

newbeginnings

ANNUAL REPORT JULY 1, 2021 -JUNE 30, 2022



new beginnings

The Fiscal Year ending June 30, 2022 was one of new beginnings.

- Most importantly, 10 families began new chapters in their lives as owners of Habitat homes, including five who became the first residents of our brand new neighborhood, Stone Terrace.
- Habitat built the first new home in decades in **Dreamland Park**, a United Way Place Matters neighborhood.
- In spring 2022, Habitat named George Redd IV, who grew up in the community where Habitat now builds and renovates houses, as executive director and chief executive officer.
- · A new collaboration with the United Way of Forsyth County resulted in Habitat's first construction apprenticeship.
- The Hammer Society, a group of women who feel passionately that everyone deserves a

decent place to live, was established. The Habitat Young Professionals group was revived.

It was also a year of continued recovery from the COVID pandemic.

- Volunteers began returning to construction sites in large numbers, including **Collegiate Challenge** groups from as far away as New Hampshire.
- The **ReStores** continued to benefit from Habitat's growing relationships with companies donating brand new as well as gently used furniture, appliances and building supplies.
- The **Youth Empowerment Program** continued to grow in numbers and in its focus on enlightening youth about career options.

www.habitatforsyth.org

we could not have achieved these things without YOU

We hope you enjoy seeing the impact your support is making in our community.



beginnings

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new leadership

new beginnings

The 2022 fiscal year saw new leadership for Habitat Forsyth. In the spring of 2022, **George Redd IV** was named Habitat's Executive Director and Chief Executive Officer. George has been with the affiliate

george redd IV

was named habitat's executive director and chief executive officer

since 2018, when he was named Director of Family Services. Prior to that, he was with Habitat for Humanity of Greater Greensboro for 10 years.

It's a homecoming of sorts for George, who grew up off 14th Street in East Winston, where he was able to walk to Atkins Middle School (now Winston-Salem Preparatory Academy). While attending East Forsyth High School he played basketball, earning a scholarship to attend George Mason University.

His roots in Winston-Salem run deep.

Q. What inspired you to work for Habitat for Humanity, first in Greensboro and now in Winston-Salem?

A. I've always wanted to work in human services. I majored in sociology at George Mason and before Habitat I had various jobs in the field with group homes, juvenile detention and substance abuse agencies. Coming back to the community I grew up in — to focus on building affordable housing and issues surrounding poverty and economic mobility — it just doesn't get any better than that! We are now building on some of the streets where I played as a child.

Q. What have been the highlights of your first months as ED/CEO?

A. I have been spending a lot of time meeting with people in the community, renewing some relationships and building new ones. I've had many good meetings. I will sit down with anybody who will give me a few minutes. It is so important that we educate everyone about the critical need for affordable housing and the role of Habitat. It doesn't bother me to have challenging conversations or to answer difficult questions. We have to have these conversations so that people will understand what we as a community are facing.

Habitat is an organization that can help with the lack of affordable home ownership opportunities. But that is just one piece of a much larger challenge of combating poverty and the lack of economic mobility in our community. The solutions must also include education, health care, financial literacy and



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Yvette Lovett Martin, George, Brenda Sloan and Jake Denton, Director of Construction Services

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job training, among others. Habitat will be part of the solution, working alongside a number of organizations to address these needs.

On a more personal level, I enjoy working with the amazing staff at Habitat. There are so many moving parts to running an organization like this one. From raising donations to running the ReStores to managing volunteers who do much of the work in helping us build, these staff members are engaged and passionate about what they do.

Q. What kinds of questions or concerns are you hearing as you meet with people from the community?

A. Overall I hear a lot of positive comments about Habitat. But there are still some misconceptions out there. Many people still think Habitat gives away houses. I see that as an opportunity to educate them about Habitat's "a hand up, not a hand-out" philosophy. They do not realize that our families are true homeowners who pay a mortgage like everyone else. It's just that Habitat mortgages are affordable – taking 30 percent or less of their monthly income.

Sometimes people ask me why some people are in poverty. I tell them, "Well, some people didn't have the support system in their families while they were growing up like I had, or like you had." It does not bother me to answer challenging questions or to have intense discussions if it is a way to educate someone.

Q. What are your goals for Habitat?

A. One of my goals is to continue exploring options for how we can help people who are not quite ready for home ownership. We have families who apply who are denied because they just don't have the credit history or make enough income to pay a mortgage and have some extra funds left over to address all the many things that come along with owning houses, like paying for repairs for a hot water heater or an HVAC system. We explain to them why they were denied, and that even though they may not earn enough right now, they can make changes to get themselves ready to reapply to Habitat and to eventually own homes.

Some of our applicants are underemployed. We refer them to other agencies like Financial Pathways, who can help them work on budgeting and improving their

credit. We encourage them to get further training through Goodwill Industries of Northwest North Carolina or Forsyth Technical Community College so they can get better paying jobs. There are many jobs available in trades like HVAC, masonry and carpentry, because so many of the current workers are retiring. Some of our homeowners are CNAs, for example, and we encourage them to go back to school to work toward becoming LPNs and RNs.

Helping these families may lead to Habitat Forsyth entering the rental market in some way. Too many families are caught up in a cycle where their rent is increasing, even for substandard properties, but they are not quite ready to own a home. These discussions are very preliminary, but other Habitat affiliates around the country are responding in this way to help families who are cost burdened by housing — meaning it consumes more than 30 percent of their monthly incomes. We are open to all ideas and possibilities.

Q. What is your proudest achievement so far at Habitat Forsyth?

A. I am honored to have started, along with the help of our staff and community

partners, the Youth Empowerment Program. Since late 2019, we have seen several classes of students ages 12 to 17 come through the program, which meets at night and on weekends during the school year.

"...our families are true homeowners who pay a mortgage like everyone else. It's just that Habitat mortgages are affordable – taking 30 percent or less of their monthly income."

The students learn about financial literacy and a wide range of life skills, from how to resolve conflict peacefully to the importance of knowing how to check the oil and other fluids in a car. We go on field trips to places like college campuses, the International Civil Rights Museum in Greensboro and the Marine Quest program at UNC Wilmington. We are exposing them to a world beyond what they encounter in their neighborhoods and what they learn in school. We even have a "speed dating" style career fair where they spend 5 minutes with each of a number of local professionals who volunteer

their time to talk about various careers. We also offer some enrichment classes and camps during the summer on topics like financial literacy, coding, and culinary arts.

I really believe that programs like these are the long-term solution to poverty. Just a few mistakes early on in life can put people on a path of struggling financially for years.

Just simple things like using credit cards inappropriately, dropping out of high school or choosing not to pursue further education, getting involved with a partner or spouse who is irresponsible with money and ends up ruining your credit — these are mistakes that can impact you for years.

If we can help our youth avoid making these choices on the front end, they can have more fulfilling, financially secure lives. And just like the adults I mentioned earlier who are underemployed, these young people need to learn about other career opportunities out there as well. They need to learn all the possibilities that a four-year degree will give them, but they also need to know about the many opportunities in the trades.

new beginnings

THE FY2022 IMPACT

families build or repair the place they call home

20 youth empowerment participants



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homeownership

During FY2022, 10 families completed the Habitat program and moved into their new Habitat homes, and 10 more received repairs or aging-in-place modifications through Habitat's repair program.

Here are the stories of a few of them:

The Brown Family

Jeanette Brown and her granddaughter A'niya became the first family to move into Habitat's new neighborhood of **Stone Terrace**. Jeanette says she enjoyed her time in the Habitat homeownership program so much that she even took a few of the required classes a second time.

every one

deserves a decent place to live

"I really wanted a home of my own, something I can pass on to my children and grandchildren. I LOVE the Habitat program, especially the homeownership classes. I can't wait for my grandbaby to be old enough to be in Habitat's **Youth Empowerment Program**. I talk about Habitat to a lot of people, especially young women, because I just wish I'd known about it earlier."



The Mason Family

Before the first nail had been driven on her new home, Habitat had already made a positive impact on the lives of **Nancy Mason** and her four children. She immersed herself in Habitat's homeownership classes on topics such as financial management, home maintenance, nutrition, and wellness. She began keeping a journal and transformed her diet after learning how to shop for affordable organic produce.

While public housing is an important safety net, it can discourage families from progressing, she said. Even a small raise at work, for example, penalizes the resident because subsidies for things like rental assistance and child care can be reduced or removed – a phenomenon known as the "benefits cliff."

Nancy is thankful that her renting days are over and that her children, who range from preschool-age to teenagers, now have their own yard. "I want my kids to be able to go outside and get their energy out, in their own yard without so much traffic. Rent keeps going up, but in my own home I will know exactly how much I will pay each month and can budget. If I make more money, I can save more. I can paint the walls any color I want and plant a garden. I've always wanted a home of my own since I was a child. It really is a dream come true."

The Griffin Family

Hazel Griffin purchased the first home Habitat has built in the historic neighborhood of Dreamland Park. As the first single-family home built there in decades, it represents a fresh start for Dreamland Park as well as for Hazel. Reviving the neighborhood is a goal of the United Way of Forsyth County's Place Matters Initiative. Habitat is the United Way's housing partner, and United Way partially funded Hazel's home.

A cancer survivor, Hazel has lived in rental property her entire adult life. Ongoing issues with vertigo made living in a second-floor apartment challenging. For years, she was intimidated by the thought of maintaining a home. Those doubts have now vanished, thanks to the homeownership and maintenance classes she took through the homeowner program.

"I just love the Habitat program. My only regret is that I didn't do it sooner. From now on I know that this house is MINE. I won't have to fight for a parking space. I can plant flowers. I can sit outside and enjoy the fresh air. It's never too late to own a home of your own. Without God and Habitat, I wouldn't be where I am now, and I am grateful to both."

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home repairs

homeowner receives critical improvements

As a homeowner living alone on a fixed income, **Diane Bitting** had a problem facing many seniors in Forsyth County. Her aging home had some major issues, some of them posing safety hazards. She could not make the repairs herself or afford to pay professionals, but she wished to remain in her home.

Fortunately, Diane's daughter in Atlanta did some research on who could help her mother and contacted the **Habitat Forsyth Repair Program**. As a homeowner living in a community that Habitat serves, Diane qualified to have Habitat construction staff and volunteers perform the repairs for modest fees based on the homeowner's income. The program also makes aging-in-place modifications if needed.

Habitat's work included repairing two broken windows, installing two new doors and two screen doors, replacing worn flooring that was a trip hazard, and installing a grab bar in the bathroom. They also replaced several brick steps leading up to her house. "They were so bad I was afraid the mailman would fall and get hurt," Diane said.

She is delighted with the repairs. "They did such a good job and they were such nice people. I've thanked them over and over and my daughter has, too. I appreciate all they did for me."



empowering youth

The **Youth Empowerment Program** for underserved youth continued to grow and expand in its offerings. New programs included a summer culinary arts program that prepared high school students for entry-level careers in restaurant kitchens, and a panel discussion about school violence attended by (then) Assistant Chief William Penn of the Winston-Salem Police Department. (Penn, who serves on the Habitat board of directors, has since been promoted to Chief of the WSPD.)

As part of its programming to introduce youth to a variety of careers, the "speed-dating" career fair – in which students spend five minutes with each

career exploration

is a major goal of the Youth Empowerment Program of a variety of professionals – continued and expanded to include more career options. Field trips included the International Civil Rights Museum in Greensboro and the Center for Marine Science at UNC-Wilmington.





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Arthur Woodbury, Habitat's first United Way construction apprentice

building

new homes and careers

Although he had a bit of handyman experience, Arthur Woodbury was looking for a career he could feel passionate about. He found it, thanks to a partnership with the United Way of Forsyth County that funded a construction apprenticeship with Habitat Forsyth.

every door

opens up a new opportunity

After completing his year as an apprentice in January, Arthur enthusiastically accepted a full-time job with the Habitat construction team. "This is such a blessing to me, to get this training. It's giving me a nice fresh start

Arthur now has hands-on experience in a full range of construction activities, from carpentry, flooring, and plumbing in Habitat's new houses to helping seniors

through Habitat's critical repair program. Now that he has a full-time job, he is beginning to think about applying for a Habitat home of his own.

While the apprenticeship income is modest, the experience Arthur gained opens doors to tremendous opportunities in the trades, he said. "You can't put a price on experience. I am proud to be a representative of this program. This was a perfect opportunity for me. It was like God was calling me to do this."

There is currently a new apprenticeship available to qualified candidates. For more information or to apply, contact Kelly Mitter at 336-306-8256.

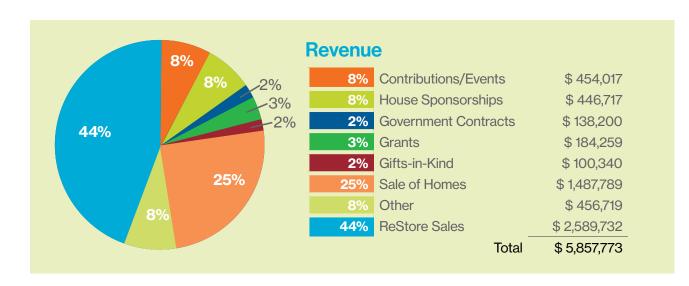


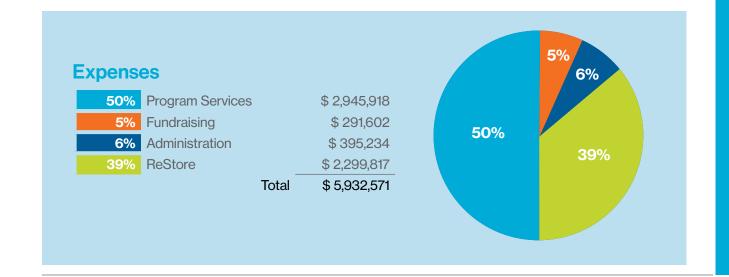




financial impact

As Habitat recovered from the pandemic, we also battled rapidly rising materials costs and supply-chain shortages. At the same time, our local families experienced rising rental costs that outpaced any growth in their incomes. Supporters like you make it possible for Habitat to carry out its mission of providing high quality, affordable housing and repairs even during challenging times.





















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volunteers

retired nurse prepares meals for volunteers

After a long career as an oncology nurse, **Sally Cowgill** was looking for ways to get involved in the community. She had always been impressed by Habitat's work, but after years of standing on her feet every day and two knee replacements, was looking for options other than volunteering on construction sites.

She was delighted to learn from two longtime supporters of Habitat, **Bob** and **Lisa Gfeller**, that there are other great ways to volunteer for Habitat. She became one of a group of volunteers who help **Debbie Cesta**, Habitat's corporate and community engagement manager, with the task of providing meals for the many **Collegiate Challenge** students who travel to Winston-Salem during their school breaks to build for Habitat.

"I love to cook, and I like to meet people," Sally said. "I love the thank you notes the students leave at the end of the week. Some of them write such amazing things. One young man wrote that he had always hated vegetables but loved my vegetable salad and realized he needed to be more willing to try different foods."

collegiate challenge

volunteers began returning for the first since before the pandemic

In addition to the cooking she does herself, Sally has recruited friends to volunteer, too. "If there is a large group of students coming one week, I will often make something like a casserole and ask others to bring side dishes. That way no one person is overwhelmed." (Volunteers do not have to cook meals – ordering pizza is acceptable, too.)

Sally also enjoys volunteering in the Habitat ReStore on Peters Creek Parkway one day a week. "I have been blessed with being financially secure and in good health, so I feel called to give back, to make a difference to others."

Interested in the different ways you can volunteer for Habitat? Go to our website at **habitatforsyth.org/volunteer**.





After a hiatus during the pandemic, Collegiate Challenge students began returning to help Habitat build.





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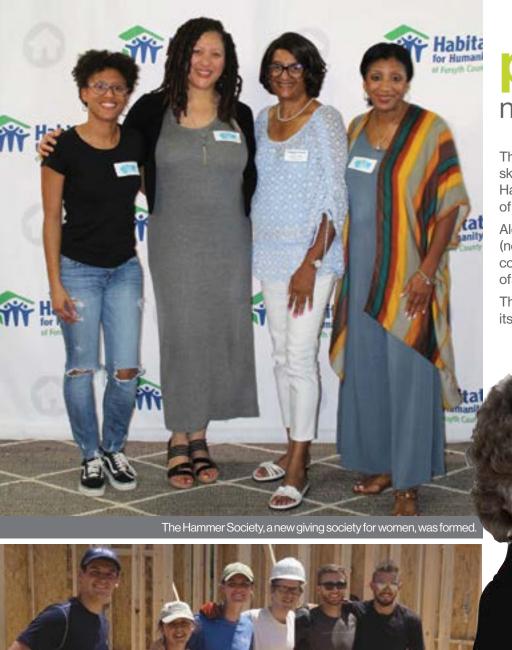
COLLEGIATE CHALLENGE



groups
1 church
2 high schools
6 college/universities

4,200 volunteer bours

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philanthropy

new giving society begins

Thanks to her community involvement, philanthropy, amazing note-writing skills and inspiring personality, **Claudette Weston** is a local legend. Fortunately, Habitat Forsyth is the beneficiary of one of her latest projects: the creation of The Hammer Society.

Along with Habitat's former Chief Advancement Officer Lauren Davis (now executive director of the Sawtooth Center for Visual Art), Claudette contacted dozens of her friends and colleagues, asking them to become part of a dynamic new group of women who are supporting Habitat's mission.

The Society, which now has about 60 members and continues to grow, held its official kick-off in June at the Habitat ReStore on Peters Creek Parkway and has already raised enough money to build its first Habitat home.

> Members also gather regularly for networking and volunteer events, enjoying a chance to connect with like-minded women in the community.

> > Now 85, Claudette says she loves the fact that Habitat provides so many different opportunities - such as the Hammer Society - for people to be involved even if they are unable to volunteer on construction sites.

"I just love Habitat, and I hope we can grow The Hammer Society to 100 or 150 members. It means a lot to me that Habitat can work with someone who wants to own a home of their own, and they can accomplish that if they are willing to work hard."





restores

young volunteer plans donation drive

Among ReStore volunteers, Rachael McMinn is already a star at the age of 17. In addition to volunteering 149 hours at the Peters Creek Parkway store, she organized a Saturday ReStore donation drive in her neighborhood.

maybe her neighbors would

to Habitat Forsyth, she thought

The idea came to Rachael when the Oak Vallev neighborhood in Advance, N.C. was planning a yard sale. Rather than donating to a yard sale, she thought, maybe residents would donate items to Habitat Forsyth instead – if they actually knew more about the ReStore and how it supports Habitat's mission.

Rachael and others put flyers with information about the ReStore and the donation drive on the doors of 75 houses. The result was literal truckloads of donations of gently used furniture, appliances and other home goods.

As a dually enrolled student in high school and college, Rachael stays busy with studies and two part-time jobs. But she plans to organize another donation drive soon to help the ReStore and hopes to return to volunteering at the store.

"Working there and learning more about Habitat and the need for affordable housing is a perspective changer. I've helped in the back sorting small donations. I love helping customers find the right couch. There's nothing about it I don't like doing. Sometimes people joke that I should get a job there, but I want to continue volunteering because I don't want to be paid for something I enjoy doing for others!"

new beginnings

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million in sales

4747 donation spick-ups

oved one or selling

families were helped in preparing for a kitchen remodel

of waste was diverted from the landfill and resulted in \$2.1 million in sales.

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The Habitat Young Professionals group was reactivated.

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donors

\$50.000+

Henry & Dyeann Jordan Larsen Family Foundation The Ross Family Truist Financial United Way of Forsyth Co.

\$25,000-\$49,999

Arbor Acres United Methodist Retirement Community First Horizon Foundation Habitat for Humanity Int'l

\$10.000-\$24.999

Bank of America Corning Inc. Foundation James & Joyce Dickerson Edna Mulgrew Trust Fleshman-Pratt Foundation Garner Foods Donald Lendle The Leon Levine Found. Virginius Lougee Richard J. Reynolds III & Marie M. Reynolds Found. Wells Fargo Foundation

\$5,000-\$9,999

Anonymous Blanco Tackabery 8 Matamoros, P.A. F. Hudnall & Claire Christopher **Elevation Church** Steve & Sandy Forrest George Halages Madlon & Kirk Glenn Grantham Family Fund Highland Presbyterian Church Pfefferkorn Foundation, Inc. Peter Prendergast Publix Super Markets Charities. Inc. Ms. Carolyn Scogin Wynn Tanner & Michael Robinson

Julie Van Camp

\$2.500-\$4.999

Construction Financial

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David & Joan Cotterill

Marie T. Hathcock

Larry & Linda Hewitt

Bill & Ellen C. Parsley

Homebuilders Assoc. of W-9

Gregory & Carol Hoover

Mary & Richard Hill

Dorothy Hege

Mamt. Assoc.

Cook Medical

Kaitlyn Cooper

Carol & John Danforth Anonymous Shelia Ann Davis Audubon Society of Dek & Luci Driscoll Forsyth County Robert & Amy Egleston Christopher Chapman & Evangelical Lutheran Mary Beth Blackwell-Church of the Epiphany Chapman Ashley Everhardt Clemmons Pres. Church Timothy Fagan Louis & Carolyn Doherty First Presbyterian Church First Baptist Church Five Points Capital Bob & Lisa Gfeller Flow Foundation William & Frances Hazzard Sheila & Robert Garcia Home Moravian Church Betty H. Gay Peter & Elizabeth Juran Robert S. Gefaell Jr. John & Grace McKinnon Scott & Brenda Gerding The Mortimer & Barbara Klaus Family Foundation Heather M. Gilliam Mt. Tabor UMC. Pioneers Davidson Givens for Christ Bible Class **Thomas Goodson** New Atlantic Contracting Great Outdoor Dan Pearson Provision Co. Suzanne Wherry Hanes Kimberly & Lee Spencer

\$1.000-\$2.499

St. John's UMC

Walmart Foundation

Jeffrey & Lynn Young

Sally Glenn Williams Fund

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College Park Baptist Church

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David & Beth Ann Reboussin

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\$250-\$499

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Jimmy Johnson

Memorial Fund

Jeffrey Larrabee

W. Hampton Lefler

Sherry Lineberry

Mark Larson

Amy Linville

Ann Long

Kelly Mitter &

James Parker

Michael Price

Julie Risher

J. Timothy Prout

Steve & Eve Rapp

Heidi Schoonover

Kristen Skelton

Sterling Events

Jeffrey Sturman

Gayle Swayne

Susan C. Tague

Memorial Fund

Helen Webb

Wallace Wu

Jay Young

Laura Young

Graydon Pleasants

Mary Jane Elliott

Terry & Sylvia Oberle

Ms. Karen Johnston

Tina F. Heelan

Joseph & Christa Middleton Stephen & Patricia Ashworth William & Margaret Blair

Dr. Robert & Mrs. Jacqueline Gfeller Linda Gitter Mr. & Mrs. William A. Roger & Susann Mayhew Goodson III William & Sandra Gramley Bill & Nancy Green Richard & Carol Habegger Kimberly Hancock-Calhoun Jim Hardison Jane Harris Hatchell Charitable Fund Jacqueline Haynes Carev Hedgpeth Jr. & Gayle Anderson Doris Helvey Haley Helvey Sara Hendricks & Paul Sinal Mason & DeAnne Mitchell Martha Higginbotham Sandra Hoback Julie Montgomery Watson Lawrence & Carol Holden William & Leslie Hollan William Hoyle Perry & Nanci Hudspeth Melvin & Marta Hughes Colleen Hunnicutt Joseph & Suzanne Jabbou Joan E. Jacobowsky Jamestown Presbyterian Brian Johnson Mildred Paden & Mac Davis Ms. Maurice Johnson James Johnston III Kenneth & Denise Jones Brian Joyce Cvnthia & Milton Kern II Bonnie Jean Kirby Mr. Edward Klevinski Ruth & Keith Kooken Frank Kreiner Michael & Ellen Kutcher Donna & Ernie Larrabee Jeffrey & Barbara Lawyer Clarence & Margaret Leinbach Rita Leinbach Amber Luffman Michael & Kathleen Price Stephanie Lvons Anne Mackie Ms. Myrna Mackin Charles & Nancy Ragland T. Parker Maddrev Kit Rains

James Yancev & Hanson Gaugler William Gettvs Claire Gladding Ashton Glenn Tom Gorycki Worth & Elavne Green Joanne & Gary Grogan Dorothy A. Hanson Curt Hege Sr. Miriam & Carl Hein Wanda Henson Marjorie Hoots Catherine Hurd Richard Jenkins José & Luz Jiménez Becky & James Johnson Justin Johnson Lanny Johnson Savannah Johnson Donald Jones Sophia Kennedy Mary & Hayden Kepley Ashley Kohlrus Bridgett Kridel Carl & Susan Lanier John Larson Janice Latimer Curtis Leonard Thomas & Holly Loke Donna S. Long Luther & Dianne Lott Mark Matteson Rebecca Matthews

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Thomas Pisciottano

Sarah Potter

Derrick Powell



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Habitat ReStore Locations

Kernersville ReStore 819 S. Main Street, Suite B Kernersville, NC 27284 336.728.6856

Lewisville ReStore 6499 Shallowford Road Lewisville, NC 27023 336.916.2028

Coliseum Drive ReStore 608 Coliseum Drive Winston-Salem, NC 27106 336.893.8495

Peters Creek Parkway ReStore 2551 Peters Creek Parkway Winston-Salem, NC 27127 336.914.1456

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