



**Habitat**  
for Humanity®  
Orange County, NC



# FY 2019 Annual Report

STRENGTH  
STABILITY  
SELF-RELIANCE  
HOME





## A Message from Our President and CEO

In my office, I keep a photo collage of some of my favorite moments from my five years at Habitat. Holding hands with Ms. Velma Perry during a day of repairs on her home. A smiling selfie with Thein Oo on a bitterly cold work day. A candid moment of laughter with Reverend Seymour at a home dedication. Blowing bubbles with two young girls on a Habitat site in Santa Rosa, Honduras. An emotional hug after Daniella's moving speech at the fashion show. Posing for a picture with a board member during a day of advocacy in Washington, DC.

Inside this report you will see specific details about the impact that you helped to make possible over the past fiscal year. While we are all proud of these accomplishments, the photos on my wall remind me that our work is about people, not numbers. Behind each of the statistics on these pages is someone - a senior, a mom, a child - whose life has been changed thanks to the security of a safe and affordable home. **Thanks to you.**

These photos also remind me of why I said "yes" when Susan Levy approached me to step into her role and lead this

organization when she retired in 2018. For 26 years, Susan poured herself into this organization and this community and changed thousands of lives in the process. The accomplishments of today are only possible thanks to the strong foundation that was built yesterday. We honor the incredible impact of the staff, the donors, and the volunteers over the past 35 years.

At the same time, we must look ahead to the future. Affordable housing remains at a crisis level in our community, and we aren't going to build our way out of this problem. The future requires bold and innovative ideas to achieve our vision of an Orange County where everyone has a decent place to live.

Just as you have been part of Habitat's success in the past, I hope you will continue to be involved in creating the future. I would love to hear **your** vision for our organization and **your** ideas for how to address the affordable housing crisis in Orange County. **Together, we can build strength, stability, and self-reliance for another 35 years.**

*Jennifer*

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**OUR VISION**  
An Orange County where everyone has a decent place to live.

**OUR MISSION**  
Seeking to put God's love into action, Habitat for Humanity of Orange County brings people together to build homes, communities, and hope.



# IMPACT AT A GLANCE

2018



2019



**\$385,445**  
in property taxes paid by homeowners

**\$49,883**  
given for building homes abroad

**\$683,721**  
mortgages paid by homeowners

**27**  
repairs

Your work with Habitat doesn't just build homes; it builds opportunity for mothers and fathers to read their children a bedtime story and tuck them into bed in their very own room.

**732**  
families served since 1984

Building a Habitat home raises the walls that will raise the bar on what their tomorrows can be. Thank you for helping them come home.

**148**  
25+ year supporters

**719**  
hours of homeowner education

**8173**  
items donated to Habitat ReStore

**WE VOLUNTEERED!**

**4,725**  
sweat equity hours earned

**2,023**  
volunteers



*I enjoy taking care of residents and think of them as other members of my family, trying to make them laugh and feel loved throughout the day. I enjoy being a mom to do the same at home. I want a space where my kids can play tag and soccer in the yard. A home where we can grow fresh veggies in the yard and encourage the kids to play outside.*

*— Latoya,  
Habitat homeowner  
in Hillsborough*



# THE HABITAT MODEL

## Why We Serve

At Habitat, our goal is to support people who make up the fabric of our community, yet cannot afford local housing and currently live in substandard or unaffordable conditions. We are also focused on ensuring the long-term success of our homeowners and communities.

## Qualifying for a Habitat Home



**Pass a criminal background check** in order to become eligible candidates for our community.



**Complete a series of workshops** in areas like financial literacy and budgeting, homeowners associations, and basic home maintenance.



**Meet credit history and debt-to-income ratio requirements** to ensure qualification for a loan and long-term homeowner success.



**Contribute at least 275 volunteer sweat equity hours** to help build their homes and the homes of their neighbors.

## Who We Serve

Qualifying applicants have lived or worked in Orange County for at least one year and can demonstrate stable income for the past two years. In addition, they earn between 30% and 60% of the area median income (about \$25,000 to \$50,000 for a family of four). They currently live in housing that is overcrowded, subsidized, or cost-burdened. When their home is complete, they pay closing costs and take on a mortgage that is affordable based on their income.



# MEET A HOMEOWNER



Joann and CEO Jennifer building homes in Honduras with Habitat's Global Village program in January.

*My heart is in helping people. I have seen the need... how bad situations can get. How as a family, we are able to make people feel welcome. And every year with Habitat, another person is added to my family.*

## Joann's Habitat Story

Joann has always been passionate about advocating for housing stability in Orange County. Twenty years ago, when she lived in public housing, she served as the director of her resident association. She became familiar with Habitat for Humanity of Orange County through this work, and later found herself compelled to apply for her own home. Over two decades have passed since she became a new homeowner in the Richmond Hills neighborhood, and she has enjoyed the tight-knit nature of the community ever since. Thanks to her home and her community, Joann and her husband had the stability and support they needed to raise their four children. Joann says, "This was a dream of mine."

Now, her home is open to her eight grandchildren. Each has graduated high school, and many are pursuing higher education. The impact of Joann's home has extended far beyond her own family, though. Joann reflects, explaining **"With my home, I have been able to open doors** for friends and family struggling through a point of their life. We have hosted many for months, giving them a place where they can recoup, refocus, and rebound." And Joann enjoys welcoming the community she's built to the abundant Thanksgiving dinner she hosts each year. Over these past two decades, Joann has held a passion for bringing stable, affordable housing to those in need.

"My heart is in helping people. I have seen the need... how bad situations can get. How as a family, we are able to make people feel welcome. And every year with Habitat, another person is added to my family." Joann previously served on Habitat's Board of Directors, and is currently helping the organization ensure that new homeowners are well-prepared through her work on the Homeowner Advocacy Committee. Last January, she took her passion global. Joann says that participating in Habitat's Global Village trip to Honduras was a "transformative experience" where she built homes, a global view, and lasting friendships.

"Habitat is a part of me," Joann says. **"Habitat for Humanity of Orange County is a unique branch** that gives homeowners a voice, and being able to have my input through our Board put into action is uplifting." Joann continues to fight for affordable housing, pushing innovative initiatives alongside the Town of Efland and the North Carolina Housing Coalition.

Joann is deeply appreciative for the impact Habitat has made on her, her family, and those she has been able to support thanks to owning her own stable home. **"Habitat changed my life and has allowed me to live out my dreams."**



# THE NEED

**1 in 3** households in Orange County are **cost-burdened**, spending more than 30% of their income on housing



## Cost-Burdened Households by Race/Ethnicity in Orange County



**African-American households** **Latino/Hispanic households** **Asian households** **White households**



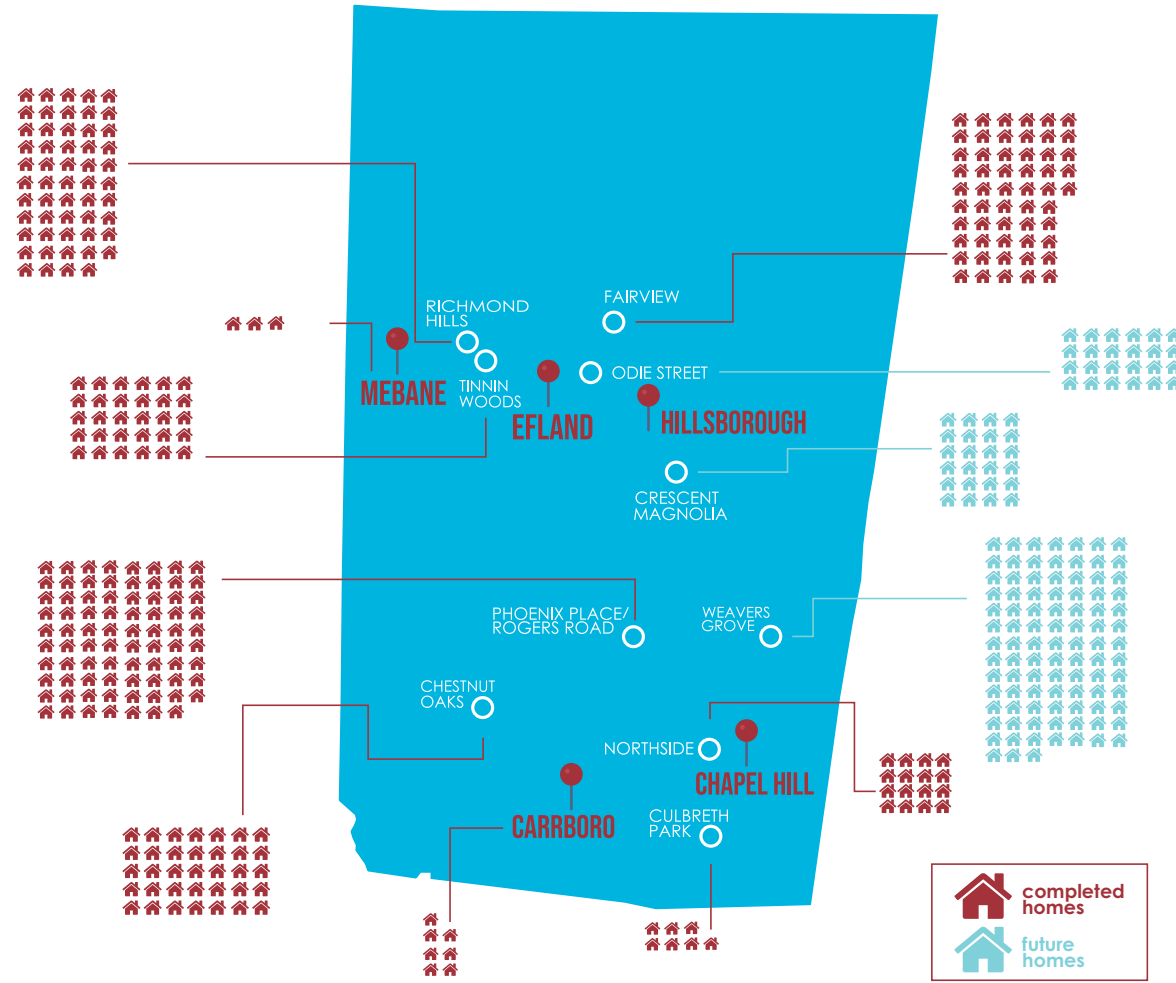
**112 hrs/week** at minimum wage (\$7.25) is needed to afford a modest 2-bedroom apartment in Orange County

# OUR IMPACT

**286** Habitat homes built with Orange County families

**\$3.3M** Allocated for program services in FY19

**151** Homes repaired in Orange County



# ADVOCACY WORK

Today, nearly 19 million U.S. households must spend half or more of their income on a place to live. **That means 1 in 6 families are forced to make impossible choices between a safe home, nutritious food, health care, and good schools.** At Habitat for Humanity of Orange County, we know that we cannot solve this crisis solely by building houses.

In November 2018, **Chapel Hill voters overwhelmingly approved a \$10M bond** that could help build and preserve more than 700 affordable homes and apartments by 2023. Affordable housing providers, including Habitat, will have the opportunity to apply for bond funds to support their upcoming work in the Town of Chapel Hill.

On June 12, Habitat for Humanity of Orange County joined hundreds of affiliates across the country to **launch our first national advocacy campaign: Cost of Home.** The five-year campaign seeks to impact policy at the local, state, and federal level to help ten million people gain access to affordable homes.

**Join us in raising your voice to demand communities in which everyone can afford to live!**



# ENVIRONMENTAL IMPACT

## Green and Sustainable Housing

Habitat for Humanity of Orange County stays on the cutting edge of building practices and technology. Green building features are incorporated into our homes whenever we shingle, glue, insulate, and more. These practices allow us to reduce our impact on the environment AND provide savings for our homebuyers. The average Habitat homebuyer pays \$1 per day for heating and cooling, about half the cost for a comparably-sized home in our area. Habitat homes are not only energy efficient, affordable, and comfortable, but also safer than the average new home. When we build a Habitat home, we install a sprinkler system that will activate in the event of a house fire. To date, over 150 sprinkler systems have been installed.

## NEW

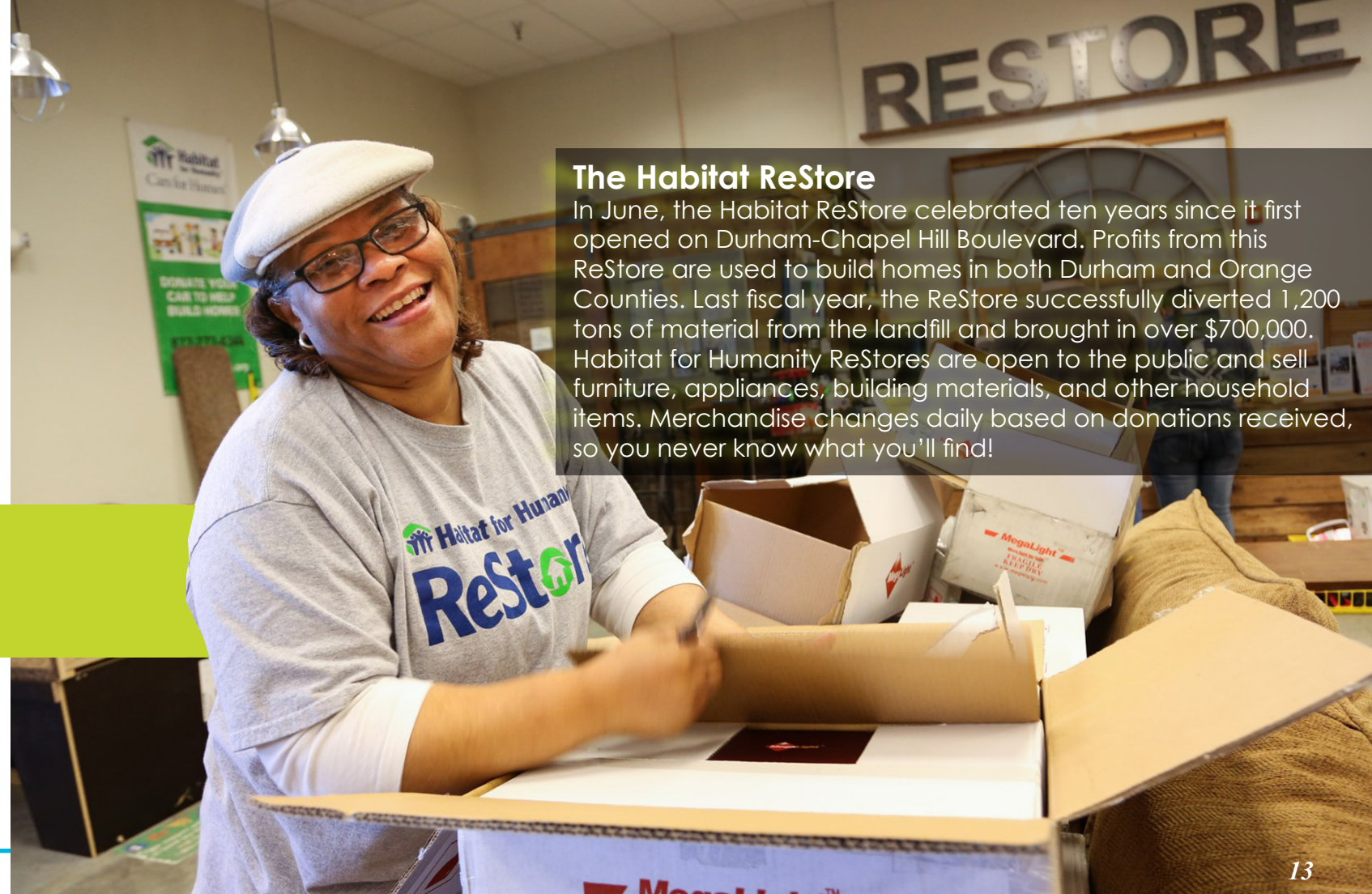
Habitat ReStore opening up in Hillsborough, NC. Arriving in Winter 2019!



 **8,113** items donated to the ReStore in FY19

 **1,200** tons diverted from landfills in FY19

We continue our commitment to maintaining our green building as we construct Crescent Magnolia, where units have been rated at the Silver Level of the National Green Building Standard (NGBS) Certification.




## The Habitat ReStore


In June, the Habitat ReStore celebrated ten years since it first opened on Durham-Chapel Hill Boulevard. Profits from this ReStore are used to build homes in both Durham and Orange Counties. Last fiscal year, the ReStore successfully diverted 1,200 tons of material from the landfill and brought in over \$700,000. Habitat for Humanity ReStores are open to the public and sell furniture, appliances, building materials, and other household items. Merchandise changes daily based on donations received, so you never know what you'll find!



# MEET A VOLUNTEER



 **155**  
groups have been engaged  
with Habitat in a volunteer capacity

 **10,621 hrs**  
contributed from 2,023  
volunteers on construction site



*I totally believe there is a whole raft of people left behind that we need to be compassionate to.*

## Jeff's Habitat Story

"I totally believe there is a whole raft of people left behind that we need to be compassionate to."

Jeff Campbell and his wife moved from Austin, Texas to Chapel Hill in 2016 looking for a place to retire and begin a new part of their lives. After retiring, moving, and finding some land to build a house on, Jeff began volunteering with Habitat. As sometimes happens on a construction site, he quickly earned himself a nickname. It happened almost immediately: Jeff introduced himself, and someone said, "There

can't be two Jeffs!" So, he became "Texas" Jeff. He had volunteered in Austin with his former employer, but being part of the weekly Wednesday Crew was a whole different situation. "I look forward to coming out," he said, and spoke proudly about some of the projects he's helped with in Orange County: the remodel of the Block House kitchen, the challenging work but impressive results at Pee Wee Homes, and the firewalls at the duplex on Craig Street.

Jeff now has a second career as a furniture maker and will often work on some of the finish carpentry in

homes. He remembers fondly the transformation of the Block House kitchen from a galley to an L-shape, creating space for a refrigerator. He was able to successfully rehab the cabinets, and felt that the new kitchen changed the whole house for the better.

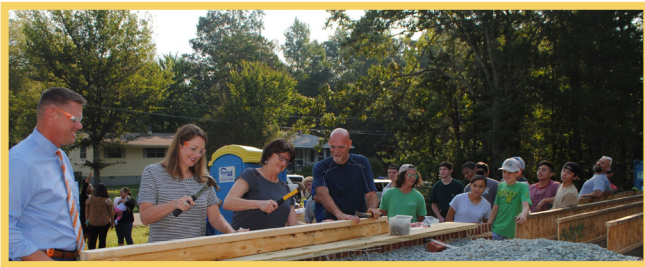
Friendships are also part of every Habitat construction site; you get to know someone differently putting up walls together than over coffee. Jeff says that they are a small community of friends who poke fun, work hard, and encourage each other.

Although he's a self-described woodworking nut, Jeff had a learning curve on the construction site. He says that he's learned a lot about the scope and challenges of constructing whole homes through working with Habitat staff and regular volunteers.

What motivates him to come out and work week after week? "**Compassion,**" he says, "**the world needs more compassion.**" Jeff's compassion shows in his work, his conversations, and his friendships on the Habitat construction site.



# INNOVATIVE INITIATIVES



## Hands for Habitat

In May, Habitat and Orange County Schools **dedicated the tenth home built by the Hands for Habitat partnership.** PHE, Inc. made this project possible for the second year in a row through their generous sponsorship. Led by teacher Bob Therman, students in Orange High School's Construction Trades program learn how to build a home from the ground up. This unique experience not only teaches highly marketable construction skills, but also develops leadership skills that will be relevant to any future career path.

## Home Preservation

Habitat does more than build new homes. **Last year, Habitat for Humanity of Orange County built 18 new homes and repaired 27 in Orange County.** Construction costs are rising across the industry, making it especially difficult for seniors on a fixed income to afford important repairs to their homes. Habitat's Home Preservation program allows these community members to continue to live safely in homes they already own.

Repairs range from a new coat of paint to preserve the home's exterior, to a full roof replacement to correct and prevent water damage. Other common repairs include replacing HVAC units, repairing rotted steps, building ramps, and making interior modifications for accessibility.



## Homeowner Success Center

Habitat's homeownership model is designed for long-term success, and financial education is a key component of that process. **In June, Habitat for Humanity of Orange County officially opened our new Homeowner Success Center** with generous support from the SunTrust Foundation.

Our Homeowner Success Center provides a space for current and future Habitat homeowners, as well as other members of the community, to learn about a diverse array of practical topics such as budgeting, computer skills, and home maintenance. Courses will be taught by Habitat staff, community partners, and homeowners themselves.



# CRESCENT MAGNOLIA

A HABITAT FOR HUMANITY OF ORANGE COUNTY COMMUNITY



On September 8, 2018, over 100 volunteers, donors, community leaders, and future homeowners came together to break ground on Crescent Magnolia. While this celebration served as the official kickoff for construction, this community had been many years in the making.

Just a few months before her retirement, former Executive Director Susan Levy was able to see her vision come to life, the first Habitat community in the nation designed and built specifically for seniors. Crescent Magnolia, which will be completed in 2020, will consist of 24 attached units that will **allow seniors to age in place safely, independently, and comfortably.**

1<sup>ST</sup>

Habitat for Humanity senior community in the United States





# GLOBAL VILLAGE



*Traveling to Honduras and building homes opened my eyes to how much each hand helps to make a difference.* — Joann, Habitat Homeowner

## Our International Impact

You may notice Habitat working around the corner from you, but we're also working around the world. Our commitment to a **decent place to live for all** extends beyond Orange County.

Habitat for Humanity International encourages all U.S. affiliates to share resources across national borders to help meet the extreme need for housing globally, with a goal of each affiliate tithing 10% of unrestricted income. Habitat for Humanity of Orange County primarily tithes to Honduras, though we have also formed relationships with Guatemala,

Nepal, and Puerto Rico. **To date, Habitat for Humanity of Orange County, has funded the construction of 214 homes internationally.**

For over a decade, volunteer groups from the Triangle have been traveling to Honduras and Central America to build homes and hope. Recently, we've decided to expand our global impact by sending a portion of our tithe to Myanmar, which has been identified as a high-priority country based on housing need.

**Over the past 10 years, more than 25% of Habitat for Humanity**

**of Orange County homebuyers have been refugees from Myanmar.**

Global Village trips with Habitat offer volunteers more than just the opportunity to swing a hammer. Participants receive a unique experience of immersing themselves in a foreign country, learning about the culture on a local level, and working within the community to build safe, affordable housing. **Habitat for Humanity of Orange County will be leading our first-ever trip to Myanmar in January of 2020. A trip to Honduras is also planned for Spring 2020.**



**Future Global Tithe Myanmar**



**Global Tithe Honduras**

**33** 

**volunteers served abroad across two trips in FY19**

**1,888**   **hrs**

**spent abroad on construction and cultural immersion in FY19**



# FINANCIAL OVERVIEW



## REVENUE

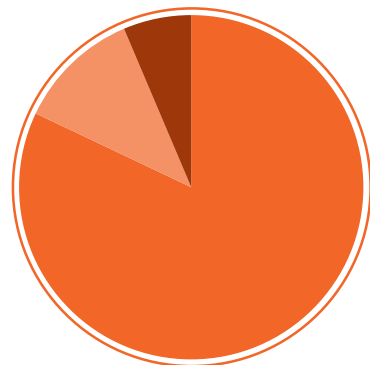
**33%** \$1,448,375  
Houses Sold and Financed by Habitat

**38%** \$1,688,468  
Contributions and Grants

**7%** \$307,754  
ReStore Income

**22%** \$992,192  
Other Income

**\$4,436,789**  
Total Restricted and Unrestricted Revenue



## EXPENSES

**82%** \$3,345,677  
Program Services

**12%** \$469,913  
Fundraising and Communications

**6%** \$250,769  
Management and General

**\$4,066,359**  
Total Expenses

# THANK YOU TO OUR SUPPORTERS

### Cornerstone Sponsors (\$100,000+)

Blue Cross and Blue Shield of North Carolina

### Dream Builders (\$50,000+)

F.M. Kirby Foundation  
Estate of Mary Graves  
Hands for Habitat  
Orange County Schools and Students  
PHE, Inc.  
Estate of Kurt Low  
Susan and Pharr Smith  
The Stewards Fund  
UNC Health Care

### Groundbreakers (\$25,000+)

Bank of America  
Beloved Community  
Binkley Baptist Church  
Rev. Robert Seymour  
Building Hope  
Catholic Community of St. Thomas More  
Community Church of Chapel Hill  
Unitarian Universalist  
Holy Trinity Lutheran Church  
Joseph Farinola Memorial Fund  
Newman Catholic Center  
United Church of Chapel Hill  
Hammers and Hearts  
Christ United Methodist Church  
University Presbyterian Church  
University United Methodist Church

### Lowe's Home Improvement

Rambus  
UNC Habitat for Humanity  
Wells Fargo  
Women Build

### Carpenter's Circle (\$10,000+)

Diane and Art Belden  
Bryson Foundation  
Coastal Credit Union  
Shannon Kennedy and Alan Stephenson  
State Employees Combined Campaign  
SunTrust Bank  
Tar Heel Sports Properties  
Triangle Business Journal

### Brick and Mortar Sponsors (\$5,000+)

AME Churches  
Dickerson Chapel AME Church  
Flat Rock AME Church  
Gaines Chapel AME Church  
Harvey's Chapel AME Church  
Hunter's Chapel AME Church  
Mt. Zion AME Church  
Payne's Chapel AME Church  
St. Paul AME Church  
White Cross AME Church  
Baldwin & Ponysaurus Brewing  
Bertsch Family Charitable Foundation  
Blue Heron Asset Management  
Marianne and Ian Buchanan

### Burt's Bees

Capitol Broadcasting Company  
Carolina Conceptions  
Casey Family Foundation  
Caterpillar  
Ann and Chris Cox  
Credit Suisse  
Cree  
Devada  
The Dilweg Companies  
Duke Energy  
Lallie Godschalk  
Grifols Therapeutics Inc.  
Hamilton Point Investment Advisors  
Joy Herrington  
Alice and George Horton  
IBM Employee Charitable  
Contribution Campaign  
IEM  
Investors Title Insurance Company  
John Deere  
Jones Keystone  
Kelley and Dave Keats  
Sheila Kerrigan and Steve Clarke  
Latino Community Credit Union  
Leland Little Auctions  
Catherine and Reid Lerner  
Mary Lou Liverance  
LM Restaurants  
Madison River Ventures, LLC  
Martin Marietta





Valerie and Charles Merritt  
 MetLife  
 NetApp  
 Ochiltree Foundation  
 One Better Ventures  
 Pappas Capital  
 Margaret Parker  
 Piedmont Electric's Helping Hand Foundation  
 Heather and AJ Ragosta  
 The Redwoods Group  
 Pam and Mike Reed  
 RESOLUTE Building Company  
 Deborah and Ed Roach  
 Monica and Frank Tew  
 UnitedHealthcare  
 Verdesian Life Sciences, LLC  
 WhatCounts (Windsor Circle)  
 Youth United

**Blueprint Sponsors (\$2,500+)**

Ballentine Associates, PA  
 Betsy Blackwell and John Watson  
 Julia and Andrew Burns  
 Meghan and Brett Bushnell  
 Carolina Meadows  
 Church of the Holy Family  
 Cresha and George Cianciolo  
 Corporate Investors Mortgage Group  
 Delta Kappa Epsilon Fraternity  
 Gail Gillespie and Dwight Rogers  
 Glen Lennox  
 Susan Gravely and Bill Ross  
 Susan and Tom Hoerger  
 Carol Hogue  
 Charles House  
 Grace and Chris Johnston  
 Janice and Paul Kalin  
 In honor of Susan Levy's retirement  
 Lexitas

Bill Loeser  
 Lauren and Mike Mangili  
 Mill House Properties  
 Morgan Creek Capital Management  
 Suki and Jim Newton  
 Orange County Bar Association  
 Cathy Pascal and Ron Strom  
 Meg and Than Powell  
 Christy and Joel Shaffer  
 Southpoint Manor Neighborhood  
 St. Matthew's Episcopal Church  
 Joy Steinberg, JSI Marketing  
 TrueBridge Capital Partners

**Henry and Blanche Clark Society (\$1,000+)**

Jane and Trevor Archer  
 John Becton and Nancy Tannenbaum  
 Chris and Bob Berndt,  
 in memory of Claire and Jim Schubert  
 Melanie and Kevin Biese

Joan and Robert Bigelow  
 Sylvia and Fred Black  
 Susan Blackford and Jan Hansen  
 Blackman & Sloop, CPAs, P.A.  
 Terry Blanken and Dennis Swartzlander  
 Mady and Gerry Blobe  
 Janet and Bill Blue  
 Gloria Bowman  
 Grace Brashear  
 Irene and R. Alan Briggaman  
 Betsy and Jim Bryan  
 Cathy Bryson  
 Carlson Family Foundation  
 Gretchen Castorina  
 Central Dermatology Center  
 Nancy and Neal Cheek  
 Blanche Clark  
 Vivian Clark  
 John Derienzo

East Chapel Hill High School  
 National Honor Society  
 Jenny and Daniel Eller  
 Christi and Larry Fedora  
 Walter Fehr  
 Nancy and Morris Fine  
 Jane Gaede  
 In memory of Dave Godschalk  
 Peggy Gulley and John Williams  
 Jean and Russ Hall  
 Jan Halle  
 Alice and Chuck Hallford  
 Margaret Harrington and Matt Bucklad  
 Sue and David Harvin  
 Mark Healy  
 Sharon Heath-Riley  
 Pam and Brad Hemminger  
 Hillsborough Lenten Offering  
 Hillsborough Presbyterian Church  
 Honeysuckle Tea House

Hyatt Place  
 Marilyn Jacobs Preyer and Rich Preyer  
 Lisa and Steve Jones  
 JPMorgan Chase  
 Kehillah Synagogue  
 Tom Kenan  
 Moyra and Brian Kileff  
 Ronda King  
 Syndee and Bob Kraus  
 Beverly and Zarrel Lambert  
 Kay and Sam Leaman  
 Joan and Rich Leber  
 Lenovo Employees Care Campaign  
 Susan Levy and Franz Thomas  
 Taylor and Tom Ludlam  
 Anne and Chris Lutes  
 Tim Malia  
 Deborah and Robert Markley  
 Harriet and D.G. Martin  
 Karen and Neal McCall





Carol Ann McCormick and Mark Peifer  
 Amy and David McEntee  
 Day McLaughlin  
 Prue and Peter Meehan  
 Martha and Russ Mersereau  
 Margaret Miller  
 Joan and Gustavo Montana  
 Mark Moog  
 Stephanie Moore  
 Ava and Lee Nackman  
 Sandra Newton and Daniel Zipple  
 Paula Noell and Palmer Page  
 John O'Donnell  
 Joan and Ron Pharr  
 Harriet and Edwin Poston  
 Pulte Group  
 Trish and Lee Rafalow  
 Linda Raftery and Phil Spiro  
 Whitman and John Reardon  
 Peg and Phil Rees

Karen and William Reichert  
 Wyndham Robertson  
 Margaret Rook  
 Deondra Rose  
 RTI International  
 Patricia Sawin and Bron Skinner  
 Anne and Steve Schmitt  
 Grace and Greg Schott  
 Kate and Alan Scott  
 Frances Seymour  
 Smruti and Rick Shah  
 Shared Visions Foundation  
 Mary-Cassie Shaw and Charlie Cleary  
 Linnea Smith  
 Margot Stein and Harry Watson  
 Michael Steiner  
 Shere Stone  
 Gretchen Stroemer  
 Annie and Patrick Sullivan  
 Kim and Rob Sullivan

Aimee Tattersall  
 Kelli Thomas  
 Triangle J Council of Governments  
 Rick Tugwell  
 Michael Underwood  
 Denise and Steve Vanderwoude  
 Michele and John Vernon  
 Rosemary and Gary Waldorf  
 Susan Warwick and Douglas Call  
 Rita and Bob Weimer  
 Lise and Trent Williams  
 Bonnie and Jim Yankaskas  
 Heather and David Yeowell

# ANNUAL FUNDRAISERS

## House Party

At Habitat, we love to gather together and catch up with our wonderful supporters. We currently host two large events each year. Last October, Board member Shannon Kennedy hosted the **20th Annual House Party** at her lovely home in Chapel Hill. **Record-breaking sponsorship gifts for the Party** funded the construction of two units at Crescent Magnolia.

## Fashion Show

In April, the **High Heels and Hard Hats Fashion Show** celebrated **five years of fashion, fun, and fundraising!** Guests mixed and mingled as local celebrities strutted their stuff on the runway to raise money for affordable housing. Fabulous fashions were provided by local retailers. In just a few short years, the Fashion Show has become a spring can't-miss event, earning the title of **Best Nonprofit Fundraising Event of the Year.**



**Want to join our Framing the Future Society? Email our VP of Development & Communications at [jkalin@orangehabitat.org](mailto:jkalin@orangehabitat.org).**

## Planned Giving Initiative

Over the past 35 years, Habitat for Humanity of Orange County has been fortunate to receive more than \$1.3 million in planned gifts. As a result, **16 families have received a hand up into safe, affordable housing.** These donors had the foresight to ensure that their support would continue even after they were no longer with us.

After providing for your own family, we hope you will consider a gift supporting other families in our community who are dreaming of owning their first home.

A legacy gift is cost-free during your lifetime, and is life-changing for those who will benefit from it. **We would be honored to welcome you as a member of Framing the Future, Habitat's Legacy Society.** By making a permanent gift to Habitat through your will, trust, or beneficiary designation you ensure that our partnership will endure long after your lifetime and will support our shared vision for an Orange County where everyone has a decent place to live.

# LOOKING FORWARD



## weaversgrove

**A cohesive mixed-income neighborhood located in Chapel Hill**

We all know that the strength of a community depends on all who support it. For us, that means giving everyone the opportunity to build a better life, starting with a home. Weavers Grove does this by providing a path to homeownership for the local community members we depend on every day — people like preschool teachers, social workers, and hospital employees who otherwise would not be able to afford a home in Orange County. This neighborhood will weave together people from many different backgrounds, income levels, and experiences — creating a truly diverse and inclusive community.



**125** Market-Rate Homes  
**94** Habitat Homes  
**32** Acres of land in Chapel Hill

*“I am convinced that the best model for building stronger communities comes from mixed-income, mixed-use development that enables people to live near places where they work. I am delighted that Habitat for Humanity of Orange County has developed this plan for a robust community that will benefit those who work to provide key services to Chapel Hill.”*

— Jonathan Reckford,  
 Habitat for Humanity  
 International CEO

Follow along with this exciting development at [weaversgrove.org](http://weaversgrove.org)

## Our Future

Over the past 35 years, you have empowered more than 700 families to improve their housing situation by partnering with Habitat. Thank you! You recognize that the benefits of a quality, affordable home go far beyond its four walls.

Stable housing launches families into a promising cycle of possibilities and progress. Habitat homebuyers have greater economic security, less stress, and more money for healthy food and preventative health care. Children do better in school and are more likely to attend college. In the future, these children are less likely to be single parents and tend to have higher incomes.

The benefits of affordable housing don't end with these individual families. The entire community thrives. Our region's economic competitiveness improves when people can live near where

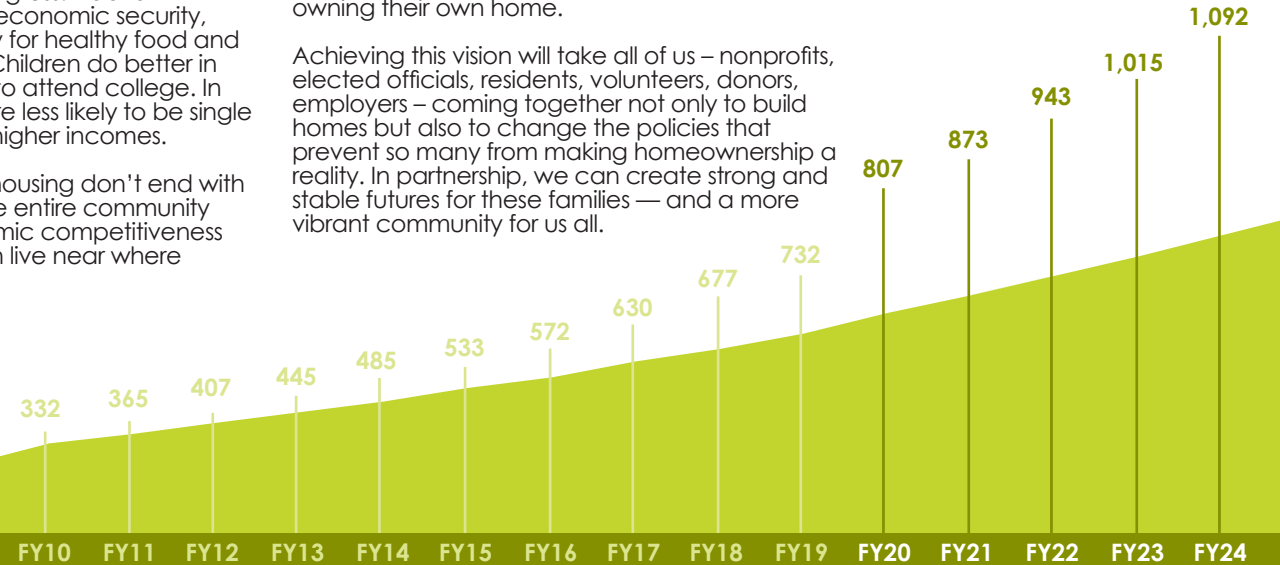
they work. Jobs are created, people spend more money locally, and the tax base grows. Homeowners are more likely to volunteer in their community and engage in local civic life.

Habitat envisions a world where everyone has a safe, secure, and affordable place to live. Unfortunately, that's not a reality — at least, not yet. Too many of our vital community members are still unable to realize the tremendous value of owning their own home.

Achieving this vision will take all of us — nonprofits, elected officials, residents, volunteers, donors, employers — coming together not only to build homes but also to change the policies that prevent so many from making homeownership a reality. In partnership, we can create strong and stable futures for these families — and a more vibrant community for us all.

**40%** projected increase in families impacted per year — from 55 in FY19 to 77 in FY25

## families impacted since 1984



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thank  
you

*Wishing you  
much happiness  
in your new  
home!!  
Christina  
Chemet*

*Cheers  
to a really  
happy  
you!  
Jann*

[info@orangehabitat.org](mailto:info@orangehabitat.org)  
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