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Habitat Completes 7th House!

Habitat for Humanity is a nonprofit non-denominational Christian housing ministry. We welcome everyone who wants to partner with us to build simple, decent, affordable houses with those who lack adequate shelter.

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New House Completed. For the third time in three years Chowan-Perquimans Habitat for Humanity has completed another house—this time with **Hannah Williams** and son **Monte**, at **111 Oakdale Drive, Edenton**. Again we used a



pre-manufactured house built according to our house plan. This allowed us to save money and to complete construction in a **two month timeframe** from the arrival of the materials until the house was dedicated! Again this year we were provided lunches (consumed in the Edenton Housing Authority break room on Blade Street) by church groups and civic organizations. Volunteering this year were: Hertford United Methodist Church, St Paul's Episcopal, St Anne's Catholic, Edenton United Methodist, Edenton Baptist, Edenton Woman's Club, and Beta Sigma Phi Sorority. The air-conditioned environment allowed us to double our productive work hours in afternoon sessions.

Since 1976
Habitat
has built 300,000
houses
worldwide

Habitat is the 5th
largest house
builder
in the U.S.

The cost to us (materials, professional contractors, permits) was just over \$65,000. Hannah will be paying this back with a 22 year mortgage, and her payments along with those of our other homeowners, will be applied to our next house. Because we charge no interest, Hannah's monthly payment (including property taxes and insurance) is less than her rent payment at her previous apartment. Habitat homeowners now make mortgage payments to us of over \$12,000 per year, which when combined with revenues from our Restore, make up about 40 to 50% of the amount we need to build a house. To that we add donations from the community. **We thank you for your faithful contributions** which have allowed us to build 7 houses in 9 years, and ask that you remember us in the future.

Partner Families. Later this year we hope to begin a search for a new Partner Family. We do NOT give away houses; we partner with families who work with us to build no interest/no profit affordable housing. Our partners must save a **\$700 down payment, work (250-400 hours)** alongside Habitat volunteers building "sweat equity," and have **sufficient income and low enough debts** to pay back a mortgage to us. One perennial problem we encounter is finding qualified partner families who are not overburdened with debt, generally credit card debt. The 20-25 year mortgage is interest free, which allows families in the income range of 25% to 50% of the median county income (roughly

\$15,000 to \$21,000 per year) to be able to afford to buy a house. No other housing program targets this demographic group, to whom the American Dream of home ownership would otherwise forever remain just a dream.

Building Lots. Our land situation has eased a little this year as we purchased a foreclosed lot in Edenton and were donated two building lots in Winfall. We are still looking for property in Perquimans County as we have only 3 buildable lots there. If you become aware of any properties we might acquire (donations, foreclosures, or inexpensive purchases,) please contact any Board Member.

Rehabilitating a House. We hope to acquire an existing house in Edenton this year—one that is uninhabited, rundown, and not paying property taxes. By rehabilitating it, placing a partner family in their own home, and returning a property to the tax rolls, we will create a **WIN-WIN-WIN** situation. By one count there are 50-60 properties that fall into this category in Edenton. Once we figure out how to do this, we will expand our efforts to rehabilitation in Hertford and Winfall. **Our short term goal is to build one house and renovate one house each year.**

Re-Store. Exciting plans are in the works for our "re-store" located in a Quonset hut behind the Food Pantry/Clothing Closet on Business 17, east of Edenton. A generous donor has given us the funds to **build a new warehouse/restore**, which will be erected next to our present building. When finished, we will have 3500 square feet of floor space and a heated/air-conditioned office, which will allow us to remain open year-round instead of closing during the winter months. The Restore, under the dynamic leadership of Jean Bridges, has been operating three days a week (Tues, Thurs, Sat from 9-12) and has been attracting a large turnover of building materials and other home store items. When the new store is complete, we hope to concentrate on **used furniture and appliances.** Our customers are mainly low income folks, so we again accomplish a Win-Win situation—providing good used items at a wholesale price. Since we pay all our administrative expenses (such as this newsletter) out of Re-store profits, **any donation you make will go 100% into building a Habitat house.** Our hopes are that the profits from the Restore will be a major source of funding for future houses. If you would like to **volunteer** to work at the store or **have items to donate**, especially furniture and appliances, contact Jean at 482-2686.

All of us at Chowan-Perquimans Habitat wish you a **Merry Christmas** and a **Most Happy 2009!**