

Building for the Future

Annual Report 2020-21

 **Habitat for Humanity**[®]
of East Jefferson County



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habitatejc.org

FRONT COVER: Volunteer Dave Knutson and AmeriCorps service member Sam Bezilla work on the roof of a Port Townsend home.

BACK COVER: Ben, Sarah, and son Clavey at their home, sponsored by Beth Lorber and Peter Bonyun.

Photos by Jay Syverson and Habitat Staff

A Message from the Director

Building for the future. It's at the core of Habitat's mission. When we build homes, we invest in the future. Of individual families and local residents, yes. But also in the future of our whole community. When people gain the stable foundation of a place to call home, it helps all of us, because our community needs the people who need affordable housing!

Last spring, when circumstances beyond anyone's control shut down everything, we knew the impact went far beyond our immediate home construction schedule. Sure, we had to send back the lumber packages and lock down the job sites. But the harder call was the one we made to the 50 families and individuals who had applied to become Habitat homeowners only a month earlier.

By now you've heard way too many stories of the pandemic's impact on people, so I'm not going to tell you more. What I will tell you is this: Since the day we shut down in March and throughout our reopening process, we've used every bit of time, every scrap of energy we possess, to build for the future. Our staff made significant sacrifices this past year, and I'm grateful and honored to work with each one of them. Our board of directors has demonstrated wisdom and foresight in its leadership, approving a new strategic plan, *Building for the Future*.

We are so proud of Habitat's homeowners, who have shown great resilience and responsibility despite financial hardships. Future homeowners have demonstrated patience and perseverance, even as their homes face delays. Many volunteers continue to engage with Habitat's work, while others tell us they are eager to return as soon as things feel safer. And the generosity of many people has helped us buy land for future homes and reckon with higher building costs.

In other words, we are building for the future. We are building because it's critical to the futures of so many local people. And we are building because it's critical to the future of our whole community. Thank you for being part of the vision of Habitat for Humanity, working to build a community where everyone can thrive.

In partnership,

A handwritten signature in black ink that reads "Jamie".

Jamie Maciejewski, Executive Director



“Since the day we shut down in March and throughout our reopening process, we’ve used every bit of time, every scrap of energy we possess, to build for the future.”

2371



Ingrid, with daughter Olivia,
receives the keys to Habitat's

50th House

in East Jefferson County, June 2020.
Sponsored by John W. Weaver Jr. and
Elizabeth Weaver.

**“Thank you Habitat and
to all the volunteers.
We are forever grateful.”**

Building for the Future: 2020-2025 Strategic Plan

A conversation with Emily Ingram, President



What excites you about Habitat's strategic plan?

The decisions we are making now are going to impact the organization for decades and that's super exciting. We've just recently voted to move to a permanent affordability model. That means we are preserving our donors' gifts by creating affordable housing that won't help just one or two families, but will help people forever.

You used the word "impact" — Can you say more?

As a community we talk a lot about affordable housing, and we just seem to go around and around and around. Each year I see more and more people being priced out of this community. They can't find housing and end up leaving the community to go live somewhere cheaper. I don't want to live in a community

that's only for one kind of people and isn't for everyone. It's exciting to be part of an organization that is not just talking about solving this situation — we are doing it.

What would you say to Habitat's supporters?

The support we've gotten from the community is a testament that there are a lot of people out there that are serious about solving this problem. We have donors who have been incredibly generous. *Incredibly* generous. And that's going to allow us to buy more land and create a lot of housing. We couldn't do it without their support.

Doubling Our Impact

Habitat's 5-year plan includes significant growth to our core programs that provide decent, affordable housing in our county. Homeownership through new construction and critical home repairs will double, resulting in 16 households each year realizing all of the benefits that housing stability provides.



Land Use and Stewardship

Scarcity of homes to purchase and land to build on have left many of our neighbors who live, work, and raise their families in our community priced out. We'll assess all our land to serve more families. We'll explore multi-family options and advocate for density in areas where it makes good sense to do so.



Permanent Affordability

As home values continue to rise and land becomes even harder to acquire, we realize the value in ensuring that Habitat homes are not just affordable now, but will remain affordable in the future. We'll put mechanisms in place to keep the houses affordable to future buyers while allowing current owners to build equity.

Getting a Strong Start

Habitat's new 2020-2025 strategic plan calls for us to double our housing impact. That's why it's so exciting to announce several recent major land acquisitions. Two parcels on Landes Street in Port Townsend, across from Kah Tai Lagoon, are large enough for up to 20 homes! We've also been able to purchase several lots in Irondale and several more in Port Townsend, all thanks to the generosity of local donors.

Our Commitment to Community

East Jefferson County's mix of rural and city lends itself to challenges and opportunities for serving all who live here with housing options. Habitat's commitment to serve our entire geographic area is reflected in our plan that 40% of households served will be located in Brinnon, Quilcene, or the Tri-Area. Brinnon and Quilcene are priority areas for critical home repairs and we are currently seeking to acquire additional buildable lots in Port Hadlock, Chimacum, and Irondale.

Quilcene and Brinnon: Milestones Worth Remembering

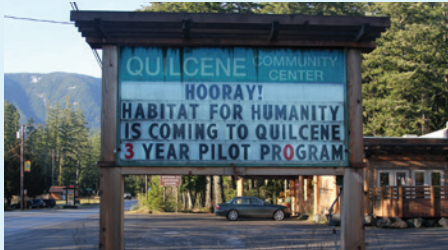
In 2020, we marked ten years of partnership with the residents of Quilcene and Brinnon. The work that at first was limited to a small area around downtown Quilcene has since spread to the entire southern part of Jefferson County. We at Habitat have been honored to be welcomed to the community.

2020 also marked the closure of the Quilcene Habitat Store, a community fixture for nearly ten years. Thanks to dozens of loyal volunteers, who worked hard to raise funds to repair local homes, the store advanced Habitat's mission in very tangible ways.

Today, Habitat is more committed than ever to a strong partnership with Brinnon and Quilcene. Over the next five years, we expect to significantly increase the number of critical home repairs.

If you've been part of Habitat's work in Quilcene and Brinnon, thank you! All the accolades belong to you. For a list of all volunteers who have helped in Brinnon and Quilcene, visit habitatejc.org/volunteers.

190 volunteers
contributed more than
21,000 hours
over the past ten years



2010

Habitat begins pilot program in Quilcene.



2011

Quilcene Store opens and the first repair in Quilcene is completed.



2013-14

Major home repair at Serendipity Farm. Pictured are farm owner Chris and volunteer Chuck Thrasher.



2016

Brinnon is added to Habitat's repair service area and the first Brinnon repair at Melody's home is completed.



2017

First Federal Community Foundation sponsors critical home repairs and Kate's project is the first large critical home repair in Brinnon.

“Today, Habitat is more committed than ever to a strong partnership with Brinnon and Quilcene. Over the next five years, we expect to significantly increase the number of critical home repairs.”

A Labor of Love: Barbara and Jack's Critical Home Repair

Jack was used to taking care of the repairs on his well-tended Brinnon home himself. But in the last few years, he started to worry that a couple of issues were getting beyond what he could handle on his own. His first concern was the deteriorating state of the pump house. The small leak in the wall of the home itself, around an unsealed electrical junction box, was almost an afterthought.

Jack had another worry, however. As his wife Barbara explains, "Jack was worried about getting the work done in time. He knew he might not have that much time left. He wanted to make sure the project was done for me." Aware of his cancer prognosis, Jack wanted to leave Barbara a home that was safe, healthy, and free of problems. He reached out to Habitat for help.

As it turned out, that small leak had caused a lot of hidden rot inside the front wall of the home—even the supporting beams were compromised. A whole section of the wall needed to be rebuilt from the inside out. Throughout all the uncertainties and delays, exacerbated by the Covid-19 pandemic, Jack remained confident in the Habitat team and positive and excited about the project.

In the end, Jack passed away with Barbara at his side, knowing that the work was nearly complete. According to Barbara, it's been a big relief, during such a difficult time, to know that at least she doesn't have to worry about the condition of her house. "I'm so grateful and thankful for all the help from Habitat. I'm honestly amazed a place like that exists that you can get that kind of help."

Made possible by program sponsors First Federal Community Foundation and the Jefferson County Affordable Housing and Homeless Housing Task Force, individual repair sponsors, local donors, and the volunteers who raised money in the Quilcene Habitat Store from 2011 to 2020.



“Jack was worried about getting the work done in time. He knew he might not have that much time left.”

Every Hand

In spring and fall of 2020, Habitat EJC welcomed small numbers of volunteers, including two AmeriCorps service members, back to our sites with safety measures in place. To our delight, store and construction site work resumed with much progress made on the homes and strong sales in the store. Job training participants placed with Habitat through OlyCAP's WorkFirst program became regulars on the construction site, learning valuable skills while building affordable homes. Office volunteers, board members, and committees transitioned to volunteering virtually. We all look forward to gathering again in person and have appreciated the support and encouragement of many who are eager to rejoin in their roles.



ABOVE: OlyCAP job training participant Jerimah and AmeriCorps service member Echo paint the exterior of a Port Hadlock home. This house, completed in the fall of 2020, is Habitat's 51st in the county.



ABOVE: When Habitat staff started working from home, office volunteers Diane and Roger did as well. Diane tracks volunteer efforts in Habitat's database and Roger serves on the resource development committee, works in the database, and even learned Microsoft Teams to collaborate from home.

200 volunteers

contributed

7,569 hours

in 2020.

“It has surprised me how deeply appreciated the staff has always made me feel, and how my respect and commitment to Habitat's work in Jefferson County has grown over time.” – **Roger Delmar**

Local Construction Partners

Arrow Lumber & Hardware
Carl's Building Supply
Cascadia Tree Service LLC
Edensaw Woods, Ltd.
Groves and Co, Inc.
Hadlock True Value Building Supply
Henery Hardware
HOPE Systems, LLC
James Lail Construction
NWA Environmental

Olympic Springs
Peninsula Cabinetry & Interiors
Reed Residential Electric
RW Custom Construction & Remodeling, Inc.
Shold Landscape Products
Strait Floors
Swift Plumbing & Heating Inc.
Tarboo Fire Extinguisher Service LLC
Terrapin Architecture PC

A full list of 2020 volunteers can be viewed at habitatejc.org/2020-volunteers

Legacy Circle

We thank those who have expressed their intent to support Habitat through a planned gift.

Anonymous

James Beis

Mary Carr and Chuck Gibilisco

Bill and Sue Conklin

Terry and Chris Copeland

Gary and Linda Estes

Carolyn Hunt

Carter and Mark Huth

Emily Ingram

Estate of Paul Anderson*

Estate of Gary Kennedy*

Estate of Lisa Painter*

Estate of Beth Lorber*

Bill and Cheron* Mayhall

Brenda McMillan

Rebecca Nerison

Natalie Oswald

Jamie Parker

Mary Radcliffe

Theodore Rogers

Caroline Seibert

Helen Ann Skowyra

Clinton and Pat Webb

Rick and Deborah Zajicek

* indicates deceased

The above list includes gifts realized between July 1, 2019 and December 31, 2020, as well as living members of our Legacy Circle, who have informed Habitat of their intention to include Habitat for Humanity of East Jefferson County in their estate planning.



Paul Anderson

Inspired by the hard work of Habitat homeowners and by other house sponsors, Paul Anderson made arrangements prior to his death at the end of 2018 to create a stable future for two local families. In March 2020, Marta moved into her house. Paul's pastor, Paul Heins of First Presbyterian, gave the blessing, and his dear friend Geri Eekhoff, a longtime Habitat volunteer, presented the keys. That isn't the end of the story. Paul's generosity moved another friend to make a Habitat house sponsorship part of her estate plans. She knows her gift, to be realized years from now, will help ensure one more family has a safe, decent, and affordable home.



Beth Lorber

Beth Lorber supported Habitat for many years before her death in May 2020. During the last few months of her life, she and husband Peter Bonyun decided to sponsor a Habitat house for a family who worked in the local farming community. It gave Beth great joy to know the community would not lose this young family and that she could also support the local farm community, things that resonated deeply with Beth's values.



Gary Kennedy

Gary Kennedy gave of himself generously and creatively on behalf of many non-profit organizations during his lifetime. He loved to host groups large and small in his lovely view home at North Beach, raising funds in support of the arts, social services, and education. Gary hosted several gatherings to help Habitat build 12 homes on Nora Porter Loop in Port Townsend, named in memory of another local icon. Prior to his death in early 2020, Gary designated nine local non-profits as beneficiaries of his estate, ensuring his legacy will continue on for many years.



Despite the pandemic closure, the Habitat store stayed busy in 2020. Prior to reopening in the fall, the entire Port Townsend Store was deep cleaned, reorganized for space and flow, repainted, and systems were put in place for safety and sanitization. Highlights included new and returning volunteers, the sales of four donated vehicles, receiving items from Gary Kennedy's estate, and the PDN's "Best Furniture" award.

ABOVE: Store volunteers Debbie Zajicek and Margo Garton showcase Habitat's award in the "Best Of" edition of the PDN.

Donors

Jan 1, 2020 – Dec. 31, 2020

The generosity of many people makes the work of Habitat for Humanity possible. We are grateful for every one of the donors who has given to Habitat EJC over the last year. To learn more about how your donation helps, contact Maria Drury, Director of Engagement, engagement@habitatejc.org or (360) 379-2827. For a complete list of donors, visit habitatejc.org/2020-donors.

\$25,000+

Anonymus (2)
Bill and Sue Conklin
William and Elaine Eppick
Estate of Beth Lorber*
David Harrah
Jefferson Community Foundation
COVID-19 Response Fund
Beth Lorber* and Peter Bonyun
M.J. Murdock Charitable Trust
Jeanne and Duke Shold
Elizabeth Weaver
John W. Weaver, Jr.
Rick and Deborah Zajicek

\$10,000-24,999

Allen and Kay Standish

\$5,000-9,999

Richard and Patricia A. Chambers
Herb and Kathe Cook
Jim and Judy Dziuba
Lauretta and Stanley Frost
Charles Thrasher and
Kathryn Boyker

Greg and Ariel Veitenhans
Thomas and Katherine Walker
Robert and Carol Young

\$1,000-4,999

Anonymous
Bill & Melinda Gates Foundation
David and Diane Bommer
Jean and Thomas Camfield
Chevron Employee
Matching Funds
Eli Chiprout
John and Karen Chrisman
Terry and Chris Copeland
Patricia Crossley
Kenneth and Kris Davenny
Grace Dumenil
Chris and Carolyn Eagan
John and Donna Fabian
Henry and Nadine Feldman
Food Co-op
Skip Forster and Sue Clarry
Stanton and Colleen Freidberg
Rey and Barb Ganir
Ron and Margo Garton

Sandra Haynes
Carolyn Hunt
Mark and Carter Huth
Emily Caryl Ingram
Intel Foundation
Dr. Virginia Johnson, DVM
Jim and Maudie Kerns
Kitsap Bank
Katherine and Chelcie Liu
David and Linda Lubinski
Milton and Doris Lum
Jim and Noreen McCarron
Roger and Cameron McPherson
Karen and Peter Michaelsen
Microsoft Matching Gifts Program
Earl and Rena Murman
Nils Pedersen and Joyce Francis
Linda Peters
James Prince and
Mardee Stadshaug
Susan Reid and Stephen Nordine
Pat and Douglas Rodgers
Lura and Larry Sheahan
Lynn and Sharon Sorenson
Ariel Speser and Nat Jacob

Larry and Teri Sumpter
Timothy and Alice Tibbals
Roger and Diane Wallihan
Chris and Sherryl Wilson
Anthony Wise

\$250-999

Aetna Foundation, Inc.
Elizabeth Andrews and
Karen Sturnick
Laurel Ankeny
Anonymous (10)
Reed Aubin and Sarah Wright
Carol Baker
Brian and Carol Barker
Joseph and Donna Bell
Patti and Thomas Biazzo
Cynthia Blacketor
Heidi Bloedel
Barbara Breeze
Carol and Dennis Burk
Michael and Donica Byers
Kevin and Heidi Camfield
Richard and Esther Conway
Stephen and Julia Cordz

Lisa Crosby
 Edward and Sara Davis
 David and Geri Eekhoff
 Patricia Farmer
 Erik and Marnie Frederickson
 Daniel Frymire and
 Rachel L. Williams
 Robert and Pamela Garlett
 Judy Gayne
 Mary Carr and Chuck Gibilisco
 Lili and Sam Glast
 David and Teresa Goldsmith
 Nancy Hafner
 Bill Hammer and Jim Miersma
 Patricia Harrison
 Barbara Hinchliff
 Le and Willean Hornbeck
 Gwen Howard
 Tom and Kathy Howard
 Carol Hurley
 Todd and Jen Hutton
 Robert and Lois Ingram
 Insurance Services Group
 Janet Jacobs
 Gordon James
 Cassandra and Shaun Johnson
 Rick Kelley and Barbara Sharpe
 Lynn and Keith Kessler
 Elsie Kimball
 Fred and Janie Kimball
 Sandra Kish
 Paul and Frances Loubere
 Lutheran Church of the Redeemer

George and Jamie Maciejewski
 Barry McKenzie
 Paul McShane
 Peggy Myre
 David I. and Barbara Nelson
 Gary and Karen Nelson
 Rebecca Nerison
 Donna and Dick Nockleby
 Ann Norton
 Shawn Parker
 George Randels
 Daniel Reid
 Jayne Riggs and Stan Sivesind
 Russel and Maria Ritter
 Janet Robinson
 Paul and Roberta Rovner
 Alison Sale
 Michelle Sandoval
 Dave and Christine Satterlee
 Sally Scholz
 Mary Ann Schroeter
 Terry Smith
 Leah Speser
 Josh and Keely Stranahan
 Bill and Pat Swain
 Thrivent Financial
 JoAnne Tompkins
 Carin Tonina
 Trinity United Methodist Church
 Barbara Tusting and
 Douglas Groenig
 Ron and Karla Urdahl
 Marilynne Urquhart

Peter Von Christierson and
 Ginger White
 Phil Walkden and Theresa Saludo
 Cindy and Gerry Walsh
 D.D. Wigley
 George and Shirley Williams
 Beryl Williamson
 David and Jeanette Woodruff
 Leah Wouters
 Kim Younger

Estate of Paul Anderson*
 Joyce Francis and Nils Pedersen
 David Harrah
 Beth Lorber* and Peter Bonyun
 Terry and Paulette Lyle
 Duke and Jeanne Shold
 Allen and Kay Standish
 Swift Plumbing & Heating Inc.
 Elizabeth Weaver
 John W. Weaver Jr.
 Robert and Carol Young

HOUSE SPONSORS 2017-2021

Paul Anderson*
 Bill and Sue Conklin
 William and Elaine Eppick

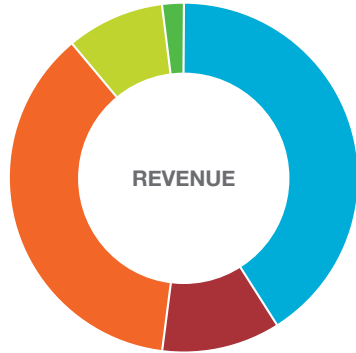
*indicates deceased



ABOVE: Nic, CarolAnn, and daughter Emily break ground in Port Townsend.

Financials

In FY2020, Habitat EJC spent nearly \$1.2 million to build and repair homes. Our commitment to working with local suppliers and subcontractors ensures that dollars spent are invested in the local economy. Habitat's financial impact goes beyond home construction by providing living wage jobs, professional development, and job training opportunities.



- 41% Contributions
- 11% In Kind Contributions
- <1% Grants
- 37% Sales to Homeowners & Repair Revenue
- 9% Store Revenue
- 2% Other



- 90% Program Expenses
- 7% Management & Administration
- 3% Fundraising



“Habitat’s board and finance committee take their fiscal oversight responsibilities very seriously, and our staff actively encourages and facilitates this oversight. I’m proud to be associated with an organization where every dollar is carefully accounted for and managed.”

– Jim Golden, Treasurer

Revenue & Expenses July 1 2019 - June 30 2020

Contributed Revenue

| | | |
|-----------------------|-----------|-----|
| Contributions | 1,175,891 | 41% |
| In Kind contributions | 308,612 | 11% |
| Grants | 13,000 | <1% |

Program Revenue

| | | |
|--------------------------------------|-----------|-----|
| Sales to homeowners & repair revenue | 1,046,377 | 37% |
| Store revenue | 248,730 | 9% |
| Other | 50,422 | 2% |

| | | |
|----------------------|------------------|-------------|
| TOTAL REVENUE | 2,843,032 | 100% |
|----------------------|------------------|-------------|

Expenses

| | | |
|-----------------------------|-----------|-----|
| Program Expenses | 2,137,038 | 90% |
| Management & Administration | 154,273 | 7% |
| Fundraising | 70,748 | 3% |

| | |
|-----------------------|------------------|
| TOTAL EXPENSES | 2,362,059 |
|-----------------------|------------------|

| | |
|-------------------|---------|
| Net Income (loss) | 480,973 |
|-------------------|---------|



Attaining a 4-star rating verifies that Habitat for Humanity of East Jefferson County exceeds industry standards and outperforms most charities in your area of work. Only 7% of the charities we evaluate have received at least 7 consecutive 4-star evaluations, indicating that Habitat for Humanity of East Jefferson County outperforms most other charities in America.

Balance Sheet, June 30 2020

ASSETS

Current Assets

| | |
|-------------------------------|---------|
| Cash | 471,500 |
| Accounts receivable, current | 58,450 |
| Inventory | 68,564 |
| Mortgages receivable, current | 62,201 |

Other Assets

| | |
|-------------------------------------|---------|
| Restricted Cash | 821,263 |
| Contributions receivable, long term | 39,836 |
| Mortgages receivable, long term | 461,540 |
| Construction in progress | 654,976 |
| Land held for development | 711,131 |
| Property, Furniture & Equipment | 675,553 |
| Other | 1,599 |

| | |
|---------------------|------------------|
| TOTAL ASSETS | 4,026,613 |
|---------------------|------------------|

LIABILITIES AND NET ASSETS

Liabilities

| | |
|---------------------------------|--------|
| Current Liabilities | |
| Accounts payable | 13,320 |
| Accrued Expenses | 33,520 |
| Homeowner reserve accounts | 2,503 |
| Long-term debt, current portion | 81,322 |

| | |
|--|---------|
| Long-term debt, net of current portion | 521,565 |
|--|---------|

Net Assets

| | |
|---|-----------|
| Without donor restrictions - undesignated | 2,415,381 |
| Without donor restrictions - board-designated | 584,355 |
| With donor restrictions | 374,647 |

| | |
|---|------------------|
| TOTAL LIABILITIES AND NET ASSETS | 4,026,613 |
|---|------------------|



1946