BUILDING HOMES, COMMUNITIES AND A HOMELAND
President’s Message
Mission, Family Selection Criteria
Housing Need in Armenia
Partnership with the RA Government
Building a Better Future with Viva-MTS
Partnership with the International Committee of the Red Cross (ICRC)
Advisory Committee
Board and Staff
Financials
Our Donors
Ways to Join Our Mission
Dear Friend,

This year was extremely hard for the entire world as the pandemic struck; for Armenians, it was tragic as war broke out in Artsakh. All the wishes turned into one -- to live in a Homeland with a peaceful sky, all the prayers turned into one -- to never live with the grief of the loss of the loved ones who kept fighting in the frontline.

Despite that almost all our partner families had someone in the frontline fighting for peace, fighting for all of us to live in peace and have a Homeland to live and to pass to many generations, there wasn't a day we stopped building homes, and we will continue building and making our Homeland a place to live in. We have to build more and more during these hard times, as we owe
these brave soldiers a Homeland where no one wants to leave.

Due to the pandemic, this year we did not host any Global Builders team. We missed everyone a lot and kept praying for everyone to stay safe and healthy.

The good news is that the year was fruitful with 196 families assisted and this became possible thanks to YOU!

We wish you and your families to be always healthy and never have the feelings war may bring with it.

We hope that you continue to stand with us. Together, we can change more lives! Now we need to be stronger than ever, united than ever.

Sincerely,

Ashot Yeghiazaryan

FCHA President
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 with 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 the 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.

A Total of 1018 Families Assisted since 2008
2020 Achievements

196 Families Served

4700 Lives Changed
Housing Need in Armenia

30% of families in Armenia live below the upper poverty line.

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

About 64,000 families in Armenia need improvement of housing conditions; about 26,000 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)
Partnership with RA Government

The Government of RA entrusted Fuller Center for Housing Armenia with the implementation of building homes for 61 families living in the disaster zone of Lori region.

7 families have been assisted through the savings of last year, 24 families have finished the construction of their half-built houses.

For 30 families minor repairs were done.

To remind, last year 44 houses were built through the RA Government project.

For the implementation of the project AMD 344,751,964 (USD 661,712) has been spent.
Partnership with Viva-MTS

In 2020, the leading telecommunications operator in Armenia invested over AMD 230 million (over $464,000) addressed to assisting 96 families in 67 communities of 10 regions in Armenia.

Altogether, in 9 years, 304 families have been assisted through decent housing owing to this partnership.
Partnership with the International Committee of the Red Cross (ICRC)

2020 was also successful with a continuing partnership with the International Committee of the Red Cross with 22 families assisted.

Altogether, in 11 years, 198 families have been assisted.
Advisory Committee

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ashot Yeghiazaryan</td>
<td>President of the Board</td>
</tr>
<tr>
<td>Karen Minasyan</td>
<td>Member</td>
</tr>
<tr>
<td>Lilit Matevosyan</td>
<td>Member</td>
</tr>
<tr>
<td>Varduhy Lavchyan</td>
<td>Member</td>
</tr>
<tr>
<td>Tatevik Ayvazyan</td>
<td>Member</td>
</tr>
<tr>
<td>Artash Ayvazyan</td>
<td>Member</td>
</tr>
</tbody>
</table>

### FCHA Staff

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Armen Avetisyan</td>
<td>Construction Director</td>
</tr>
<tr>
<td>Margarita Ohanyan</td>
<td>Finance Manager</td>
</tr>
<tr>
<td>Zarouhy Geymanyan</td>
<td>Accountant</td>
</tr>
<tr>
<td>Ruzanna Sakanyan</td>
<td>Resource Development Manager</td>
</tr>
<tr>
<td>Alla Asatryan</td>
<td>Marketing and Office Manager</td>
</tr>
<tr>
<td>Astgh Yeghiazaryan</td>
<td>Database Coordinator</td>
</tr>
<tr>
<td>Gohar Vardanyan</td>
<td>Program Coordinator, Yerevan Site</td>
</tr>
<tr>
<td>Hakob Umroyan</td>
<td>Construction Manager</td>
</tr>
<tr>
<td>Melik Petrosyan</td>
<td>Construction Supervisor</td>
</tr>
<tr>
<td>Jivan Azaryan</td>
<td>Construction Manager, Lori Region</td>
</tr>
<tr>
<td>Armen Tumanyan</td>
<td>Construction Engineer, Lori Region</td>
</tr>
<tr>
<td>Aram Sakanyan</td>
<td>Supplier, Lori Region</td>
</tr>
<tr>
<td>Sona Azaryan</td>
<td>Program Coordinator, Lori Region</td>
</tr>
<tr>
<td>Armen Hovhannisyan</td>
<td>Supplier, Shirak Region</td>
</tr>
</tbody>
</table>
Statement of Activities (in US Dollars)
January 1, 2020 through December 31, 2020

REVENUES
Local Income (from local fundraising)

Cash Contributions - Companies $534,352.0
Cash Contributions - Government Agencies $3,028,090.0
In-Kind Contributions
House Payments $209,048.0
Other Income $199.0
Total Local Income $3,771,689.0

Transfers from FCH $220,631.0

TOTAL REVENUE $3,992,320.0
Statement of Activities (in US Dollars)
January 1, 2020 through December 31, 2020

EXPENSES

<table>
<thead>
<tr>
<th>Expense</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Construction Costs</td>
<td>$3,291,428.0</td>
</tr>
<tr>
<td>Vehicle Acquisition</td>
<td>$49,303.0</td>
</tr>
<tr>
<td>Salary - Program</td>
<td>$100,803.0</td>
</tr>
<tr>
<td>Salary - Administration</td>
<td>$99,127.0</td>
</tr>
<tr>
<td>Advertising</td>
<td>$1,250.0</td>
</tr>
<tr>
<td>Office Expenses</td>
<td>$35,364.0</td>
</tr>
<tr>
<td>Utilities and Telephone</td>
<td>$5,016.0</td>
</tr>
<tr>
<td>Repair and Maintenance</td>
<td>$23,060.0</td>
</tr>
<tr>
<td>Taxes</td>
<td>$1,484.0</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>$25,009.0</td>
</tr>
<tr>
<td>Travel- Programs</td>
<td>$1,250.0</td>
</tr>
<tr>
<td>Volunteer Expenses</td>
<td>$0.0</td>
</tr>
<tr>
<td>Bank Charges - Admin</td>
<td>$67.0</td>
</tr>
<tr>
<td>Transfers to other affiliates</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL EXPENSES</strong></td>
<td><strong>$3,633,161.0</strong></td>
</tr>
</tbody>
</table>

Net Assets                               | $353,675.0 |
Net Assets at the Beginning of the Year   | $3,992,320.0|
Net Assets at the End of the Year         | $712,834.0 |
Statement of Operating Expenses (in US Dollars)
January 1, 2020 through December 31, 2020

<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>$3,039,196.0</td>
<td></td>
<td>$3,039,196.0</td>
</tr>
<tr>
<td>Costs of Homes - Transportation</td>
<td>$232,026.0</td>
<td></td>
<td>$232,026.0</td>
</tr>
<tr>
<td>Costs of Homes - Legal</td>
<td>$20,206.0</td>
<td></td>
<td>$20,206.0</td>
</tr>
<tr>
<td>Payroll Taxes &amp; Employee Benefits</td>
<td>$100,803.0</td>
<td>$99,127.0</td>
<td>$199,930.0</td>
</tr>
<tr>
<td>Telephone</td>
<td></td>
<td>$3,600.0</td>
<td>$3,600.0</td>
</tr>
<tr>
<td>Travel and Meetings</td>
<td>$1,250.0</td>
<td></td>
<td>$1,250.0</td>
</tr>
<tr>
<td>Depreciation</td>
<td></td>
<td></td>
<td>$0.0</td>
</tr>
<tr>
<td>Vehicle Acquisition</td>
<td>$49,303.0</td>
<td></td>
<td>$49,303.0</td>
</tr>
<tr>
<td>Repair and Maintenance</td>
<td>$19,440.0</td>
<td>$3,620.0</td>
<td>$23,060.0</td>
</tr>
<tr>
<td>Utilities</td>
<td></td>
<td>$1,416.0</td>
<td>$1,416.0</td>
</tr>
<tr>
<td>Office Expenses</td>
<td></td>
<td>$36,614.0</td>
<td>$35,364.0</td>
</tr>
<tr>
<td>Volunteer Expenses</td>
<td></td>
<td></td>
<td>$0.0</td>
</tr>
<tr>
<td>Communication and Advertising</td>
<td></td>
<td></td>
<td>$1,250.0</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>$25,009.0</td>
<td></td>
<td>$25,009.0</td>
</tr>
<tr>
<td>Bank Charges - Admin</td>
<td>$67.0</td>
<td></td>
<td>$67.0</td>
</tr>
<tr>
<td>Taxes</td>
<td>$1,484.0</td>
<td></td>
<td>$1,484.0</td>
</tr>
<tr>
<td>Transfers to Other Affiliates (Other than Tithe)</td>
<td></td>
<td></td>
<td>$0.0</td>
</tr>
<tr>
<td><strong>TOTAL OPERATING EXPENSES</strong></td>
<td><strong>$3,462,224.0</strong></td>
<td><strong>$170,937.0</strong></td>
<td><strong>$3,633,161.0</strong></td>
</tr>
</tbody>
</table>
## Balance Sheet (in US Dollars)
### December 31, 2020

### ASSETS

**CURRENT ASSETS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash &amp; Cash Equivalents</td>
<td>$680,990.0</td>
</tr>
<tr>
<td>Prepaid Expenses</td>
<td>$53,020.0</td>
</tr>
<tr>
<td><strong>TOTAL CURRENT ASSETS</strong></td>
<td><strong>$734,010.0</strong></td>
</tr>
</tbody>
</table>

**PROPERTY AND EQUIPMENT**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicles</td>
<td>$126,819.0</td>
</tr>
<tr>
<td>Furniture &amp; Fixtures</td>
<td>$12,233.0</td>
</tr>
<tr>
<td><strong>TOTAL PROPERTY AND EQUIPMENT</strong></td>
<td><strong>$139,052.0</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net Mortgage Receivable - Long Term</td>
<td>$4,563,236.0</td>
</tr>
<tr>
<td>Mortgage Receivable - Long Term</td>
<td>$-1,452,309.0</td>
</tr>
<tr>
<td>Mortgage Receivable - House payments</td>
<td></td>
</tr>
<tr>
<td>Total Net Mortgage Receivable - Long Term</td>
<td>$3,110,927.0</td>
</tr>
</tbody>
</table>

| **TOTAL ASSETS**                      | **$3,983,989.0** |
## Balance Sheet (In U.S. Dollars)
### December 31, 2020

### 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: $3,110,927.0

**Total Long-Term Payables**

**Total Liabilities**

**Net Assets**
- Unrestricted Net Assets: $873,062.0
- Undesignated

**Unrestricted Net Assets/Total Net Assets**

**Total Liabilities & Net Assets**

$3,983,989.0
Principal Sources of Income
January 1, 2020 through December 31, 2020

- Government Sources: 76%
- Foundations and Corporations: 14%
- Individual Donors: 3%
- Religious Institutions: 1%
- FCH Inc. Contribution: 1%
- Loan Payments: 5%

Functional Expenses
January 1, 2020 through December 31, 2020

- Program Services: 95%
- Admin, PR & FR: 5%
Our Donors
January 1, 2020 through December 31, 2020

$3,000,000 AND UP
RA Government

$400,000 AND UP
Viva-MTS

$50,000-$60,000
International Committee of the Red Cross
Triple X Fraternity of California

$5,000-$11,000
Elaine and Mark Mardirosian
Bogosian Quigley Foundation

Howard and Cathy Atesian
Knights of Vartan, Inc.
Sandra Shahinian

$1,000-$4,999
Aram Adourian and Anna Ohanyan
Armen H Arakelian

Community Foundation of New Jersey;
Hajina Hajinlian Family Fund
Daughters of Vartan - Grand Council
Ed Murachanian
Edna Keleshian
Ernest William Gillogley
Flora and Gary Demerjian
Harout and Marie Hagopian
Heritage Funding Group
Knights of Vartan, Inc. Vahan Lodge #44
Minakyan Foundation, Inc.
Mr. and Mrs. Leo Manuelian
Penguin Random House LLC
R. Armen Hagopian
Rebecca Karen Bagdasarian
Richard Muradliyan
Robert and Lauren Kayaian
Shakeh Iskenderian
Thomas C. Mouradick
Thomas D. Gengozian
William Megan

$100-$999
Andrea E. Johnson
Ann and Thomas G. Daw
Anthony and Zepure Scalise
Arman and Maria Bedonian
Benevity, Inc.
Charles Takesian
Denise Clinton
Dennis and Eleanor Krolian
Derek and Sylvia Kruizenga
Dikran and Kelly Callan
Dr. and Mrs. Vahe Hagopian
Elizabeth A. Warner
Elizabeth and Mark Derderian
Elizabeth Kalfaian
Fidelity Brokerage Services, LLC
Frank G. Abajian
Garo and Annette Bashian
George and Beatrice Postian
George and Dorothy Mekenian
Gohar Samarjian
Heather Banoub
Hilda and Karekin Koparanian
Jane Stillings
Jean Young
Jeffrey and Tamara Buuck
Jill Sahakian
Jim and Margaret Favre
John & June Mangassarian
John and Agnes Bostonian, Jr
John and Anita Wolohojian
John R. Papazian
Kirkor and Makrine Jamgotchian
KMPG Armenia
Kristi Rendahl
Lesylee and Phillip Hodge
Linda M. Azarian
Lori Kontry
Lori Maro Hovsepian
Lucy and Misak Krikorian
Margrit Hamparsoumian
Marguerite Sagatelian
Masis Yeterian
Michael and Aida Pisani
Mr. and Mrs. Ara and Rita Keshishian
Mr. and Mrs. David Berberian
Mr. and Mrs. Reuben Sarkissian
Mr. Michael Candan
Ms. Cynthia Reimers Erickson
Myron Boloyan
Nerses Joubanian and Roxanne Etmekjian
Nicole A Simmons
Nora Noraian
Onnik and Gayane Mouradian
Patricia E. Zerounian
Primary I - Research, LLC
Raffi and Addie Chekmeyan
Richard and Dawn H. Papalian
Ruth Anne Paul
Schwab Fund for Charitable Giving
Shirley and Yuhanna Bishar and Family
St. Gregory Armenian Church - Men's Club
St. Gregory Enlightener Armenian Church - Women's Guild
The Telfeyan Family
Vachik Elchibegian
Vahan and Noone Janjigian
Vera Watts
Veronika and Onnik Mouradian
Walter R. and Deanne R. Nahabedian
YourCause The Blackbaud Giving Fund

YourCause LLC Lenovo Employees Care Campaign
Zaven and Gladys Tachdjian

$1-$99
Cynthia Fzavadil
Adam Harrison
Alice Karabian
Alla Asatryan
Anthony and Laura Policano
Anzhela Horasandzhian
Aram Sakanyan
Armen Avetisyan
Artash Ayvazyan
Arusyak Adzhi Akopyan
Ashot Yeghiazaryan
Astghik Yeghiazaryan
Christopher and Adriane Bonfiglio
David Yerganian
Dr. Myron Allukian, Jr.          Lusine Poghosyan
Elaine Hashem                  Lynn Farina Noelke
Elsie Gabrielian              Mack A Basil
Faith Baronian                Mark and Beverly Kaprelian
Fr. Karekin Kasparian         Maro Ohanyan
Gary and Ani R. Khachian       Mary Akgulian
Gayane Manukyan               Mary Sohigian
Gohar Palyan                  Melik Petrosyan
Gohar Vardanyan               Michael Boucher
Hakob Umroyan                 Mr. and Mrs. Armen Knaian
Harry Moorachian              Mr. and Mrs. Arthur Perry Sarkisian
Jan M. Janigian               Mr. and Mrs. John and Donna Roy
Janet Weber Mrazek             Mr. and Mrs. Lloyd L. Willis
Jivan Azaryan                 Mr. Hagop Aram
Karen Minasyan                Mr. Peter Manuelian
Karpel and Janet Ozosolak     Mrs. Marine Maroukian, AIA
Lilit Matevosyan              Ms. Marilyn Bliss
Lily Davidian and Stephen Mekenian Nanette and Mirijohn A. Givelekian
Lucy Krolian                  Ra Kayaian
Richard and Jeanette Smith
Ruzanna Sakanyan
Sona Azaryan
Stacy Densmore
Steven and Patricia Gengozian
Susan Koparanian
Sylvia Sarkisian
Tatevik Ayvazyan
The Walt Disney Company Foundation
Theodora S. Sawyer
Tigran Palyan
Vahagn Yeghiazaryan
Varduhy Lavchyan
Yeprem and Judi Kelegian
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 (E VN)
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 1018 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: $3,500

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.
Home Sponsorship Costs:

Completion of a half-built home: $10,500
Home renovation: $3,500

Home Construction Costs

Wall blocks $800
Roof $2,500
Concreting $950
Entrance door $200
Inside doors $660
All windows of a house $680
Painting Materials $1,100
Floors $1,160
Bathroom $2,050
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!