

we
build

homes,
community,
hope + you



Habitat
for Humanity®
of Forsyth County



homes, communities, hope +

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Janet Williams

mission

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



homes, community, hope + you 



+ vision

a world where everyone has a safe,
healthy, and affordable place to call home.

Every one of us who loves Habitat for Humanity of Forsyth County recognizes the importance of a safe, healthy, and affordable place to live for all. Because of our shared passion, Habitat Forsyth has successfully continued its work despite the many challenges of the last two years.

The Board of Directors, leadership, staff and our community partners pulled together to help minimize the effects of the pandemic on the communities we serve while adjusting our normal practices so that we could continue to help families access affordable housing solutions through home builds and repairs.

A significant milestone in Fiscal Year 2021 was the groundbreaking celebration and the start of Habitat Forsyth's construction in the Stone Terrace development. The neighborhood will become home to 73 families, two of which recently celebrated their first holiday season in a home that they own.

Highlights from the year also include welcoming the largest incoming class of families into the homeownership program, expanding our youth programs, and opening a fourth ReStore on Peters Creek Parkway.

With increased costs of materials and restrictions on our ability to host volunteers, all of this would be impossible without the continued generosity of you, the countless individuals, businesses, faith communities, foundations, and other community groups. YOUR support continues to amaze and inspire us!

Now, in 2022 several barriers to affordable housing remain and the lack of affordable housing in Forsyth County is reaching a crisis point. The pandemic, inflation, and the increasing cost of rent is putting further pressure on families and as an organization this translates into the record number of families on the waitlists for both the homeownership and repair programs, which continue to grow each day.



Despite the many challenges presented by the pandemic, our resolve to achieve our vision of a world where everyone has a safe, healthy, and affordable place to live remains strong. We are eternally grateful for your support and look forward to building homes, communities, and hope for many more families in 2022 and beyond.

In partnership,

A handwritten signature in black ink that reads "L. Kelly Mitter".

Kelly Mitter
Interim Chief Executive Officer

(June 2021-April 2022)



After an extensive search, Habitat for Humanity of Forsyth County is pleased to announce that George Redd IV is the new CEO/Executive Director, effective April 4. George joined Habitat Forsyth as Director of Program Services in 2018 and has been responsible for homeownership and family services programs; life skills and home maintenance education classes and the critical home repair program.

We look forward to this new chapter in our organization's history!

For the full statement scan here:



+ impact

fiscal year 2021

Your support of
Habitat for Humanity
of Forsyth County in
FY 2021 helped:

Habitat for Humanity of Forsyth County's impact continues to grow under extreme circumstances because of financial supporters, long-time volunteers, and a myriad of community partners, like YOU!

Since 1985, together we have helped more than 570 families build or improve the place they call home.



20

families build
or repair
the place they
call home.



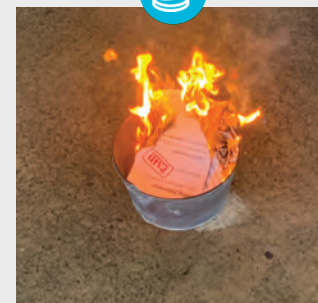
9

families
purchase their
own home
after completing the
requirements of the
homeownership
program.



11

households
access a more
safe and healthy
place to call
home
through Critical
Home Repairs and
Home Preservations
projects.



18

families pay off
their Habitat
mortgage loans
giving them more
financial freedom.

We also...



Broke ground at
Stone Terrace, a

75-lot
subdivision,

which sat dormant since
2008 when the original
developer ceased
building due to the
housing crisis until we
purchased it in 2019.

This will be Habitat
Forsyth's first mixed-
income community and
will include about 10
market-rate homes,
priced comparably to
surrounding real estate.
One uncompleted house
that the previous
developer started is
being finished out as
a classroom/meeting
space for future
homeowners working
through the requirements
of Habitat Forsyth's
Homeownership
program.



Officially completed
two existing Habitat
neighborhoods, Glenn
Oaks and Trent Hill,
as the last remaining
homes were built.

93
families

now call these
neighborhoods "home".
Construction continues
on vacant lots
throughout Boston
Thurmond and the
United Way Place
Matters communities.



Worked alongside

456
volunteers

who help build,
advocate, and raise
awareness about the
need for safe healthy,
and affordable shelter.

In a typical year,
as many as 4,000
individuals volunteer
for Habitat Forsyth,
including teams of high
school and college
students through the
national Collegiate
Challenge program.



Became one of

16
U.S. affiliates,

out of the 570,
who now operates

4
or more
ReStores.



Engaged in

4

community
alliances

with United Way's Place
Matters neighborhoods
with the goal of resident-
led revitalization in
areas that have been
historically excluded
from opportunity.
Specifically, Dreamland
Park, Columbia Heights
Extension, Boston
Thurmond, and the
Cleveland Avenue
Transformation Plan.



*Scan here to learn
more about historic
housing discrimination
policies, and practices
in the United States



My oldest son was about grown when we moved here, but my two younger sons had a nice, quiet neighborhood to grow up in. I did what I had to do, to do right by them. Now my sons are working toward being homeowners themselves.”

*Michelle Sherrill,
homeowner since 2005*

+ strength

Throughout the year families celebrated different stages of the homeownership journey. **Eighteen families** made their final mortgage payments, **nine families** completed Habitat’s homeownership program requirements and purchased their homes, and we welcomed **22 new families** into the program, our largest class of future Habitat homeowners ever, in addition to the families already working towards homeownership.

To continue to ensure that families were able to progress through the homeownership program Habitat Forsyth staff shifted the delivery of some home maintenance, financial literacy, and life skills workshops from in-person to online platforms. Although the pandemic prompted this transition, the lasting benefit is that families can complete classes on their own schedule and in a format comfortable to them, which is particularly helpful for those juggling work and family responsibilities.

Thanks to the support of the Winston-Salem Foundation and several private donors, Habitat Forsyth was also able to provide **\$17,300 in mortgage assistance** to **26 families** who experienced job loss or furloughs related to the fallout from the economic crisis caused by Covid-19.

Michelle Sherrill’s life was in a transition when she applied to the homeownership program in the early 2000’s. While completing the requirements for the homeownership program, she balanced raising her three sons, transitioning to a new job at Food Lion, and taking classes at Guilford College. In 2005 her family moved into their Habitat home near Glenn High School.

Now, almost 20 years after purchasing her home, Michelle works for the U.S. Postal Service and her sons are ages 25, 32, and 36. Michelle is now a grandmother to eight grandchildren and enjoys the time she gets to spend with them, especially the youngest, age 1, who she enjoys babysitting in her home.

Over the years, Michelle has been able to build equity and make improvements to her home, including new flooring and a new deck and looks forward to even more renovations in the future.



homes, community, hope + you

Alanna Richardson and Frederick Roberts, the first visually impaired couple to own a home built by Habitat Forsyth staff and volunteers, purchased the final home in the now-finished Glenn Oaks neighborhood in April 2021. Glenn Oaks is home to 70 families who have partnered with Habitat Forsyth to complete the homeownership program.

Frederick, who had a stroke several years ago, is grateful for the accessibility features of their house including a zero-step-entry into the home, with the driveway, sidewalk, and front door all on one level, unlike the second-story apartment where they lived before. Frederick now feels comfortable using a walker rather than a wheelchair to come and go.

Alanna enjoys sitting on the front porch, and the feeling of financial security that comes from homeownership.



“The mortgage is affordable, and I know that even if life throws some curveballs our way, I’ll be able to manage. We are so grateful to the Habitat staff for everything they did for us.”

*Alanna Richardson,
homeowner since 2021*



Before, we had a really old bathroom, and my father had to struggle to lift his legs up to get in the tub. Now we have a new bathroom with a walk-in shower. They did a really, really good job.”

Shalisa Parsons, the first interior completed in the spring of 2021

+ health & safety

Through Habitat for Humanity of Forsyth County’s Home Repair program, we assist existing homeowners whose homes are in need of safety and structural repairs.

Due to the age of the housing stock, many Winston-Salem-area owner-occupied homes now need significant repairs. Seniors who have owned homes in our target neighborhoods for decades are now living in substandard and even dangerous conditions and cannot afford to make needed repairs because they live on fixed incomes.

The Home Repair program provides comprehensive repairs designed to eradicate problems and extend the functional life of the home, allowing owners to age in place in the safety, comfort, and security of their own home.

In an effort to keep both homeowners and staff safe from COVID-19, the Home Repair program shifted to mainly address exterior issues for much of FY2021. These exterior projects included repairing and building handrails, decks, and roofs and installing siding, doors, and windows. When conditions improved in the spring of 2021, interior repairs resumed including flooring repairs, widening doorways, and the installation of walk-in showers and grab bars.

Shalisa Parsons has learned a lot about making home repairs from Habitat Forsyth’s hands-on home maintenance workshops. But when her elderly father came to live with her, she realized her home needed some modifications that were beyond her ability.

Through Habitat Forsyth’s critical repair program and a partnership with Winston-Salem State’s aging-in-place program, some flooring was replaced, handrails were installed on stairways, and a wheelchair ramp was put in place. Shalisa and her father are particularly delighted with the renovated bathroom, which now features a wider doorway and a walk-in shower.



+ the future

Habitat for Humanity of Forsyth County's Youth Empowerment Program, designed to break down barriers to life skills, experiences, and career opportunities, entered its second year and continued to expand its offerings for those ages 11-17 with a new off-shoot, the Youth Culinary Arts Program. For six weeks we partnered with Second Harvest Food Bank and the Triad Food and Beverage Coalition to give participants the opportunity to learn about food handling and safety and various methods of cooking and to earn their ServSafe certification*. The program also gave participants pointers on financial literacy, job interview skills, and on-the-job experience with three local food and beverage establishments.



homes, community, hope + you



Destiny Harris joined the Youth Culinary Arts Program because she has always loved cooking. Through the program, she and fellow participants had the chance to learn their way around a professional kitchen, receive focused instruction on basic food principles, and build their confidence and intuition as they were able to experiment with different ingredients.

*The ServSafe Certification verifies basic food safety knowledge.

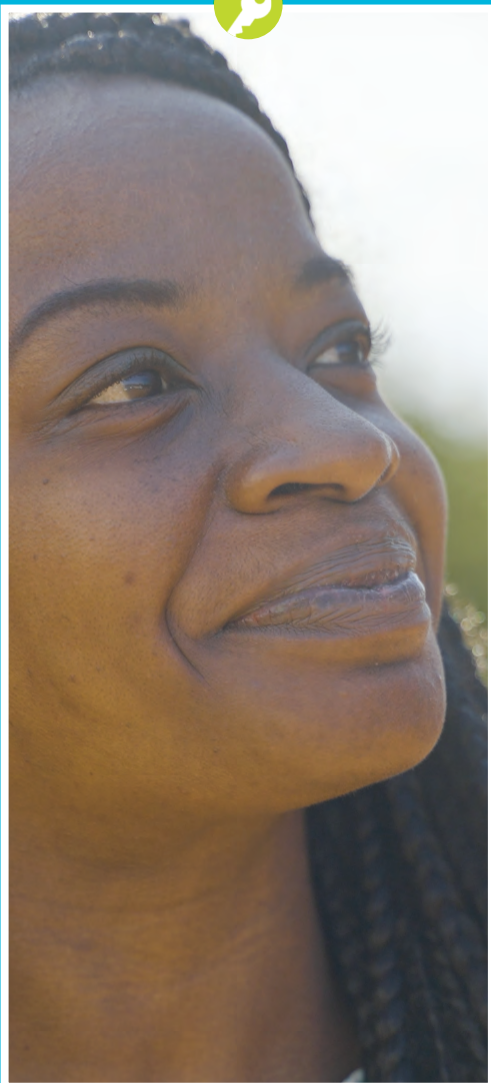
"It was a great experience being around so many people. We all have different personalities and move differently in the kitchen, but we are also able to build relationships and chemistry.

Destiny, Youth Culinary Arts Program participant

”



PHOTO CREDIT TWIN CITY MEDIA



Takendra was the second homeowner at Stone Terrace.

+ stability

We are truly grateful for all those who help us bring people together to build homes, communities, and hope.

Through the years, through changing times, through challenges and opportunities, it's our generous supporters who always ensure that we can continue helping families in Forsyth County build a better life. Because of you, Habitat Forsyth remains well-positioned financially, with strong results over the last few years, even in the midst of the uncertainty of the COVID-19 pandemic.

Revenues	
Contributions/Events	377,331
House Sponsorships	462,053
Government Contracts	138,200
Grants	352,814
Gifts-in-Kind	76,053
Sale of Homes	589,163
Other	929,975
ReStore Sales	2,273,371
Total	\$ 5,198,960

Expenses	
Program Services	2,515,395
Resource Development	284,570
Administration	376,182
ReStore	1,755,488
Total	\$ 4,931,635

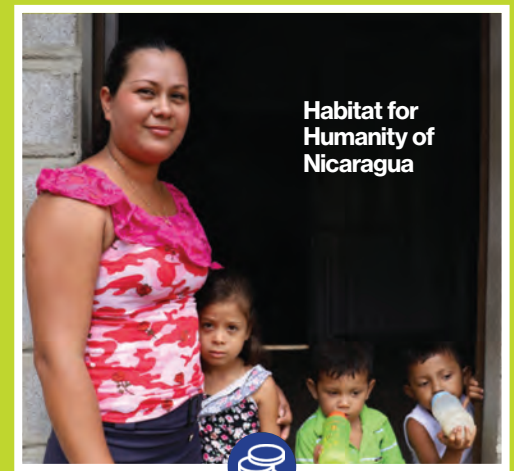
homes, community, hope + you



+ global partners

As a Habitat for Humanity affiliate in the United States, we contribute 10% of our unrestricted revenue each year in support of Habitat's global mission, creating a continual cycle of generosity and partnership, transcending borders and languages.

In FY 2021, Habitat for Humanity of Forsyth County tithed \$31,000 to Habitat for Humanity of Nicaragua. Through this partnership, families in Nicaragua gained access to hygiene kits, water filters, repair kits, and other housing solutions. In addition to continued political unrest, Nicaragua is recovering from Hurricanes Eta and Iota that hit in November 2020.





+ heart

The importance of home is universal – and it's why so many people have been inspired to make Habitat for Humanity's mission their own. Through gifts of time and talent, the raising of walls and funds, volunteers, donors, advocates, staff, and partners have carried the work forward to ensure that families in Forsyth County have access to the foundation of a strong and stable home.

During our two-week visit, we were especially inspired by what we heard at the home dedication ceremony we attended for Takendra, a homeowner, and her daughter. At the dedication, we learned that Takendra applied for homeownership through Habitat for Humanity in search of a safer and better life for her and her daughter, away from the gangs of her former neighborhood.

She described working from 9am – 6pm and then hurrying to evening homeowner classes at Habitat Forsyth, explaining that it wasn't hard, but it did take time and dedication. Takendra's 12-year-old daughter then made an impromptu speech about her mom's hard work and how much she appreciated the sacrifices her mom was making to better their lives. We were so touched by the poise, sincerity, and love from that dedication."

Linda Wood and Eric Osgood, members of Habitat for Humanity International's Care-A-Vanner Program who spent a week with our Construction Team working on homes in Stone Terrace

The Care-a-Vanner program provides an opportunity to those travelling around the country in their RVs to stop off at different Habitat for Humanity affiliates to help build for 1 or 2 weeks.

I support the Restore because of so many reasons:

- The store is always neat and shoppable.
- The employees are WONDERFUL!!
- Great items at great prices.
- The funds are for a great cause."

Melanie Williams,
Coliseum Drive ReStore Shopper



Several years ago, Gena Fisher and her three children were renting a small house for about twice what they now pay for their Habitat monthly mortgage. Since the Fishers moved into their Habitat home in 2020, Gena has been able to afford a few modest family vacations and a gently used car. She also enjoys her back yard, which is fenced in for her three dogs, and going to an outdoor track at a nearby middle school to walk.

Even after meeting her requirements for her Habitat home, Gena wanted to continue to give back to Habitat. She was volunteering at a Habitat event when she reconnected with Dwayne Thompson, Director of ReStore Operations. That connection eventually led to Gena being hired as the manager of the new Peters Creek Parkway ReStore, a job that suits her strengths in management and customer relations.



“Moving from feeling strained as a renter to feeling more financially secure has been a life-changing experience. The joy we felt when we were able to host an out-of-town family for my daughter’s high school graduation, our first Christmas where we got to decorate our OWN home – these are the most memorable moments.

Being a Habitat homeowner AND the manager of a ReStore is so amazing. I love building relationships and helping customers with their needs. And knowing that the money we make in the store goes to support Habitat is a bonus.

Gena Fisher, homeowner since 2020 and Manager of the Peters Creek ReStore

homes, community, hope + you

I volunteer because I value what Habitat means to our community in general and to homeowners in particular. Sitting on a pallet of sheathing eating lunch with the future homeowner, seeing their eyes sparkle as they talked about where they would place their garden and describing how their children were nearly shot in her current neighborhood's park is a part of why I volunteer.

I have always had a roof over my head in a safe neighborhood; volunteering at Habitat keeps me from taking that for granted. And, selfishly, I get more than I give when I help out.

I also volunteer because, if our next generation can't sleep or eat, how can we expect them to learn and lead? Homeownership provides stability, and housing security among families earning a lower income and it enables them to focus on other things, such as advancing their education and careers.”

Julie Risher, ReStore Committee Member, Cornerstone Volunteer and Woodworking Crew Volunteer

Extending their specialty skills to our staff, Committee Volunteers help shape and support initiatives in specific areas of the organization.



I really enjoy working with others in an enjoyable and learning-based environment.”

Jake Denton, Habitat Forsyth's new Director of Construction and Land Development

Giving back to my community is very important to me. Habitat's mission is in line with my ideals and beliefs “to put God's Love into action.” I support this organization because it prepares prospective homeowners to succeed in home ownership. Habitat provides education and tools that are necessary not only to purchase an affordable home; but to maintain it. And everyone deserves to have a safe and decent place to live... especially our children.”

Heather Gilliam, Financial Contributor and Collegiate Challenge Meal Provider

When Habitat Forsyth hosts groups of students in our Volunteer Lodge through the Collegiate Challenge program, our wonderful meal providers donate dinner for the groups of 10 - 30 students at a time on a day that works for them.

Our hearts felt so full on many levels about this part of the renovation process. We were thrilled to learn our kitchen could have a second life in another house.”

Joni & Chris Culley are repeat donors to the Forsyth County ReStores

Originally Joni contacted Habitat Forsyth to donate a stainless-steel appliance, but she also learned that Habitat offers a Deconstruction service – free of charge – in which trained volunteers carefully remove cabinets and countertops to be donated and then sold in one of the ReStores.

As I tell folks “Habitat is a hand up not a hand out” and that's important to me.

As part of the Habitat program, recipients not only provide hands-on experience in building their homes, but they also attend classes to better prepare for homeownership. That's commitment.

I've probably assisted in 100 home builds and for a large majority you can ride by them today and feel proud that you helped build a house and the homes are still well maintained. That just makes you feel good.

Working with the volunteers gives me a feeling that there are still folks that care.

Working with everyone is just fun... I thank God every day for all the fun He allows me to have!”

Mike Price, Warehouse Coordinator and Cornerstone Construction Volunteer

Whether they are gathering materials for our construction team, preparing for a wall build, or organizing the warehouse, the Warehouse Coordinators are a huge help.



Because the organization is fueled by volunteers, each day on the job site feels special. Our volunteers elect to spend their free time creating better communities and working alongside them is rewarding every time. My choice to serve with Habitat long-term came from the inherent selflessness I saw at the organization's core. Habitat is an extraordinary organization because it stands on the shoulders of exceptional people."

Cassie Sadenwater,
AmeriCorps Member, 2021-2022

Those who choose to serve through the AmeriCorps National Service program commit to 10.5 months of service to make a difference in our community by helping our Construction team guide and teach volunteers.

Having your own home is a basic American dream. There is a great sense of pride and achievement when you own your own home. However, that dream is out of reach for many Americans. Habitat for Humanity helps make that dream possible for so many people.

The Habitat creed — It's not a hand out, but a hand up! — and the way that people join in the process makes it a really special program. When I see the excitement in the faces of the new homeowners and their families, I know that I have done something really special that will affect them the rest of their lives.

No matter how a person helps in the home building process, they will experience how people coming together can create a small miracle with a huge impact. No matter how dirty I get or how tired I am at the end of a workday, I leave with a smile knowing that I have helped. In addition to that, all the people that I have worked with have been wonderful. It is a joy to be at a worksite."

Nancy Thomas, Cornerstone Construction Member

After completing a 1.5-day training program we offer; Cornerstone Volunteers can help our staff guide and teach volunteers on our build sites.



"I've always been a wood-worker and being able to do that as well as really enjoying the people I get to volunteer with every week is what brings me back regularly. We've got a good community of people here; it takes all of us to figure out how to approach a project.

Don Barnett, head of the Wednesday Crew, a volunteer group who supports our work by crafting and repairing furniture for the ReStores, building quality items to support fundraisers, among many other things.



There is so much more to health than healthcare. At Wake Forest Baptist Health, we realize that one of the most important things is a safe place to call home. A warm, loving place... and we are very pleased to be a part of this mission.”

Dr. Kevin High on behalf of Wake Forest Baptist Health, now Atrium Health Wake Forest Baptist, the house sponsor of Alanna and Fredrick's home.

+ you

The work of Habitat for Humanity of Forsyth County and our usual processes have been affected during the COVID-19 pandemic, but our focus remains undimmed. We press on, with creativity and resilience, toward our strategic goals and strive to partner with more families in our community..

Our mission matters more every day, and we continue to find new ways to keep our momentum going, even in the headwinds we are all experiencing. The financial resources you provide and that we so carefully steward allow us to grow and evolve our programs and to work alongside individuals and communities, creating impact, equity and transformation. Thank you!

\$50,000+

Anonymous
The Cannon Foundation, Inc.
Centenary United Methodist Church
The Ross Family
Truist Financial
United Way of Forsyth County
The Winston-Salem Foundation

\$25,000-\$49,999

Atrium Health
Wake Forest Baptist
Habitat for Humanity International
The Leon Levine Foundation
Wake Forest University

\$10,000-\$24,999

Bank of America
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\$5,000-\$9,999

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(PHOTO CREDIT: TWIN CITY MEDIA)
**Jeanette – first
 homeowner in
 Stone Terrace**



homes, community, hope + you

\$100-\$249

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David & Elizabeth Albertson
Mr. Donald L. Argabright
Prissy Armfield
Nancy G. Armstrong
Tom & Marianne Bach
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ways to support habitat for humanity of forsyth county

Habitat for Humanity for Forsyth County envisions a world where everyone has a safe, healthy, and affordable place to call home. Every gift – whether it's time, talent, and treasure – brings us one step closer to realizing that vision.

We are thrilled to offer numerous ways to support and connect with our mission and help families build strength, stability, and self-reliance now and for generations to come.

+ time, talents & treasures

Scan to
connect
and
discover
more!



MONETARY GIFTS

Whether it is a one-time or recurring monetary donation, a gift of appreciated stock, a gift from your IRA or other retirement account, you can expand your impact today!

We look forward to learning more about your philanthropic goals and how supporting Habitat's vital work to build homes, communities, and hope can fit into them!

Call 336-306-8418 or email giving@habitatforsyth.org to secure your legacy today!



DONATE TO OR SHOP THE RESTORES

With four Forsyth County ReStores to choose from, donating your new or gently used items is even easier!

The Habitat ReStores help fund the work of Habitat for Humanity in our local community while offering sustainable solutions for those looking to divest themselves of gently used household items, those who might be shopping on a budget, or those committed to only purchasing secondhand items.

Each ReStore is unique and inventory changes daily.



YOUNG PROFESSIONALS

We are thrilled to launch a reimagined Habitat Young Professionals (HYP) chapter in 2022! The new HYP is a network of young professionals who are passionate about making a positive impact in our community. It empowers its members to make a difference by encouraging a spirit of service, camaraderie and honoring the core values of Habitat for Humanity of Forsyth County. By pooling their personal giving, members collectively sponsor and help build a local family's home, while gathering for quarterly networking and social opportunities.



THE HAMMER SOCIETY

The Hammer Society (THS) is a group of dynamic and inspiring women who believe that everyone deserves safe and affordable housing. THS members build houses, communities, and hope; both individually and as a group. By pooling their personal giving, members collectively sponsor and build a local family's home, while gathering for quarterly networking and volunteering events to connect with like-minded women who share a passion for philanthropy and creating a lasting impact in Forsyth County. Membership starts at \$250 and can be paid in annual, quarterly, or monthly installments.

Call 336-306-8418 or visit TheHammerSociety.org for more information.



VOLUNTEER WITH US

No experience is needed to volunteer with Habitat for Humanity. If it is building you want to do, the construction team leads new groups of volunteers daily and loves teaching them new skills.

Volunteers can also positively impact the local community in numerous ways in the ReStores. From customer service roles to merchandising on the sales floor, there are many opportunities geared toward individual interests and skills.

Come by yourself or bring a group! Visit habitatforsyth.volunteerhub.com, call 336-306-8419, or email debbie.cesta@habitatforsyth.org for more information.



BLUEPRINT TOUR

Hop in your car and bring your friends to the Blueprint Community Tour – a driving tour – and see, firsthand, the impact Habitat for Humanity of Forsyth County has had on families and in our community since 1985.

We have a tour scheduled each month with a meal provided.

Visit BlueprintCommunityTour.org to learn more and find a tour date that fits your schedule!

homes, community, hope + you

Membership is \$10/month (\$120 annually) and provides opportunities to volunteer, speak out as a champion for affordable housing, build your network and – most importantly – have fun!

Call 336-306-8418 or email giving@habitatforsyth.org to learn more!



CARS FOR HOMES

Donating your vehicle to Habitat for Humanity is a great way to support our work in your local community.

Proceeds from the sale of your donated vehicle will help Habitat families build strength, stability and self-reliance in the U.S. Plus, it's fast and easy to do, and you may qualify for a tax deduction.

To learn more email carsforhomes@habitat.org or call 1-877-277-4344.





your support
builds the story of home.

It's the story of kids playing in their own yard while mom or dad cooks in their own kitchen. It's the story of everyday security and dreams for the future. It's the story of an affordable home a family built themselves with help from **Habitat for Humanity**, volunteers and **you**.

Now with four locations to shop, donate, or volunteer!



619 N. Main St.
Kernersville, NC
336.728.6856

6499 Shallowford Rd.
Lewisville, NC
336.916.2028

608 Coliseum Dr.
Winston-Salem, NC
336.893.8495

2551 Peters Creek Pkwy.
Winston-Salem, NC
336.914.1456

336.893.8495

habitatforsyth.org/restore

we
build
homes,
community,
hope + you



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1023 W. 14th Street
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