

Door County Habitat for Humanity

Number of employees: 2 full time, 2 part time

Number of volunteers: In fiscal year 2020/21, 150 Door County Habitat volunteers donated over 8,100 hours. Throughout our history, we've had over 1,313 active volunteers who worked from Washington Island to Sturgeon Bay.

What is your Mission Statement?

Our Vision: A world where everyone has a decent place to live.

Our Values:

- Decent shelter is something we all need to thrive.
- Strong and stable homes help build strong and stable communities.
- With a little help, we all have the potential to stand on our own.
- Bold actions speak louder than words.
- Think globally. Act locally.
- Working together, side by side, promotes understanding and self-reliance in our community.
- We act in partnership with our community to extend a "hand up" to help others acquire and own decent and affordable housing.

What is the main source of your funding and what percent of your funding does that source provide? Homeowner and home repair mortgage payments are a key funding of Habitat services (24%). Habitat homes are financed over 30 years at 0% interest. Other sources include financial and material donations (44%); ReStore sales from material donations and deconstruction services (20%); and Fundraisers and Grants (12%).

What is the geographic scope of your services throughout Door County?

Door County Habitat built homes and home repairs are located in Sturgeon Bay, Sevastopol, Bailey's Harbor, Egg Harbor, Fish Creek, Sister Bay, Liberty Grove, Ellison Bay and Washington Island. Door County Habitat and the Habitat ReStore are located in Sturgeon Bay and serve the entire county.

Explanation of how you serve Door County including primary programs your organization offers to the community.

Door County Habitat for Humanity Services:

Home Ownership: Habitat builds homes and sells them to qualified applicants at no profit. We do not give away homes! Homeowners benefit from quality, affordable home ownership, and the community benefits from an increase in tax revenue. These new homeowners could not qualify for a conventional loan, but through sweat equity and learning financial skills, home ownership is possible with Habitat for Humanity.

Home Repair: Habitat offers home repair to financially challenged homeowners so that they continue to live in safe, accessible, decent homes for years to

come. These services may include fixing a window, a leaky roof, minor repair services, safety rails or ADA ramps to preserve homes and revitalize neighborhoods. Home repair is a key service to those most in need - ALICE, seniors and people with financial limitations.

Home Deconstruction: Volunteers salvage items before homes or buildings are remodeled or torn down. These materials and goods are reused or upcycled in the Habitat ReStore or homes. This reduces landfill costs and generates income for attainable housing.

Habitat for Humanity ReStore: Habitat for Humanity ReStore is more than just a home improvement store. It's a community improvement store. Our inventory comes from donations from people throughout the community. The ReStore accepts many items including new and used furniture, appliances, cabinets, doors, windows, sinks, light fixtures, and so much more. The ReStore keeps many usable items out of landfills and returned to good use. We pick up donations and deliver purchases. Items are generally priced significantly lower than retail. When donated items are sold, the proceeds help more homeowners achieve the strength, stability, and self-reliance they need to build a better life. Donations and purchases help change lives.

How our programs work: Homeowners and home repair families work side-by-side with volunteers to provide most of the labor necessary to construct and repair homes. Future home owners must contribute 200 hours per adult of "sweat equity" toward the construction of their home. Volunteers are recruited throughout Door County and provide everything from construction supervision to the preparation of meals for the work site. This qualified and free labor reduces expenses to the costs of materials. Donations contributed from individuals, businesses, and foundations; ReStore sales from material donations; and homeowner/repair mortgage payments are used to fund Habitat services. Habitat homes are financed over 30 years at 0% interest.

How would you define the impact your organization is making in Door County? Door County Habitat Humanity was started in the community in 1993. Habitat homes are in Sturgeon Bay, Sevastopol, Bailey's Harbor, Egg Harbor, Fish Creek, Sister Bay, Liberty Grove, Ellison Bay and Washington Island.

Habitat built homes generated over \$95,000 in 2020 property tax dollars in Door County. Those same households have added a total of \$1.15 million in property tax base since 1993. This year, over \$200,000 dollars will be spent annually with local suppliers and contractors on operations, home and home repair materials. Since 2010, over 1.9 million pounds of reusable materials have been diverted from landfills through merchandise sales and recycling by the Habitat ReStore.

In our 28 years, we've built 43 homes and 75 home repair projects in Door County, impacting over 268 people including 114 children. 2020 Home Repairs have positively impacted 15 seniors and 4 veterans. In addition, during the summer of 2021, DC Habitat is building 2 homes in Sturgeon Bay and has 17 home repair projects currently in progress. Need grows every year.

Building homes: Since 1993, Door County Habitat for Humanity has helped 151 family members realize their dream of quality home ownership through new homes and home repairs.

Building home owners: 90 percent of surveyed Habitat homeowners in 44 U.S. cities said they could not have owned a home without help from Habitat. Our families purchase their homes with low cost mortgages from Habitat.

Considering impact: Children of homeowners are 116 percent more likely to graduate from college compared with children in families who do not own their homes. Cost-benefit analysis indicates that the 2,200 Habitat homeowners in Wisconsin alone are using less government assistance - anywhere from \$6 million to \$9 million less annually.

Feedback from our homeowners and home repair families: One child was thankful they wouldn't have to move anymore. A single mother of three was grateful to be able to work one less part-time job after moving into her new home. Another family simply said, "now we can get a dog".

Door County Habitat for Humanity is providing stable and affordable housing in Door County Door. We do this one home and one home repair at a time.

What is your annual budget?

Annual expenses are approximately \$515,000. Approximately 50% of that is for home build and repair, 25% for ReStore and 25% for fundraising and admin.

If you were to receive a donation from 100+WWC, how would that donation be used? Door County Habitat would use the 100+WWC donation to establish a new Home Repair accessibility (ADA) ramp program that efficiently leases and installs aluminum ramps for qualified Door County residents with physical and financial limitations. The homeowners targeted for Habitat help are without financial resources and savings, usually living with social assistance and limited income. This "Rent a Ramp" program would have aluminum ramps in inventory for fast availability, especially for those residents surprised by an operation or the onset of a mobility issue. The homeowner would pay a small lease fee while the ramp was located at their home. When no longer needed, the ramps would cycle back into the Habitat program for another person. This would lower the overall cost to the homeowner and enable more Door County residents in need to be able to safely access and stay in their homes. This program allows people who could not afford a contractor to have a lower cost solution to stay safely in their home throughout an illness or rehabilitation period. Ultimately, Habitat Home Repair helps people stay in their homes safely and for a longer period of time.

Habitat would use the 100+WWC donation to make the initial purchase of two aluminum ramps (~\$13,000). The new program would enable Habitat to improve

our labor effectiveness, reuse ramp materials to reduce waste, reduce costs to home repair clients, and enable Habitat to serve more people in the community.

Background: Every year, DC Habitat gets many requests from the community to build wheelchair ramps for people who can not afford a traditional contractor. These are generally Door County residents whose life needs have changed and now require ramps to access and safely live in their homes. These requests are results of mobility diseases (Parkinsons or MS), operations, or even amputation that limits access to their home until a ramp is available. In 2021 through July, DC Habitat has received four ramp requests. Door County has the highest average age of any county in Wisconsin. Diminished mobility issues are common and increase each year with friends or neighbors we know.

Today, Habitat's Home Repair solution is to build wood ramps to ADA and Wisconsin building code standards with treated lumber. A typical ramp is 36 feet long and contains a turn deck to meet standards. The wood ramps require a crew of 6 people about 3 days to build on site. Habitat provides volunteer labor for construction. The homeowner pays for materials through a Habitat 0% interest 5 year loan. Recently, materials have been difficult to obtain, more expensive, and result in construction delays.

DC Habitat has been looking for a more effective and efficient solution to meet increasing ramp needs. Aluminum ramps are quick to install and are reusable. An aluminum ramp could be installed by 2 people in 1 day. This means less labor and importantly, the ramp is ready sooner. The homeowner keeps the ramp as long as needed and makes a small monthly lease payment for ramp maintenance. When the ramp is no longer needed, it can be removed with the same speed and completely reused for the next person.

Even though the cost gap is narrowing, aluminum ramps come at a premium price. The cost of aluminum ramp material is \$6,500. The cost of treated lumber ramps have increased from \$3k to \$4k. An equivalent professional contractor-built ramp is \$8-12k.

The 100+WWC donation would be the program seed to effectively serve a significant Door County need. The new program would serve more people who could not afford a contractor and deliver an even lower cost solution to stay safely in their homes.