



Annual Report

FISCAL YEAR 2021



Habitat
for Humanity®
Orange County, NC

Rising lumber costs, a skyrocketing housing market, an ongoing global pandemic, a continued outcry for racial justice -- this past year has been a convergence of crises. We know the complexities that surround these issues. We also know the struggle, stress, and pain of far too many families in our community. Families who have worked hard and still come up short, not because of their own efforts but because of systemic issues and an inequitable economy. And we know that those with the fewest resources are always the ones who are forced to make the hardest choices.

While the scale and scope of the crises we face today can seem overwhelming, our commitment remains unwavering. As you'll read in the following pages, this past year we continued to make great strides towards our vision that everyone in Orange County has a decent place to live. From our 200th repair to our 300th new home, Habitat for Humanity of Orange County has a lot to celebrate.

As Habitat for Humanity International CEO, Jonathan Reckford, has said: "The reward for doing good is the opportunity to do more". Indeed, these urgent times challenge us to do even more to achieve our audacious vision.

With the guidance of the board of directors and organizational leadership, we have grown to a total of 27 staff members which now includes three AmeriCorps members. This incredible team will implement our largest expansion ever: a 60% increase in the number of new homes built annually and a 53% increase in the number of home repairs over the next two years. Our neighbors have critical housing needs and we must do as much as we can today to improve their tomorrows.

In addition, our organization is delving into our commitment to the pursuit of racial equity. We are asking tough questions, engaging in courageous conversations, sharing experiences, and naming behaviors. Through this work, Habitat is making cultural changes that go beyond short-term interventions. These necessary shifts will lead to sustainable progress towards equity.

The strength and commitment of our supporters like you – who in the midst of uncertainty in our world continued to show up for our mission – is a true testament to the impact Habitat has on the broader community. We are only able to play this critical role with your generous support. Thank you for inspiring us and giving us the opportunity to do more.



Jennifer Player
President & CEO
Habitat for Humanity of Orange County



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COVID UPDATE

As the world returns to a “new normal”, our operations also return to pre-pandemic levels. Across the country, we continue to realize the impacts of this pandemic and the importance of a safe, stable, and affordable home. At Habitat, we are preparing to serve even more families in the coming year and beyond.

In July 2020, Habitat slowly started reintegrating volunteers and homebuyers earning sweat equity back to our construction sites. They joined our full-time construction staff who continued to build homes throughout the pandemic. After many months off, volunteers excitedly (and safely) returned to their meaningful work with Habitat. For many, resuming this volunteer opportunity was also a return to a tight-knit community.

Doug Call is one of many volunteers who is thrilled to pick up a hammer again. Not only does Doug volunteer on site, he also is a board member and advocacy committee chair. The pandemic highlighted for him the strength of the Habitat community; a community which has been such a large part of his life for a decade.

I felt a loss not being able to see everyone face-to-face. However, the magic of Zoom did bring us together to continue to accomplish the work necessary to keep our affiliate operating. I regularly stopped by Crescent Magnolia to see some homeowners. I often took them strawberries from my springtime ‘You-pick’ ventures and seasonal blooms from our flower beds/bushes. The folks were always upbeat and full of praise for their homes and community. I am now back at the jobsites helping build on a regular basis and enjoying the camaraderie with other volunteers and homebuyers”.

Doug Call, Board Member, Advocacy Committee Chair, Regular Crew Volunteer



RACIAL EQUITY

Habitat partners with local families of all types to build strength, stability, and self-reliance. We know that a century of racial discrimination in housing and land use policies has left a legacy of unequal housing conditions and options for Black and White Americans. These inequities have impacted many aspects of the lives of Black families, as well as opportunities for the next generation.

In 2020, Habitat for Humanity International released a report detailing how housing policy has caused many of our nation’s racial disparities, including the racial wealth gap. In response, we sought to understand the impacts of Habitat’s housing

programs in Orange County. Through this research, we now better understand the life-changing effects of affordable homeownership.

Nearly half of the 336 households Habitat has served through its Homeownership Program identify as Black/African American. Two-thirds are building home equity, with their homes appreciating more than \$30,000. The average Habitat family now owns nearly \$116,000 in wealth and equity through homeownership. 26 Black/African American homeowners have paid off their mortgage, creating a better financial future without a monthly mortgage payment.

Habitat is helping close the racial wealth gap by providing an opportunity for homeownership, which builds intergenerational wealth. There are many barriers in Chapel Hill, Carrboro, and Orange County that make it challenging to have homeownership. But the home is most people’s biggest asset. So, for most African Americans who have not had that opportunity to have homeownership, Habitat has allowed for them to build wealth. If you build something, and the foundation is right, it will last from generation to generation.”

Kathy Atwater, Community Advocacy Coordinator for the Marian Cheek Jackson Center





IMPACT AT A GLANCE

10
new homes

14
closings

25
home repairs



12,147
volunteer hours



679
volunteers



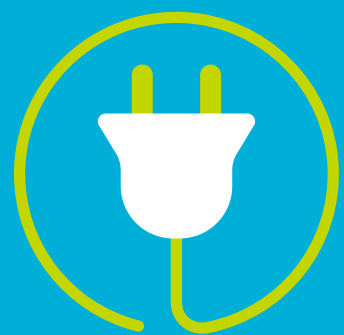
857 families impacted
since 1984

\$60,000
global tithe given



13
international homes
funded

\$1/day
Average Utility Cost
for Homeowners



\$748,936
mortgages paid



\$444,307
property taxes paid

300th Home

The very first Habitat home in Orange County was built in the Chestnut Oaks neighborhood in Chapel Hill. Raising funds to build an entire home was a challenge for a new nonprofit. For three years, volunteers bartered for building supplies, including \$35k worth of donated carpet. We have come a long way since that first home. Habitat has since built in nine neighborhoods with three neighborhoods currently under construction. For the first few years, we relied solely on volunteers to build one home per year. Last fiscal year alone, hundreds of volunteers built ten new homes with the support of full time construction staff.

36 years later, Habitat completed our 300th home in the county on Sunset Drive in the Northside neighborhood of Chapel Hill. The home was funded and constructed in partnership with Grubb Properties. In total, Grubb Properties raised a historic \$90,000 to cover materials and sub-contracted labor. Habitat was able to purchase the land through a collaboration with the Northside Neighborhood Initiative, the Oak Foundation, and the Town of Chapel Hill. The community came together to dedicate the home in April and the family moved in over the summer.

Zaw Moe came to the United States as a refugee from Myanmar in 2005. Since then, he has been working at UNC as a housekeeper. After years establishing his citizenship, his family was finally able to join him in 2013. The family of five originally lived close to Northside on Columbia Street but were forced to move farther outside of town into a more affordable apartment. The Zaw Moe family is grateful for this opportunity to own a home in a community they love. Their Habitat home provides a stable mortgage so they can stop living paycheck to paycheck.

“We feel very blessed and very proud and we will have a better future and a better life,” said eldest daughter Rose. “Thank you everyone for making our dream come true...making it possible for our family to have this home.”



200th Repair

Habitat's Home Preservation program began in 2010 under the name "A Brush with Kindness". The program's vision was to revitalize neighborhoods, encourage community connections, and allow families to live in safe and well-maintained homes.

Seeing the dire needs throughout Orange County, Habitat shifted to focus on critical repairs. Projects vary but include installing accessibility ramps, replacing roofs, electrical and plumbing work, and modifying bathrooms. Target neighborhoods are the Fairview Community in Hillsborough and both the Rogers Road and Northside Neighborhoods in Chapel Hill.

The 200th Home Repair was completed on Addie Wilson's home, which was also the 50th repair completed in the Northside Neighborhood. Addie's home, built in 1988, was the 4th Habitat home built in Orange County. More than 30 years later, Habitat constructed a new accessibility ramp with funding from Blue Cross Blue Shield North Carolina, UNC Health Care, and Truist.

Growing up in the Northside neighborhood, Addie was excited to own a home and raise her family in the close-knit community. At the time, homebuyers had to put in 700 sweat equity hours. She enlisted the help of her co-workers and leadership at UNC Health Care. Addie held various roles at the hospital but spent most of her time as a CNA for 34 years before retiring in 2003.

In recent years, Addie was having trouble with her knee and knew she needed surgery. Recovering at home would be difficult for her since her home was not wheelchair accessible. The hospital insisted that a mobility ramp be installed before she could be discharged. This is when she learned about Habitat's Home Preservation Program.

“I'm an independent woman and like to do things for myself. When I was looking for someone to do the ramp, it was going to be \$2,500 or move to a nursing home which I didn't want to do,” said Addie. “Now I can get in and out of my home without help. I'm even able to get outside and get a little exercise.”



Applicant Data

In the Fall of 2020, Habitat accepted applications to the Homeownership Program. Applicants sought to purchase one of the 14 Habitat homes to be built throughout the county. These new homes included four homes on Cobb Street in Carrboro, nine on Odie Street in Hillsborough, and one on Homemont Street in Hillsborough.



37

average age

21-73

age range

- Primarily Black or African American with 15% Hispanic/Latinx
- Languages represented include English, Karen, Burmese, Spanish, Arabic, and Swahili



3

average household size

\$39,600

average household income

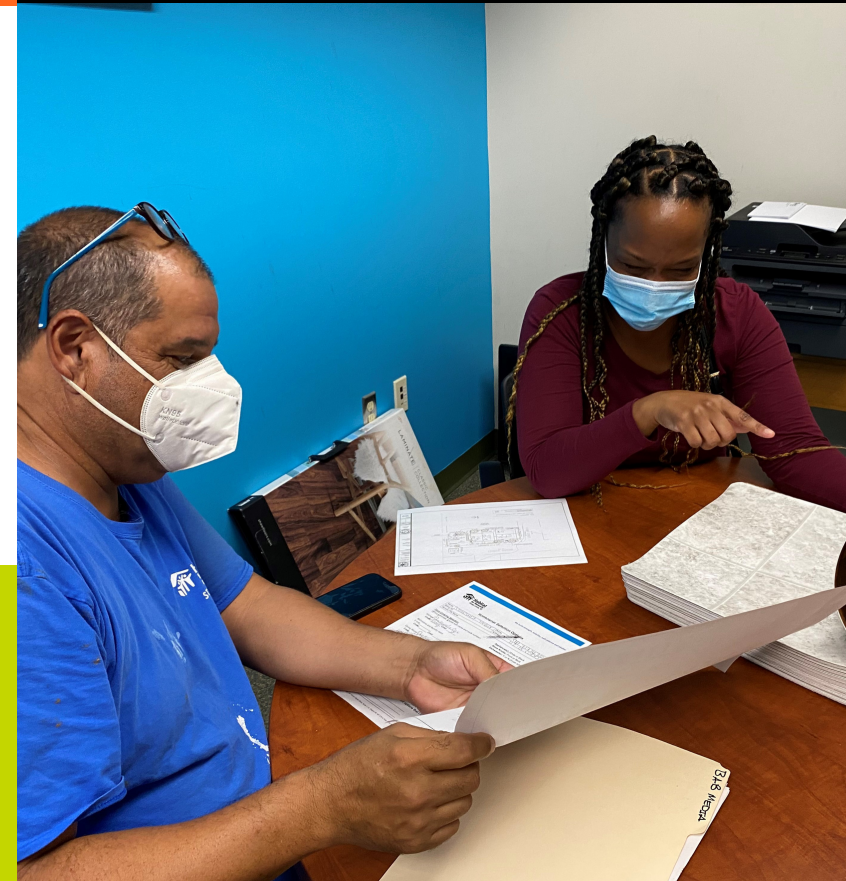
61%

of applicants rent



\$808

average monthly rent



85

applications



235

individuals



53

eligible applications



weaversgrove



June 24, 2020

Town Council approval

May 12, 2021

F.M. Kirby Foundation makes historic gift

July, 2021

Hosted first volunteer group from University Methodist

Sept. 1, 2021

Market Rate Builders announced

Oct. 17, 2021

Groundbreaking at the future site

Oct. 18, 2021

Site clearing began

Summer 2023

Construction on homes begins

2028

237 total homes completed in Weavers Grove



Over the past 37 years, we've seen that stable housing in a thriving community creates promise and possibility for families. Weavers Grove is our bold vision to make this a reality for 237 families in Chapel Hill for years to come. Of these homes, 101 will be Habitat homes and the remainder will be built as "missing middle" market rate housing. This will set a new precedent for mixed-income living in Orange County and across the nation.

The Chapel Hill Town Council unanimously approved the Conditional Zoning in June 2020. Since then, Habitat received the Zoning Compliance Permit and has been busy preparing for construction. Site development and clearing began in the Fall of 2021 and will continue for 15-18 months.

As of June 30, 2021, the Capital Campaign for Weavers Grove had raised over \$3.88 million dollars from 61 donors. This is setting a pace to raise over \$5 million by the end of 2021. Two large gifts have helped raise these funds; a historic \$500,000 from longtime supporters, F. M. Kirby Foundation and a match challenge of \$450,000 from The Kenan Charitable Trust.

Weavers Grove will strengthen the fabric of our whole community and you can help us make this vision become a reality. Visit www.weaversgrove.org to learn how you can get involved or sign up to receive email updates.



With 101 Habitat homes within this community, these homeowners will have the opportunity to change the path of their future and their children's future. I can only imagine the interactions that will take place between neighbors as they learn from one another. They'll learn how to care for their house, how to be compassionate and supportive neighbors and help one another, and become and create a welcoming community."

*Laura Virkler, Chair, Board of Directors
F. M. Kirby Foundation*

Looking to the FUTURE

Habitat is always looking for land opportunities for future development. We're working toward increasing new home production from **12 to 20 homes per year** over the next few years. With the need higher than ever, we look forward to the continued support of our Habitat community to help execute these plans.

Odie Street, an active construction site located in Hillsborough, became home to its first four families in June 2021. This community will ultimately be home to 25 Habitat homeowners. Construction will continue into next year.

Homestead Gardens is a community planned for publicly-owned land at 2200 Homestead Road in Chapel Hill. Homestead Gardens will feature 117 affordable rental and homeownership units serving household incomes falling between 0% and 115% of the Area Median Income. The community is being developed collaboratively as a public-private partnership by four long standing local nonprofits– Self-Help, CASA, Community Home Trust, and Habitat for Humanity of Orange County–in close cooperation with the Town of Chapel Hill and UNC Horizons.

Hands for Habitat has been a longstanding partnership with Orange High School. High school students in the Construction Trades Program build a home each year in the Fairview Community in Hillsborough. Students spend class time learning about construction and building an actual Habitat home. Habitat currently has 12 lots in this neighborhood to continue the partnership for years to come.

The East Village at Meadowlands development is located off of Highway 70 and Meadowlands Drive in Hillsborough. The site comprises 3 parcels, with a total combined area of 11 acres. The design currently includes 76 affordable townhomes with a mix of three and four-bedroom floor plans.

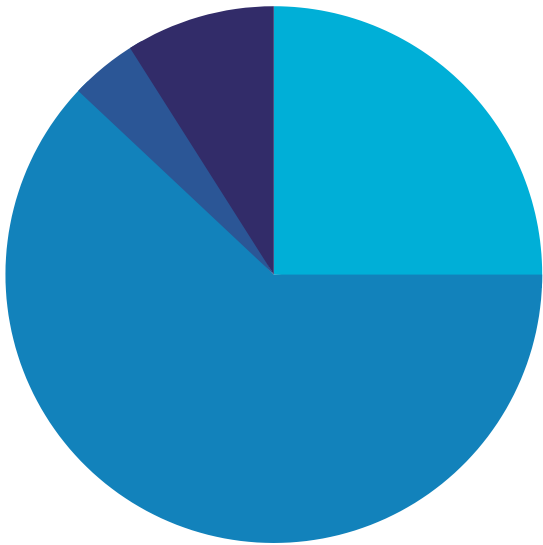
Not only is Habitat building more, but we're also building greener. Recently, our energy-efficient homes were recognized by Home Innovation Research Labs as National Green Builders Association (NGBS) Green Partners of Excellence. This year also marked the first Orange Habitat homes to have solar panels installed, thanks to a partnership with the East Chapel Hill Rotary Club.

To accomplish a 60% increase in capacity, our organization is necessarily expanding. This fiscal year, Habitat hired 2 new full-time positions and 2 AmeriCorps members with plans to increase our capacity over the next few years. The number of donors has increased by 20% since last year and funds raised to support our work has increased over 40% from the previous year. By the end of 2028, Habitat will have impacted over 1,000 families through new construction and home repairs right here in Orange County. Thank you for your support to get us where we are today and for your continued support to sustain us into the future. Together, we can partner with even more families so that everyone in Orange County has a decent place to live.

Revenue

- 25%** **\$2,273,719**
Houses sold and financed
- 62%** **\$5,415,085**
Contributions and Grants
- 4%** **\$332,500**
ReStore Income
- 9%** **\$828,660**
Other Income

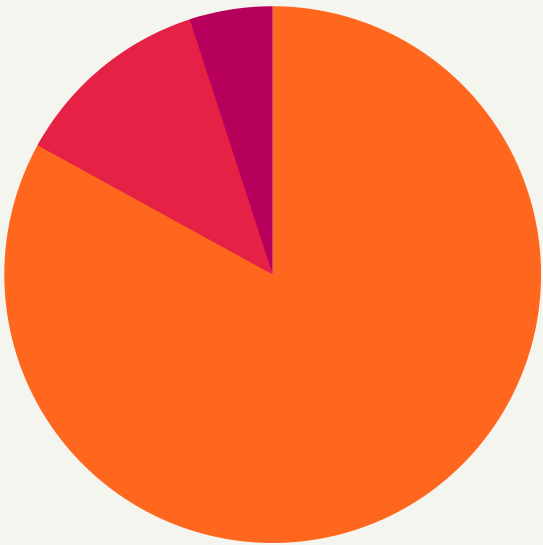
\$8,849,964
Total Revenue



Expenses

- 83%** **\$4,128,480**
Program Services
- 11.5%** **\$580,295**
Fundraising and Communications
- 5.5%** **\$276,230**
Management

\$4,985,005
Total Expenses



Full audited financials are posted at www.orangehabitat.org.

Thank you to our supporters

This listing recognizes donors who made contributions to our annual fund of \$1,000 or more between July 1, 2020 and June 30, 2021.

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