Habitat for Humanity of Snohomish County

ABC of Western Washington | Construction Business School
Rent is pricey.
Snohomish County home prices have increased 33% since 2015.
Homeownership is out of reach.
30% of Snohomish County renters are cost-burdened.

70% of those families spend half of their income or more on rent.
Our Mission

Seeking to put God’s love into action, Habitat for Humanity of Snohomish County brings people together to build homes, community and hope. We envision a world where everyone has a decent and affordable place to live.
Homeownership Program

• Goal: Eliminate poverty and substandard housing.

• Provides upward mobility, family stability and strength for low-income families.
Homeownership Program

- Appraisal: ~ $300k
- Cost to build: $125k
  - (Land donated)
- Sold to family: $125k
- Average costs for single-family homes: $140k - $180k
- Silent second mortgage for remainder, % forgiven after 5 years through term.
Habitat’s “Secret Sauce”
1. Land

- Out of 26 single-family homes or duplex units built:
  - 17 in Everett
  - 6 in Marysville
  - 2 in Gold Bar
  - 1 in Lynnwood

- Land found by Construction and Real Estate Committees, voted and approved by Board.

- Will often build on donated land.
2. A Habitat Partner Family

1) Need (space/family size, home condition, location)
2) Income (30% - 80% AMI) [$24,825 - $66,200 ($49,605)]
3) Finances (credit score 620)
4) Partnership (500 hours)
5) Residency (1 year)
3. Volunteers

- Latest single-family home had 5,000 donated construction hours from 199 volunteers and took 44 weeks.
- 80% of those hours were donated by just 20 people – our “Builder’s Club.”
- 75% of labor/services overall are donated.
4. Materials

- We regularly received **20-25% of our materials donated for each build**.
- Can repurpose some donations to our secondhand retail stores for builds.
- Large corporations have agreements with Habitat International that provide us materials locally (Whirlpool, Valspar, GAF).
5. Financing

Funding for builds provided by:

• Individual donors
• Corporate donations/employer match
• Large grants ($10,000 - $500,000)
• Corporate sponsorships ($1,000 - $50,000)
• Occasional loans (to secure land)
• Profits from retail store sales
Next up: Twin Creeks Village

• 24 multifamily units - 6 fourplexes at 925 112th St in Everett.

• Breaking ground March 2021. Civil construction aim to finish summer/fall of 2021.

• Construction of 1 fourplex at a time through 2024-2025.

• **Need to raise $3.34 million over the next 4-5 years. ($1.1 million secured)**
How can you help?
Corporate Partnerships

• Donate services/labor/materials directly to a build. (Currently seeking civil engineering firms for Twin Creeks Village.)

• Build or Event Sponsorships (Annual fundraiser on October 16th, 2020).

• Set up employee giving and/or employer match program.
Corporate Partnerships Cont’d.

- Schedule a Volunteer Build Day ($1,000 sponsorship required for corporate groups).
- Donate construction supplies to stores (Lynnwood, Everett and Smokey Point and jobsite pickup).
- Donate land zoned for residential use.
Contact:

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