelps
Christine Erika Phelps
Eric Randall Stucky
Suzanne Lili Stucky
Taylor Shake Stucky
Haig Manuel Bazoian
Shake Bazoian
Ara Hourdajian
Talia Agavni Varjian
John Joseph Kardashian

$100 - $999
Mr. and Mrs. Leo Manuel Manuelian
Focus on Children Now
Darpas Community
Dvin Community
Aparan Community
Areni Community
Margahovit Community
Jeffrey and Tamara Buuck
Thomas and Carol Ashbahian
Commonwealth Charitable Fund
Craig Tashjian
Sheilla Winkka Snell
David Claire Snell
Peter Sexton
Anne Wilson Sexton
Beverly Lynne Vaughan
Roger Alan Vaughan
Laura A. Miehls
Kurt Neil Newton
Martin Wilson
Jane Louise Powers
Jane Grimelli Baxter
Saro Philip Iskenderian
Julie Mae Mouser
Shakeh Iskenderian
Ralph Shahe Derasadourian
Aspy Keki Mehta
Abie Kenneth Alexander
Gail Allyson Moran
Joy Lee
Azim Firdaus Momin
Minfen Chang
Margaret Armaganian Flatley
Claire Armaganian Flatley
Liam Patrick Flatley
Kathleen Armaganian Flatley
Lisa Lucille Armaganian
Ryan Armaganian Flatley
Lauren Armaganian Flatley
Joseph Aram Kevorkian
Yeprem Kelegian
Nyree Simone Masoian
Nicholas Akgulian
Charles Takesian
Taline Marcelle Masoian
Jacqueline Ruth Elchemmas
Barbara E. Hovsepian
Mary Ann Mozian
Lori Maro Hovsepian
Caryn Hughes
Michael and Sylvie Meyers
Mrs. Barbara E. Hovsepian
Daughters of Vartan - Santoucht Chapter
Debbie Kassan
Gohar Samarjian
Judith R. Kaufman
Karen Byron
Rachel Meyers
Raffi and Addie Chekmeyan
St. John’s Armenian Church
St. Gregory Armenian Church - Men’s Club
Mr. and Mrs. Vahan Tanal and Family
Vanguard Charitable Endowment Program
Nora Noraian
Charles and Sona Aslanian
Daughters of Vartan Araxi Chapter
Derek and Sylvia Kruizenga
Eleanor Krolian
Jack P. and Carol Margossian
Joan C. Kevorkian
John and Lisa Halebian
Mr. and Mrs. David Berberian
Richard H. Papalian
Rose Kirian
Ruth Anne Paul
True Buddha Temple
Zaven and Arline Dadekian
Amgen Foundation
Barry Ard Halejian
Carol Halebian
Daniel and Marge Hildebrand
Edward Halebian
George M. Kurajian, Jr.
John and Anita Wolohojian
Mr. and Mrs. Reuben Sarkissian
Robert and Joyce Ishkanian
Virginia Bosler
Alberta and Masis Godoshian
Alice Alysia Mekjian
Ara Hourdajian
Arman and Maria Bedonian
Berjuhi Varj Abedian
Daniel and Catherine Igielski
David and Melanie Haroutunian
Debra and Stewart Duckman
Dee Idnani
Donna and Joel Schweitzer
Edward and Catherine Zwinck
Elaine Hart
Elizabeth Rustigian
George and Dorothy Mekenian
George and Vera Watts
Gohar Palyan
Jack and Eva Medzorian
Joseph and Jacqueline Basralian
Katherine Sirapie Mekjian
Keith A. Kleinsmith
Khalil and Anne Dirani
Lynn Beylerian
Margaret Demirdjian
Mr. and Mrs. Paul Neeson
Pat McCullough
Rose Marie Berry
Samuel C. Fusco
Shelley Ryan Gray
St. Mesrob Armenian Apostolic Church
Suzanne Kasabian
Suzanne Pereira
Sylvia Sarkisian
Virginia A. Clarke
Adam Harrison
Alan and Jill Sahakian

$5 -$ 99
Paula Derbabian
Gary Vaughn and Susan Reizian
Mary A. Tatarian
Lois Aline Wolfer
Alice and Sandra Nigoghosian
Anton and Denise Richter
Barbara and Louis Giliberti
Barbara and Peter Rupas
Bob and Duon Zeroun
Christine Matoian
Christopher and Adriane Bonfiglio
David Yerganian
Dickran and Anahit Toumajan
Dr. and Mrs. Edward G. Sarkisian
Elaine and Mark Mardirosian
Evelyn M. Baker
Gail Haroutunian
Garo Garibian, M.D.
GFWC Women’s Club of North Haven
Gregory and Karen Movsesian
Hasmik E. Betrosian
James and Patricia Claffey
Janice Haroutunian-Avery
Larissa Printzian

Margaret N. Sahatuadian
Mario and Anjel Yazidjian
Mary Akgulian
Mr. and Mrs. Ardash Apigian
Mr. and Mrs. Armen Knaian
Mr. Peter Manuelian
Mrs. Leslie Movsesian
Nora Balekji
Richard and Linda Varadian
Richard and Lori Alonso
Robert Haroutunian
Roxan Anoush Carman
Sara Fisher
Sonia Mardinian
Terry and Ken Sawyer
Thomas D. Gengozian
Alice Karabian
Carol Aprahamian
Diane Mavian
Michael and Catherine Boucher
Mr. Hagop Aram
Rhoda Stein
Dikran and Kelly Callan
Linda M. Assarian
Robert and Denise Karakashian
Araxy Moundjian
H and D Alexanian
Nancy V. Basmajian
Aroxie Apigian  
Faith Baronian  
Francis and Barbara Bulbulian  
Irene and Richard Braccini  
Joyce Obenhoff  
Judith and Michael Bellini  
Ms. Marilyn Bliss  
Nancy and Dennis Kevonian  
Pauline Babakian  
Rose Shahinian  
Sara Hatchadoorian  
Seta Jessourian  
Stacey Goolsby  
The Walt Disney Company Foundation  
Barbara E. Hovsepian  
Costabile and Domenica Digrado  
Dorothy Tyndell  
Gloria Boyajian  
Karen D. Pirichio  
Kathleen M. Rogers  
Mr. and Mrs. John Roy  
Mike and Linda Tiffany  
Ashot Yeghiazaryan  
Karen Minasyan  
Lilit Matevosyan  
Varduhy Lavchyan  
Tatevik Ayvazyan  
Anna Pepanyan

Artash Ayvazyan  
Zaruhi Geymanyan  
Armen Avetisyan  
Melik Petrosyan  
Maro Ohanyan  
Ruzanna Sakanyan  
Hayk Sakanyan  
Alla Asatryan  
Gohar Vardanyan  
Sona Azaryan  
Jivan Azaryan  
Hakob Umroyan  
Tigran Palyan  
Jackie Tarpinian
Join Our Mission!

#1 Become Global Builder Volunteer
Join our short-term, 7- to 14-day volunteer trips designed to promote teamwork and offer a spiritual experience in a cross-cultural setting. By working within the local host community, participants have the unique opportunity to personally witness and contribute to the Fuller Center for Housing Armenia’s goal to eliminate substandard housing in Armenia.

Who Can Volunteer with Us
Families and individuals of different ages and nationalities. Our most senior volunteer was 86 years old. (We require that children of 14-16 years of age join with guard/elder people)

What You Do as a Volunteer
1. Help build a home for a deserving Armenian family in need of decent housing. Thousands of Armenian families are living in metal containers, unfinished houses, or other substandard temporary shelters. No construction skills are needed, just an open heart and a willingness to work.
2. Visit the breathtaking historical sites of Armenia and try the local organic food!

How to Register
1. Go to http://fullercenter.org/register/
2. Click “Register” and fill out the simple online form
3. Fill out an online waiver
4. Pay the registration fee

Trip Cost
$1,000 - $1,200 one-week option
$1,600 - $1,800 two-week option plus round-trip airfare.
Trip Cost Includes:
1. Lodging, food, ground transportation, cultural excursions, orientation materials, basic tools for use at the building site, traveller’s medical insurance, and transfers to and from the Yerevan airport (EVN)
2. A donation of $400 to FCHA, which is used to build more homes for low-income families.

#2 Raise Awareness

Go out into the world and let everyone know about the Fuller Center for Housing Armenia. We can provide promotional materials and videos for church, university and community presentations.

#3 Help Us Fundraise

Ask family, friends, and coworkers to support our mission. Think about commemorating a special occasion with a donation to FCHA. Help us give hope to homeless Armenian families.

#4 Give a Gift!

Since 2008, the Fuller Center for Housing Armenia has assisted 691 families in need of decent housing. This success has been made possible thanks to our wonderful supporters.

Home Sponsorship Costs:

Completion of a half-built home: $10,500
Home renovation: $2,900

Whether you donate $5, $10, $50, $50, $100, $500 or more, it will make a significant positive impact in the life of the families in need of decent housing.
International Facts and Figures 2018 (FCH Inc.)

Finances

Resources raised locally (donations + repayments + Gift-in-Kind): $912,339
Overall average: 41% of all income
Leading the way: Armenia ($426,258), Bolivia ($145,440), and Nepal ($39,636)
Average fundraising + administrative expense: 19.5%
Leading the way: Thailand (0%), Madagascar (8.9%), Haiti (9.6%)
Mortgages fully repaid or current: 77%
Leading the way: Armenia, Ghana, Madagascar, Papua New Guinea (100%)

Board of Directors

Average size of Board of Directors: 6
Average number of times Board has met in last 12 months: 5
Leading the way: India, Sierra Leone (12)

Construction

Total house projects completed in last 12 months: 279
Leading the way: Armenia (68), El Salvador (68), and Nepal (49)
Breakdown: 173 new homes, 65 major projects, 41 minor repairs

Total houses completed all-time: 1,915

Total houses completed all-time: 2,189
Leading the way: Armenia (691), El Salvador (327), and Haiti (226).
Breakdown: 1,294 new homes, 585 major projects, 310 minor repairs
To support our program

YOU CAN:

Donate online at

www.fcharmenia.org

Or send a check to:

The Fuller Center for Housing
PO Box 523
Americus, GA 31709, USA

Please add "Armenia" in the memo line.

(Donations are tax-deductible)

If sending donations from outside the U.S., please e-mail:
fcarmenia@fcharmenia.org

THANK YOU!