

2022 Annual Report



Greater Fox Cities Area
Habitat
for Humanity®



**Through Shelter,
We Empower.**

“

Thanks to Habitat, the volunteers, Senior Crew members, the sponsors and everyone else that played a part in the process. We are very blessed to finally have a home. This is possible because of you all.”

– MOR T

Connect with us!



From the President & CEO



Looking forward to Fox Cities Habitat’s 30th anniversary in 2023, we reflect on 2022 and look forward to many more milestones. Because of you, Fox Cities Habitat can move towards fulfilling our vision of ensuring everyone has a safe, affordable, decent place to call home. We can continue our efforts to ensure children have a stable place to live and grow; continually enhance neighborhoods through our Rock the Block neighborhood revitalization program; continue receiving generous donations from the community at our ReStore; and provide discounted merchandise to our community.

Because of you, we have the opportunity to provide families with educational resources on budget management, debt reduction, property maintenance, how to be a good neighbor, and more. Many of our families have never known the feeling of living in a safe neighborhood. They may not have been able to afford critical and necessary home repairs.

Because of you, Fox Cities Habitat was able to positively impact:

- 18** Homebuyer families that can now say their dream of homeownership came true
- 53** families through home repair, Rock the Block, and Lead Safe Homes programs
- 18** families in developing countries around the world through our tithing program
- 187** children in Fox Cities homes can study, play, and find peaceful slumber

On behalf of Greater Fox Cities Area Habitat for Humanity, I want to thank our donors, volunteers and Senior Crew, Board of Directors, staff, committee members, and most of all, our Habitat families who entrusted us with helping them to build strength and stability through shelter for themselves and future generations.

Blessings and peace,

John Weyenberg
President/CEO

Our Mission

Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities, and hope.

Our Philosophy

BUILD

Volunteers and family partners build and repair homes with donated materials and labor.

FINANCE

Families pay for their homes or home repairs with affordable financing terms. Habitat receives no profit from the sale and the homeowner pays no interest.

REINVEST

All mortgage and loan payments are reinvested into Habitat programs to help more families.

Imagine a world where everyone has a decent place to live.





Our Programs



HOMEBUYER PROGRAM

Our Homebuyer program makes the dream of ownership possible for many Fox Cities families. A safe, affordable home empowers a family to invest in a secure future for themselves and their children. It allows qualified, low income, hardworking people to purchase a home with a 0% interest mortgage loan.



HOME REPAIR PROGRAM

The Home Repair program provides reputable and affordable home repair solutions to low income homeowners so the family's health, safety, and well-being is enhanced. These services may also alleviate serious safety risks and code violations.



ALMOST HOME

The Almost Home program helps people become eligible for our Homebuyer program. Case managers prepare buyers for ownership with financial education, guidance and resources to qualify.



RENTAL PROGRAM

Habitat's Rental program creates a unique, temporary housing solution for families in the Almost Home program. Habitat purchases blighted properties and rehabilitates them into safe, decent and affordable rental properties.



ROCK THE BLOCK

Rock the Block is a multi-day event that kicks off Habitat's Neighborhood Revitalization efforts in targeted communities. Habitat brings together residents, municipalities and community partners to complete exterior home repairs for low income homeowners and community projects to improve and beautify the neighborhood surrounding the homes.



HABITAT RESTORE

Appleton Habitat ReStore is a nonprofit home improvement store and donation center that sells new and gently used furniture, appliances, home accessories, building materials, and more. The proceeds from these sales directly fund Fox Cities Habitat's mission.



GLOBAL HOMEBUILDING

Habitat for Humanity's vision is a world where everyone has a decent place to live. Fox Cities Habitat partners with developing countries to provide financial and volunteer resources desperately needed to improve their housing conditions.

The need for affordable housing:

1 in 8 households in Wisconsin spend half or more of their income on housing.*

There is a shortage of 125,000 affordable rentals available for extremely low-income families in Wisconsin.*

There is a 3- to 5-year wait for subsidized housing in the Fox Cities.

*Source: (2021). Out of Reach. National Low Income Housing Coalition.

Why affordable housing matters:

Habitat for Humanity knows that a decent, affordable place to live can create a situation where homeowners save more, invest in education, pursue opportunity and have more financial stability.

Families are considered cost-burdened when they pay more than 30% of their income for housing. That cost burden makes it difficult to afford necessities such as food, transportation, education and medical care.

Affordable home ownership provides stability and builds equity for families, helping them rise out of poverty.



Fox Cities Habitat is a leader in providing innovative housing solutions to address the needs specific to low-income families in our community.

- For families interested in becoming homeowners: Habitat's Homebuyer, Almost Home, and Rental programs.
- For current homeowners needing critical home preservation and repair services: Habitat's Home Repair program and Rock the Block.
- For vulnerable neighborhoods and communities—those with decreasing property values and home ownership rates: Rock the Block.
- For the entire community: Appleton Habitat ReStore.

Lives touched in 2022 by Fox Cities Habitat



Alexis is happy to have first hand experience building her home. She is so proud of herself for putting in the work to provide a safe, stable environment for her children to grow up. The definition of home is different for everyone. For Alexis, home is “a place where happiness and laughter never ends.” To read the rest of their story, visit our web site: <https://foxcitieshabitat.org/blog-schultz-family/>

2,154

volunteers helped on Fox Cities Habitat build sites, in both Appleton Habitat ReStores and behind the scenes

53

families were impacted by Fox Cities Habitat’s Home Repair programs, including critical home repair, Rock the Block, and Lead Safe Home programs

18

Homebuyer families can now say their dream of owning a safe, affordable home of their own has come true

187

children in Fox Cities homes can study, play, and find peaceful slumber

1.3M

pounds of usable materials diverted from the landfills by Appleton Habitat ReStore

18

families in developing countries around the world have had opportunities to build a better life because of Fox Cities Habitat’s financial and volunteer support

Cathy H. had the pleasure of paying off her mortgage in June of 2022.

Her journey started in 2005 when her application was approved and she joined

the Homebuyer program. Her home was a Women Build home, where she completed her required 300 hours of sweat equity by helping to build her home along with a volunteer crew of mostly women.

Cathy proudly said, “I may be done with my mortgage payments, but I am not done with Habitat. They are the most amazing organization - I was a single parent, and they made all our dreams come true. They made me a homeowner and I will forever be grateful.”



“I volunteer with ReStore because of the end result of what we’re doing. I see so many families get a place of their own and it means a lot. Part of it is also the quality of people who volunteer with us, they are just amazing. It’s fun to come to work because of

the people I work with.”

—IDA FISCHER

How Opportunities Open

Every family who purchases a home from Habitat for Humanity must meet certain requirements.

1

SHOW A NEED

Each potential homebuyer is facing some sort of inadequate living condition. Whether it's unaffordable rent, homelessness, living in a home in disrepair or a home that is inaccessible for a family member with disabilities, each family who comes to Greater Fox Cities Area Habitat for Humanity demonstrates a need for adequate housing.

2

CAN PAY BACK LOAN

Although Habitat for Humanity homes are zero interest loans, a family is still required to make payments on that loan. Home ownership requires a mortgage and families who receive help from Habitat for Humanity are receiving an opportunity to achieve something they couldn't do otherwise. Families work with Habitat staff to make sure they can make monthly payments before construction begins.

3

IS WILLING TO WORK FOR THE HOME

Habitat for Humanity homes are not a handout. Families must help in the construction process and are expected to put in 300 to 500 hours of labor to help build their home, build other Habitat family homes, learn how to take care of their home through workshops, volunteer at our ReStore and do community service outside of Habitat. This way families learn how their home is constructed and how to fix or repair parts of their home once they are living there.



We are the Wied family. Our family consists of myself, Kaycie; and my four beautiful girls, Ashlyn (7), Lindsey (7), Quinn (3), and Lydia (3). You read that correctly, I was blessed with two sets of twins and all of them girls! It was a rocky start with my first set of twins, as they were born 10 weeks early. You would think that with having two sets of twins in our

family my kiddos would be very similar, but their personalities are becoming more and more different from each other every day that passes. If there is one thing that my girls all DO have in common, it's their love for animals.

Two and a half years ago, a cousin of mine completed her Habitat journey and is now living in a beautiful home, in a safe neighborhood, with her three kids. They are happy and thriving and I thought to myself, "If she can do it then why can't I!" I just want to be able to have a safe place that my kids and I can call ours and feel comfortable and not embarrassed to have friends come to. To have enough room for sleepovers with their many cousins and friends. To feel prideful where we live. A place we can make fun, happy memories and SO much more! Habitat for Humanity is allowing my family and I to fulfill our biggest dream of being able to call a home of our own. They are providing us with the opportunity to create new dreams. We are so excited to finish our journey and see what the future holds for us.

Building Communities Together



Statistics showing positive impact after Rock the Block in Menasha - reported by Tim Styka, Retired City of Menasha Police Chief

▼ **78%**
Runaways

▼ **75%**
Domestic violence

▼ **67%**
Truancy

▼ **58%**
Drugs

▼ **58%**
Ordinance violations

▼ **43%**
Property damage and parking complaints

▼ **29%**
Juvenile complaints

▼ **18%**
General theft

Grace, a Menasha resident, is an 80-year-old widow who has been on her own for the past several years. Her home is well maintained, but her yard had fallen to the wayside. Her little dog had found a way under the fence and became an escape artist. Volunteers worked many hours trimming trees, removing bushes, pulling overgrown weeds, and installing much-needed fencing to her current wooden fence, removing any opportunity that her pooch would sneak under the fence for a run around the neighborhood.

Grace had started a memorial garden five years ago after her husband passed away from a very brief illness, but was unable to keep up with the weeding. She now has a beautiful sanctuary where she can rest and relax and enjoy her yard while having the peace of mind knowing that her dog can't find a way to sneak under the old fence.





Janvier & Chantal Gasana Family Almost Home & Homebuyer Programs

Janvier and Chantal are from two different villages in South Kivu in DR Congo. They both spent several years in a refugee camp. They met in Texas and were married in October of 2013, and moved to Wisconsin in 2017. They have four beautiful children. They started working with our Almost home program because of their dream to own a Habitat home. They moved into a Habitat Rental in Appleton in 2020. They are excited that they now live in a Habitat home and all their hard work has paid off. "We love living in the Fox Valley because everyone here is so kind."
–THE GASANA FAMILY



Craig & Emily Dellenbach Family Almost Home & Homebuyer Programs

Hello, we are Craig and Emily Dellenbach. Together we have six children. We always dreamed of owning a home when we started our family. The more our family grew the harder it was to figure out how to make owning a house manageable. We pursued Habitat for Humanity a couple of years ago. We had learned how to tackle our debt by taking advice from the staff at Habitat. "The best part of knowing we were accepted was knowing we would not have to keep moving around trying to find places that suited our family, and we have a place we can create wonderful new memories."
–THE DELLENBACH FAMILY



Ha & Mai Chang Family Homebuyer Program

Ha came to the US as a refugee in 1980. He lived in Wisconsin until 1989, then moved to California and lived there until 2019, when their family moved back to Wisconsin. Mai was born and raised in Fresno, California. Ha and Mai have nine children. They are very excited to start the next chapter here in Wisconsin as a homeowner. "From the bottom of our hearts, we would like to thank Habitat, the sponsors, and all those who helped make our dream of home ownership a reality."
–THE CHANG FAMILY

In Wisconsin, 1 in 8 households spend half or more of their income on housing.



Even before the coronavirus pandemic, nearly one-third of households in the United States faced housing cost burdens – paying either 30% of their income for housing (cost-burdened) or 50% of their income on housing (severely cost-burdened) – due to increased housing costs and growing income inequality. As the economic fallout from the pandemic continues, millions of families are at risk of losing their homes and more than 37 million households are cost-burdened, with little income to afford food, health care and other basic necessities. With more than 17 million severely cost-burdened households in the U.S., advocating for home affordability and stability for homeowners and renters is as important as ever.

\$18.56/hour or \$38,600 annually

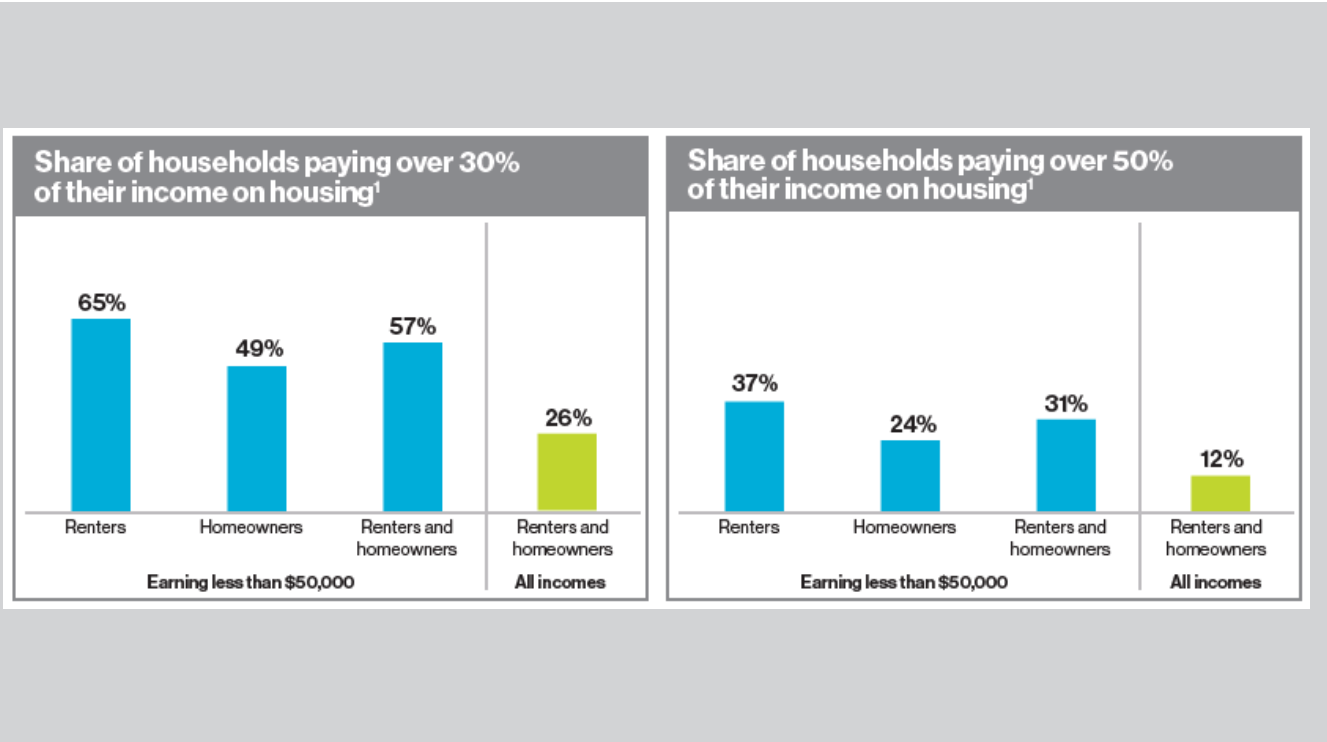
Wage required to afford fair market rent for a two-bedroom apartment in Wisconsin (\$898), working 40 hours per week.

(State minimum wage: \$7.25/hour or \$15,080 annually)

Source: https://nlihc.org/sites/default/files/oor/Wisconsin_2022_OOR.pdf

-125,011

Shortage of affordable and available households for extremely low-income renters in Wisconsin.





A Lasting Legacy

You're never too old to volunteer! Ruth Gresham started volunteering with Fox Cities Habitat in 2000 at the young age of 83. That year was Fox

Cities Habitat's very first Women Build. Our Women Build connects the incredible power of women as they come together to build safer, stronger, communities and to raise funds to advance the critical call for affordable housing in our community.

Our very first Women Build happened to be a blitz build – over 400 female volunteers worked 12+ hours every day building this home and completed it in seven days, which typically takes several months!

Ruth enjoyed supporting the Women Build so much that she continued to send financial donations towards the Women Build annually for the last 22 years. Her latest donation had

a personal note attached, which prompted our Director of Development, Amy McGowan, to plan a visit to thank her in person. Amy, Ariana Herbst, Donor Relations Manager; and Angie Demers, Construction Volunteer Coordinator, planned a short visit to the care center and hand-delivered a plaque, along with this year's Women Build t-shirt, to thank Ruth for over 20 years of support.

Ruth recently passed away at the amazing age of 106-1/2. Her family sent a heart-felt card to let us know of her passing, and in the words of her family, "Ruth was a devoted volunteer to not only Habitat, but also other organizations and schools in Appleton. She always encouraged others to volunteer for organizations they had a passion for. Growing up as the oldest of seven siblings during the Depression Era, Ruth developed a strong sense of independence and a can do attitude. Those traits helped to frame her interest in Habitat for Humanity and specifically the Women Build."

Ruth's story is proof that you're never too old to volunteer, and no donation is too small. YOU can make a difference!

Make a Difference – Volunteer!

Your skills can help our organization provide affordable housing solutions for deserving families in the community.

- ReStore Sales and Support Staff
- Building Homes
- Site Host
- Meal Donor
- Rock the Block
- Senior Crew
- Logistics and Warehouse
- Office
- Special Events & Behind-the-Scenes
- Speakers Bureau

To learn more about volunteering, visit [FoxCitiesHabitat.org/volunteer](https://www.FoxCitiesHabitat.org/volunteer)

Habitat for Humanity

ReStore

5402 W. Integrity Way
Appleton, WI 54913

Make ReStore Your Store!

When you are ready for your home improvement project, make ReStore your first stop. Warning: You might get more than you bargained for with home improvement goods and materials, DIY inspiration, and unexpected finds. Plus, know that you are doing good by upcycling and using recycled materials. Now, doesn't that feel great? ReStores are nonprofit home improvement stores and donation centers that sell new and gently used items like furniture, appliances, flooring, cabinetry, tiles, home renovation items, building materials and much more. And when you find your hands full with materials after the renovation project? We accept donations, too. Your purchases and donations help build community as we continue our work to improve homes for families throughout the Fox Cities.

Visit Online: [FoxCitiesHabitat.org/ReStore](https://www.FoxCitiesHabitat.org/ReStore)



Thank you to our donors and sponsors

\$100,000+



\$75,000 - \$99,999

Theda & Tamblin Clark Smith
FAMILY FOUNDATION

\$50,000 - \$74,999



\$25,000 - \$49,999

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City of Neenah
Community Vision Fund*
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^ deceased

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* within the Community Foundation for the Fox Valley Region

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Marcel "Casey" and
Kathy Farina
Ray Fuchs
Elliot Hagee
Barb Hechel
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David Jakl
Carter Mueller
Tim & Joann Schwan

Mares Financial Planning
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Jackie Weber | Retired VP Member Engagement & Growth, Thrivent Financial

Mike Weller | CEO, Mike Weller & Associates, LLC

James Williams | President, U.S. Lubricants, U.S. Venture

Thank you to the Board Members who concluded their Board service this year:

Coreen Dicus-Johnson | President/CEO, Network Health

Dr. Dennis Episcopo | Pastor Emeritus, Appleton Alliance Church

Amy Sabourin | Executive Vice President of HR & Associate Services, J. J. Keller & Associates

Catherine Tierney | President/CEO, Community First Credit Union

STATEMENT OF FINANCIAL POSITION ⁽¹⁾

AS OF JUNE 30, 2022

ASSETS

Cash and Cash Equivalents	\$	1,319,129
Certificates of Deposit	\$	401,859
Other Receivables	\$	22,282
Contributions and Grants Receivable	\$	426,166
Prepaid Expenses	\$	50,894
Inventories	\$	3,245,789
Property and Equipment, net	\$	3,121,257
Restricted Cash	\$	1,991
Investments	\$	1,183,065
Investments Held by The Community Foundation	\$	6,328,846
Mortgage Loans Receivable	\$	1,441,248
Rental Properties	\$	<u>916,969</u>

Total Assets **\$ 18,459,495**

LIABILITIES AND NET ASSETS

Line of Credit	\$	110,000
Accounts Payable	\$	327,346
Accrued Payroll	\$	97,779
Mortgage Escrows	\$	268,038
Refundable Advances	\$	133,166
Other Current Liabilities	\$	31,876
Notes Payable	\$	<u>4,502,192</u>

Total Liabilities **\$ 5,470,397**

NET ASSETS

Without Donor Restrictions	\$	11,852,955
With Donor Restrictions	\$	<u>1,136,143</u>

Total Net Assets **\$ 12,989,098**

Total Liabilities and Net Assets **\$ 18,459,495**

Financial Information

STATEMENT OF ACTIVITIES ⁽¹⁾ FOR THE 12 MONTHS ENDED JUNE 30, 2022

SUPPORT AND OTHER REVENUE

Contributions and Grants	\$ 3,316,230
Contributed Nonfinancial Assets	\$ 1,182,213
Sales to Homebuyers and Home Repair Services	\$ 3,386,829
Mortgage Loan Discount Amortization	\$ 143,773
ReStore Sales	\$ 1,658,965
Return on Investments	\$ (763,877)
Gain on Sale of Mortgage Loans Receivable	\$ 1,806,303
Gain on Second Mortgages	\$ 70,906
Rent Income	\$ 106,917
Other Income	\$ 38,857
Total Support and Other Revenue	\$ 10,947,116

EXPENSES

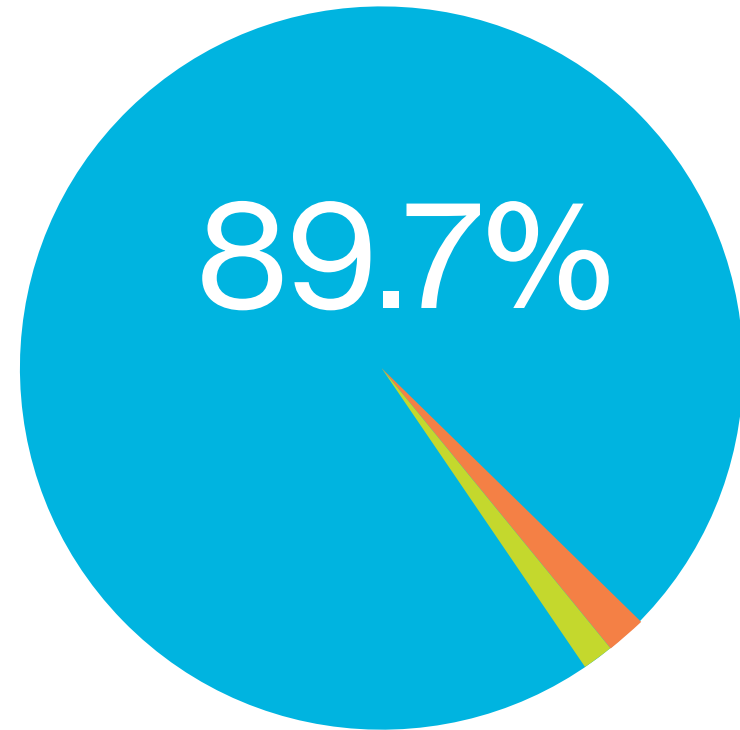
Program Expenses	
Housing	\$ 7,063,438
ReStore	\$ 2,564,720
Management and General	\$ 648,910
Fundraising	\$ 452,128
Total Expenses	\$ 10,729,196

Change in Net Assets **\$ 217,920**

Net Assets - Beginning of Year **\$ 12,771,178**

NET ASSETS - END OF YEAR **\$ 12,989,098**

How much of a dollar donation goes towards our programs?



89.7% Program Expenses
6.1% Administrative Expenses
4.2% Fundraising Expenses

⁽¹⁾ Greater Fox Cities Area Habitat for Humanity Inc.'s auditors have expressed an unmodified opinion on the June 30, 2022 financial statements. Those financial statements include associated notes that are essential to understanding the information presented herein. The full set of statements and notes is available on Greater Fox Cities Area Habitat for Humanity Inc.'s website www.foxcitieshabitat.org/financial-disclosure.



Thank you!



Greater Fox Cities Area
Habitat
for Humanity®