



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

Spring 2023 Newsletter

*We build strength, stability  
and self-reliance through shelter.*

## Unlock 16 Homes for 16 Families

As you know, Habitat East Jefferson County is working on a future build on the old airfield in Port Hadlock. But, did you know that before we begin building homes there in three or four years, we are planning to build many, many homes in the interim?

In fact, we are in the process of accepting homeownership applications for 10 new homes that we will begin building this Autumn. Furthermore, we will finish six new homes in just a couple of months. That's a total of 16 homes in the works.

**That means 16 families need your help!**

Please consider donating to Habitat for Humanity of East Jefferson this spring. You will be helping us meet the challenge of building permanently affordable homes for local families.

**For our annual Spring Appeal, all donations, up to \$50,000, made before June 16 will be DOUBLED.**

Donations can be made as one-time or reoccurring monthly gifts.

To donate, visit our website at [habitatejc.org/give](http://habitatejc.org/give).



## Donor Spotlight

This year we are celebrating 25 years of impact in the community, and the Eppick family is celebrating with us. The Eppicks, Elaine and her late husband Bill, have been yearly donors to Habitat EJC since its beginning!

Their decision to be Habitat EJC donors was driven by their belief to promote “better” — and they view Habitat’s work to provide affordable housing as a key linchpin in the betterment of a community.

We are grateful for the Eppick’s commitment to supporting Habitat EJC and the community of Port Townsend. Thank you, Elaine and Bill!

## Welcome Home!



*Maria, and her son Jack,  
celebrating their new home!*

On March 31, our team held a dedication ceremony for Maria and Jack—celebrating them taking possession of their new Habitat home.

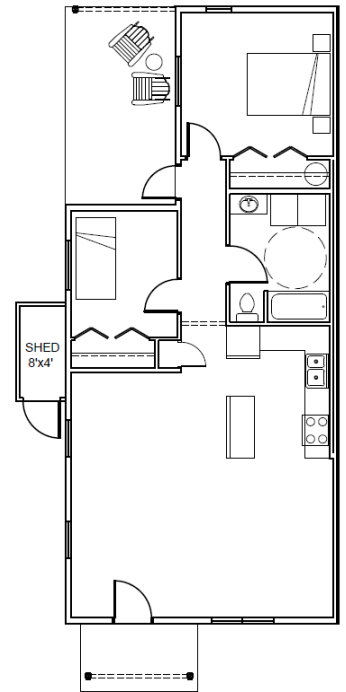
Family, friends, neighbors, volunteers and staff attended.

# Celebrating Six New Home Builds

On May 6, we held an Open House inviting the public to tour two of the six homes that are part of our Landes Street North build. Visitors had the opportunity to walk through the two- and three-bedroom homes, and meet with Habitat volunteers, staff, and future homeowners.

Landes North is part of Habitat's new Permanent Affordability program. This means that the Habitat homeowner purchased the home at an affordable rate, and their mortgage will not exceed 30% of their income. In exchange for affordable housing, the homeowner agrees to limit the appreciation on their home. When the homeowner decides to sell, they will sell it at a price that should be affordable to someone else in the same economic bracket.

We are so excited to be close to completing these new homes for our Habitat East Jefferson County homeowners.



*Floor plan renderings for a 2-bedroom home.*

## Contribute to Habitat EJC

Affordable homeownership changes lives — generationally, physically, academically, and financially. When families open the door to a safe, decent, affordable home, they're also opening the door to a life full of strength, stability, and self-reliance.

There are many ways you can support Habitat EJC in addition to one-time gifts. Together, let's build a brighter, more promising future for residents in East Jefferson County. Please contact Maria Drury, [give@habitatejc.org](mailto:give@habitatejc.org), or visit our website [www.habitatejc.org](http://www.habitatejc.org) for details.



**Give Monthly:** Build a foundation of consistent support that lasts all year long by making a commitment to a monthly recurring donation.

**Honor Someone:** Honor your family, friends, and loved ones by making a "Gift from the Heart" donation to Habitat for Humanity. Your generous tax-deductible gift will help families in need of a safe, affordable place to call home.

**Workplace Giving:** Many companies match donations made by employees, retirees, employees' spouses, even your volunteer hours. Check with your HR department or contact Habitat EJC.

**Planned Giving:** A planned gift is a philanthropic gift from your will, living trust, retirement plan, or other estate assets. A legacy gift can allow you to maintain assets during your lifetime and often provide tax advantages.



# Who Are Habitat Homeowners?

Habitat homeowners are administrators, healthcare providers, emergency service providers, school teachers, entrepreneurs, artists, social service workers, counselors, grocery store employees, parents, grandparents, individuals, neighbors and friends.

All Habitat homeowners purchase their homes and pay a monthly affordable mortgage which is never greater than one-third of their income. Homeowners also contribute time and talent to keep the cost of building down.

There is a gap between the cost of building a home and an affordable mortgage. It is the donations from our community that make affordable housing possible.



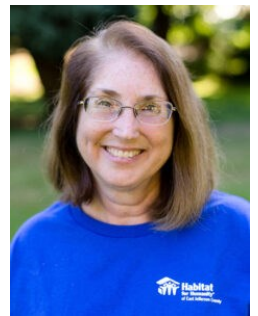
## Meet Habitat Future Homeowners

- **Kari** is a mother of two children. She manages busy school and extracurricular activity calendars, and also works full-time as an administrator with a local housing organization. On top of this, Kari also puts in sweat equity for her Habitat home.
- **Taylor** works at Finnriver Farm and Cidery and is also a local performance artist. Together, she and her partner care for their two children. In-between child care and jobs, they contribute sweat equity to their Habitat home.



# Habitat's Homeowner Services Program

Leanne Smith serves as the Homeowner Services Manager at Habitat EJC. Her work at Habitat focuses on supporting our Habitat homeowners throughout their journey to purchasing an affordable home with Habitat. We had the opportunity to meet with Leanne to learn more about how someone becomes a Habitat homeowner.



## **Q. Who qualifies for Habitat housing?**

**A.** Habitat serves a segment of people who make less than 80% of area median income. There are three basic requirements for qualification: 1) Ability to repay an affordable mortgage; 2) Willingness to partner: future homeowners have to be able to put in 250 to 400 hours helping build their home, or they contribute hours in some other way, if they are physically unable to work on home builds; and 3) Need for decent, affordable housing.

We look at the applicant's current living situation to see if it is sustainable, so need might be: unable to find an affordable rental, living in unsafe or crowded conditions, and numerous other factors.

## **Q. How do I know if I will qualify?**

**A.** The best way to figure out if you might qualify is to start by taking an orientation. You will learn what information you need to share with Habitat, and you will be able to determine if Habitat housing is right for you. You can sign up for an orientation at <https://www.habitatejc.org/homes>. Once you apply, I meet with you personally, and we immediately assess your situation to see if you will qualify.



*Leanne with a Habitat homeowner.*

## **Q. How often does Habitat accept applications?**

**A.** We usually have one to two open application cycles per year. It depends on where we are in our home building cycle and how many homes we think we can build. Part of that depends on land and cash donations, as well as home sponsorships. Additionally, it depends on the number of volunteers we have to help build those homes. The more resources, the more homes we can build and the more people who can become Habitat homeowners.

# 25 Years of Impact

Enjoy these fun facts and highlights from our 2022-23 Impact Report!

# 25 YEARS



More than 5,000 people have contributed to Habitat since 1989 and we need at least 400 volunteers to help us in 2023 – 2024.

All kinds of skills are needed from construction, to land assessment, to office help and beyond.



We have pounded 720,000 nails since 1998 and we aim to pound another 55,000 this coming year. That's why we need help. If you lend an arm, we'll supply the hammer!



Last year, we received \$3,755,026 in donations!

For 2024, we need to raise \$3.5 million to achieve our immediate goals and set the stage for future building.

# Builds in Progress

We will be breaking ground on 30+ homes in the next three years at Habitat EJC. That's nearly double the number of homes we built in the past 25 years! Talk about building capacity!

Not only are we finishing six homes at Landes in 2023, we are starting six new homes on Cliff Street, likely to be duplex style, but the design hasn't yet been finalized. And, we will start three homes in Port Hadlock-Irondale.

Here is an overview of the major milestones we are working toward:

- **2024:** Habitat is beginning the process of planning for 14 permanently affordable homes at Landes and 16th Streets in Port Townsend. We have recently submitted permits to the City of Port Townsend and are preparing for a public hearing to discuss the build.
- **2025:** We plan to be breaking ground on Rhody Court, a pocket community of seven single bedroom homes. The homes will all be ground-level. We are working with the City of Port Townsend on the exact layout to bring this pocket community to life. Ross Chapin Architects are collaborating with us on the design.
- **2025 and beyond:** Mason Street has the potential for 125 or more permanently affordable homes, of which Habitat will build approximately one-third and partner with other builders to complete the remaining.

We are currently in the process of selecting the Master Planner who will likely begin work this July. Part of the work of the Master Planner will be to hold community meetings to gather input from the area residents.

More details will be provided soon, including the announcement of the Master Planner and forthcoming community meetings.

Stay informed on the progress of all our builds by signing up for email updates. Contact us at [info@habitatejc.org](mailto:info@habitatejc.org) to be added to the email distribution list.

## Together We Grow Community

*Photo credits for this newsletter issue: Sarah Wright Photography, Chris Bates, Jay Syverson, Mae Wolfe, and Habitat EJC staff.*

# Homeowners' Corner

## Use Water Wisely at Home

By using water wisely, you can save money and help protect our environment. Here are five ways in which you can save water at home.

1. **Install a low flow shower head and shorten your showers.** You can save 2,300 gallons of water per year by replacing an inefficient showerhead. Shortening your shower by a minute or two can save 150 gallons a month.
2. **Turn off the faucet when brushing your teeth or shaving.** Simply turning off the faucet during these activities can save gallons of water.
3. **Only run the dishwasher and washing machine when you have a full load.** Not only will you save water, but you'll save energy, too.
4. **Install a rain barrel for outdoor watering.** By installing a rain barrel you can gather water year-round to use for irrigation, lowering your water usage significantly during summer months.
5. **Check your toilet for leaks.** To do so, place a few drops of food coloring in the toilet tank. Do not flush the toilet and wait 15 minutes. If food coloring appears in the toilet bowl after that time, you may have a leaky flapper valve in your toilet. Replace with a new flapper.

## Upcoming Events

We hope you can join us at an upcoming summer event!

Mark your calendar, more details will be made available soon.

- May and June: Home Dedications



*Volunteers and staff at a recent home build project.*

## Donate Your Vehicle

### Calling all used vehicles!

100% of the net proceeds from the sale of your donated vehicle will help build and repair affordable homes right here in East Jefferson County.

We are looking for used cars, trucks, vans, SUVs, boats, and motorcycles in good condition. If you have a vehicle you would like to donate or are interested in learning more please contact us at 360-379-2827 or email [info@habitatejc.org](mailto:info@habitatejc.org).



Donating your vehicle is fast and easy!

## Shop the Store

### Spring Cleaning? Donate to our Store!

Now open on Mondays, our Habitat for Humanity Store is always accepting donations, and we can even pick up large items!

Your donations of furniture and household items help us make a difference for those who need it most and support families in our community.

Hours: Monday — Saturday, 10:00 a.m. to 5:00 p.m.

Address: 2001 W Sims Way, Port Townsend

Phone: (360) 385-9653

Email: [store@habitatejc.org](mailto:store@habitatejc.org)







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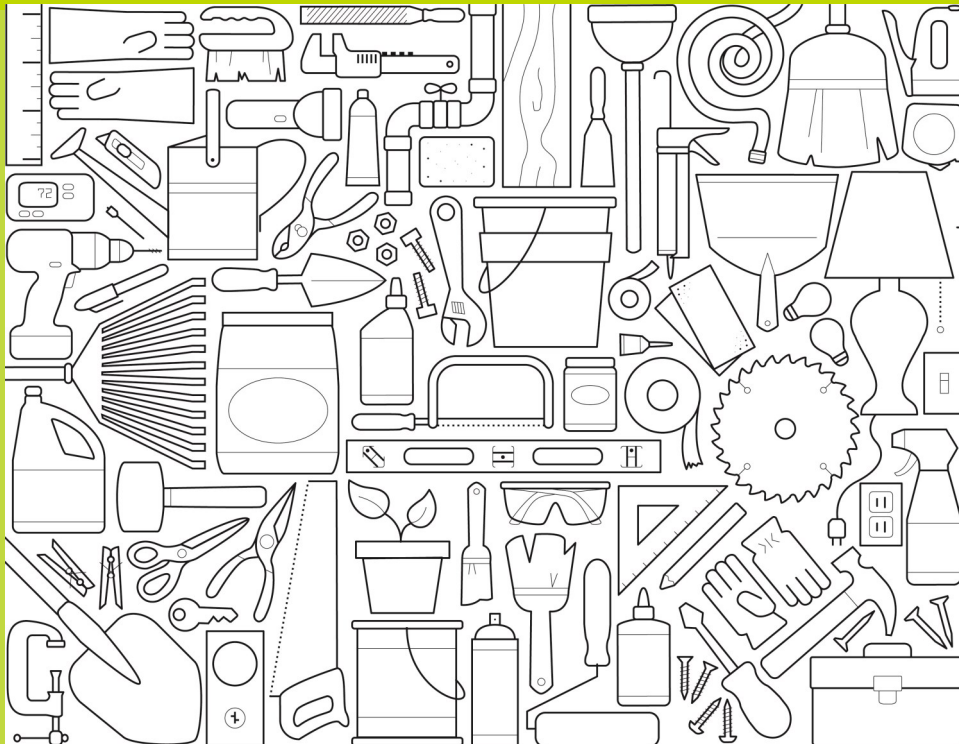
P.O. Box 658  
Port Townsend, WA 98368  
www.habitatejc.org

**Address Service Requested**

Home Build  
Updates Inside!

**25**  
YEARS

## Habitat Coloring Sheet



**Get out your crayons or colored pencils and enjoy a coloring break.  
Send us a picture of your finished color sheet and we will share it on social media!  
Send to [helen@habitaejc.org](mailto:helen@habitaejc.org)**