



**Bringing people together
to build homes, communities and hope**

2022 ANNUAL REPORT

July 2021 – June 2022

Warren County Habitat for Humanity Executive Director's Letter

Dear Friends of Warren County Habitat for Humanity,

Stories. We all have our own, unique story of who we are, where we are, and where we would like to be. Sometimes in life, for a myriad of potential reasons, any one of us could find ourselves at a low point in our story where the only way it seems we'll move forward is if someone comes by to help pick us up.

Warren County Habitat for Humanity is a Christian rooted organization serving the community by putting God's love into action and bringing people together to build homes, communities and hope. I've personally been blessed over the last ten years to see so many people dedicated in this mission, and yet can see we're only scratching the surface of helping the number of those impacted by the housing crisis.

Through various studies I can cite the statistics of how approximately a third of the homes in Warren County are rentals with steep costs, or that nearly 40% of our population is just barely skating by, working hard, earning above the federal poverty level, but not able to afford a basic household budget of housing, childcare, food, transportation, and health care.

The real mission of Habitat is not only in statistics though, but in the stories of helping families together in service, picking each other up in a practical expression of God's love. Through those efforts we are not only helping a family in that snapshot moment of time and immediate need, but making generational impact for them, their children and their children's children. We do this through our Homeownership Program, Critical Home Repair and Home Preservation Programs, the ReStore, and our Community Center. But we also do it equally by connecting behind the scenes in impactful ways, both big and small.

Give a ring or drop a message! I'd love to be able to share with you the joys of what it means to be part of the Habitat family, whether partnering in one of our programs or volunteering! While these are exciting times with the scope of our organization growing larger and helping more families than ever before, we are desperately in need of more dedicated volunteers of all kinds. As we say at Habitat, you don't need to swing a hammer to make a difference!

May God bless you wherever your story finds you today,

Ben Eskow

Executive Director



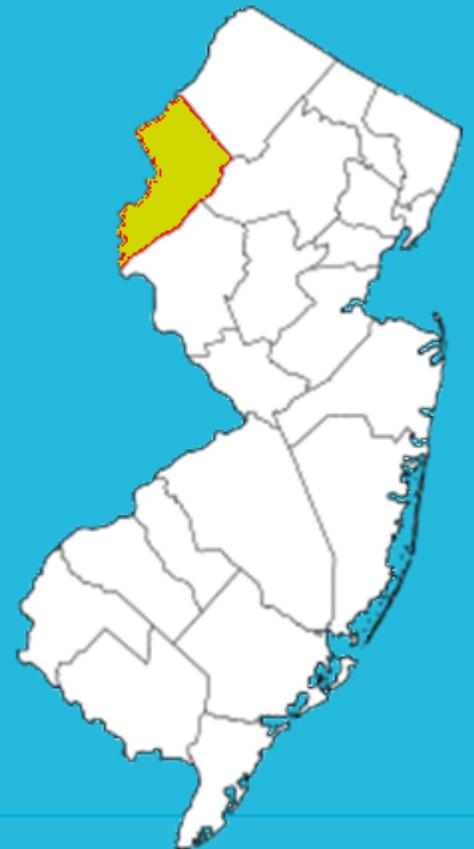
Ben Eskow, Executive Director
Donna Detrick, Board President

OUR MISSION

Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities, and hope.

OUR VISION

A world where **everyone** has a decent place to live.



Serving Warren County since 1999

Cover Page Photo: Chobot/Eckert Family Home Dedication, Franklin Township, NJ. Pictured are Chobot/Eckert family and friends and members of their WCHFH family .

AUGUST 2021

- WCHFH first Critical Home Repair project was completed for a Veteran family.

- 18th Home Dedication for a family of five in Franklin Township.

OCTOBER 2021

NOVEMBER 2021

- Hosted Veterans recognition event with more than 50 people in attendance.
- Raffle drawing to support Veterans Build home raised \$8,870.

- 19th Home Dedication for a family of four in Franklin Township.
- Groundbreaking for 21st home.

DECEMBER 2021

APRIL 2022

- Grand opening of WCHFH Community Center was attended by 126 people including civic leaders, corporate sponsors and donors.
- 1st Tricky Tray fundraising event raised \$24,698.

- Hope in the Hills of Warren 12th annual Weekend of Hope
- ReStore celebrates 10th anniversary with 50% off sale. Achieved highest one-day sales total.

MAY 2022

JUNE 2022

- Dedicated 20th home for a Navy Veteran in Pohatcong Township.

BUILDING HOPE

1st

**NJ AFFILIATE
COMMUNITY CENTER
OPENED**

3

**HOMES
BUILT & DEDICATED**

6

**CRITICAL HOME
PROJECTS COMPLETED**

10th

**RESTORE
ANNIVERSARY**

11

**INTERNATIONAL FAMILIES
SERVED**

40

TOTAL HOUSEHOLDS IMPACTED

82

**HOPE IN THE HILLS
AGING IN PLACE
PROJECTS COMPLETED**

27,217

VOLUNTEER HOURS

\$2,176,650

TOTAL REVENUE

BUILDING HOUSES

BUILDING HOPE

"This is what we all work so hard for... Seeing the appreciation and gratitude of our partner families is a reward to each one of us that can't even be put into words. Thank you to everyone here, and those in our community as well, who made their dreams come true." - Ben Eskow, WCHFH Executive Director

This year WCHFH saw a dramatic increase in the speed at which we have been able to build and dedicate homes. We dedicated two homes and started a third on land donated by Franklin Township that will eventually hold six Habitat homes. We also dedicated our first modular home on property donated by Pohatcong Township.

FRANKLIN TOWNSHIP



"Habitat helped us learn many skills to help maintain our home. They have made us feel successful in life. They have brightened our children's views on a "home". We have very good relationships with the volunteers- we consider most of them our friends. They worked with us every weekend no matter what and always made us feel useful and taught us so much. This has been the experience of a lifetime. Being able to build our own home is a dream come true. The lifelong friends we've made makes it even better. We're just happy to be home." - The Irizarry Family



BUILDING HOUSES

FRANKLIN TOWNSHIP



Having far exceeded the required 250 hours of sweat equity working alongside Habitat volunteers, the Chobot/Eckert family was beyond excited to receive the keys to their very own home. *"It was such a great feeling to see all of those people out there for us! We are definitely loved! Thank you for everything! We're so overwhelmed with the love and support!" - Chobot/Eckert Family*



BUILDING HOPE

HOME DEDICATIONS

POHATCONG TOWNSHIP



“Let no one seek his own good, but the good of his neighbor. “
1 Corinthians 10:24

“It’s an amazing gift, as a Veteran. When you enlist in the military, people say you write a check to the US Government for your life. You really don’t expect anything in return. This is above and beyond.” -
Rick Houston - Retired Navy Veteran

BUILDING HOUSES

BUILDS IN PROGRESS

FRANKLIN TOWNSHIP

The Stefano, Pregoner/Stergion and Riddick families are our three partner families whose homes will be dedicated in the second half of 2022 and early 2023. These homes will be the third, fourth and fifth homes built on land donated by Franklin Township, NJ. The Riddick home is also our third Veterans Build.



Stefano Family



Pregoner/Stergion Family



Riddick Family

BUILDING HOPE

The **Critical Home Repair** and **Hope in the Hills of Warren** Programs are applicable for seniors, those with a disability, or families with circumstances who struggle to maintain the integrity of their homes. The programs emphasize support of aging people so their home can be made accessible. The initiatives provide home repairs to prevent homeowners from suffering injuries and falls, accidents or moving out of their home.

Critical Home Repair: A Personal Story

Jim Monteleone is a Veteran who served on the beaches of Normandy in World War II. As a long time resident of Warren County, Jim and wife Trudy had built themselves a home in Oxford, NJ where they lived for many years. On February 16, 2020 as Jim was mowing his lawn, his lawnmower back-fired, police later determined, causing the home he built with his own two hands to burn to the ground. The couple was not physically injured, but the fire did take an emotional toll. As Jim and Trudy purchased another home on the other side of Warren County, they maintained a fear of fire and the need for fire escapability in the event of another unforeseen accident.



Jim & Trudy Monteleone

Through the **Warren County Habitat for Humanity Critical Home Repair Program (CHR)** we were able to build a means of egress off of their living room with a little patio on which to enjoy morning coffee.

BUILDING HOUSES

Critical Home Repair



Year Goal: 2 Home Repairs

Homes Repaired: 6

warrenhabitat.org/programs/critical-repair

Hope in the Hills



Projects: 82

Volunteer Hours 640

Volunteers: 50

warrenhabitat.org/programs/hope-hills-warren

“Do nothing from selfish ambition or conceit, but in humility count others more significant than yourselves. Let each of you look not only to his own interests, but also to the interests of others.” Philippians 2:3-4

BUILDING HOPE

Our goal as the Community Center is to provide "A Place of Purpose Where the Community Gathers Together to Learn, Grow and Thrive." – JJ Norment, Community Outreach Director

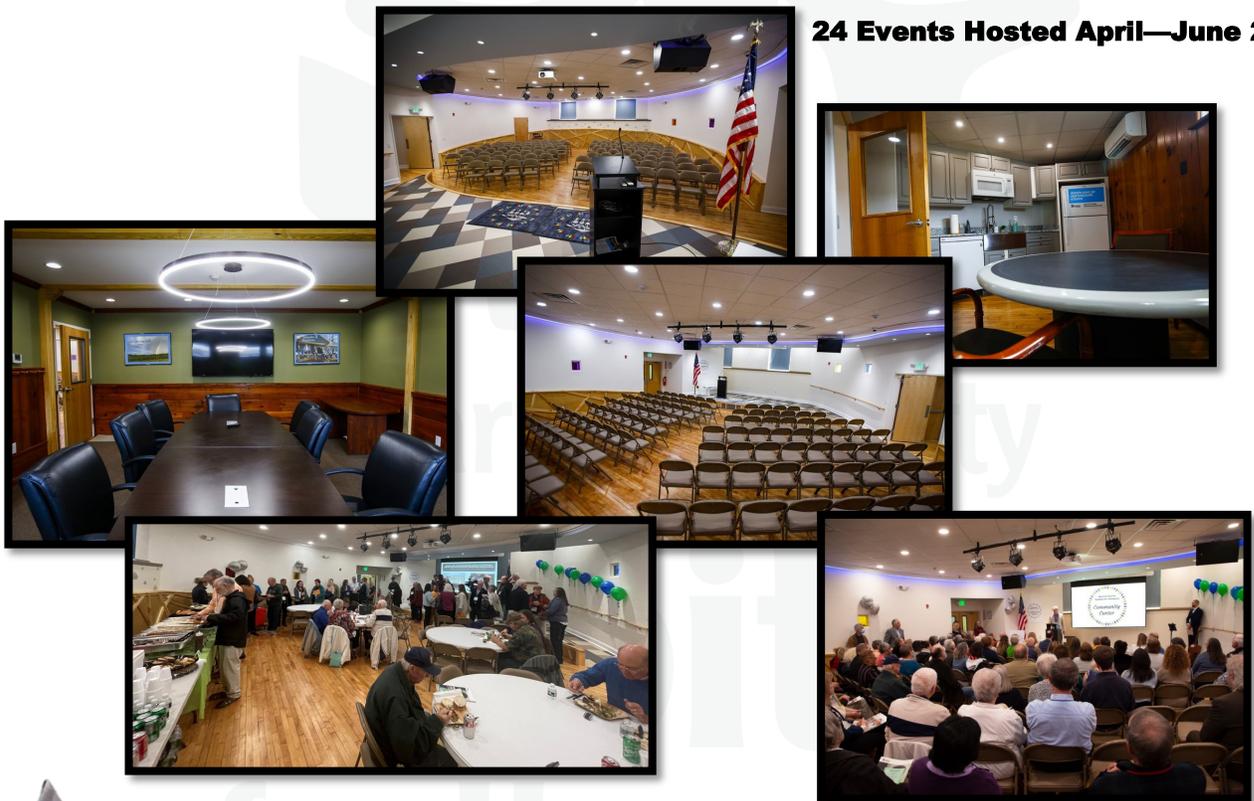


On April 6th, WCHFH's Community Outreach Director, Jason Norment, welcomed a large, enthusiastic crowd gathered to celebrate the long-anticipated Grand Opening of the Community Center in downtown Washington. Speakers included WCHFH Board President, Donna Detrick, who gave us a history lesson of the building, including vintage maps and photos. Board Vice President, Kathy Halpin, told us about the building's more recent uses, with Chris Motzenbecker, Construction Supervisor, thanking everyone for their hard work and commitment to the vision.

The philosophy of the **WCHFH Community Center** is to provide high quality programming to the youth, seniors, and Veterans of Warren County New Jersey and their families. It is a place where our community gathers together to learn, grow and thrive by providing a safe and supportive environment to all participants while also ensuring programs that offer opportunities for positive interaction and maximum engagement.

BUILDING HOUSES

24 Events Hosted April—June 2022



Thank you to our many sponsors, donors and volunteers who made the Community Center possible.

"And let us consider how to stir up one another to love and good works, not neglecting to meet together, as is the habit of some, but encouraging one another, and all the more as you see the Day drawing near." Hebrews 10:24-25

warrenhabitat.org/cc/cccalendar

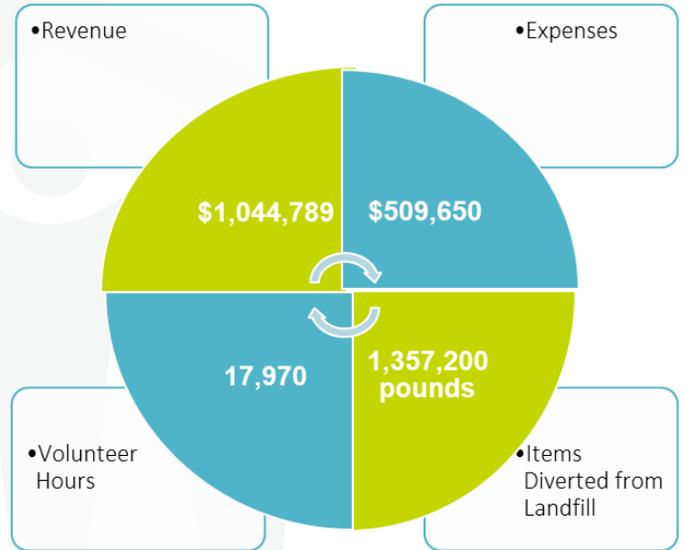
BUILDING HOPE

HAPPY 10TH ANNIVERSARY ReStore



BUILDING HOUSES

The ReStore celebrated its 10th anniversary of serving the community by providing new or slightly used household goods at below market value prices, generating revenue which then funds our mission of building safe and affordable homes in partnership with qualified families. **For the first time the ReStore topped \$1 million in revenue.** More than 282,000 items were sold. Thank you to all those who donated their home goods, to the 316 volunteers who donated their time and effort and our enthusiastic and innovative staff for managing our ever expanding operations.



"We're doers, we get things done... When there's a problem, the Habitat team will find a solution." – Michael Chobot, ReStore General Manager



warrenhabitat.org/shop

BUILDING HOPE

VOLUNTEERS

“As each has received a gift, use it to serve one another, as good stewards of God’s varied grace.” 1 Peter 4:10

361 Volunteers
27,217 Volunteer Hours



BUILDING HOUSES



From top left to bottom right: Girls from sorority Theta Epsilon Nu at Centenary University volunteering at our Community Center; build day with students from the Philadelphia College of Osteopathic Medicine; build day with the Jewish Center of North-West Jersey; Joyce Estey and Bert Baron of WRNJ at the build site; build day with Valley Bank; Morgan Properties serving at our ReStore; and a group of interns from Atlantic Health serving at our ReStore.

One of the many ways COVID-19 affected our organization was having to reevaluate our approach to volunteerism. For almost 2 years, our build crew had half the amount of volunteers it did before COVID, and even had to put all construction on hold for indeterminate periods of time. Those that were still able to volunteer wore masks, performed regular health checks and distanced as much as they could. The health and safety of our volunteers and community is our top priority, which understandably led to outside groups being unable to participate during that time.

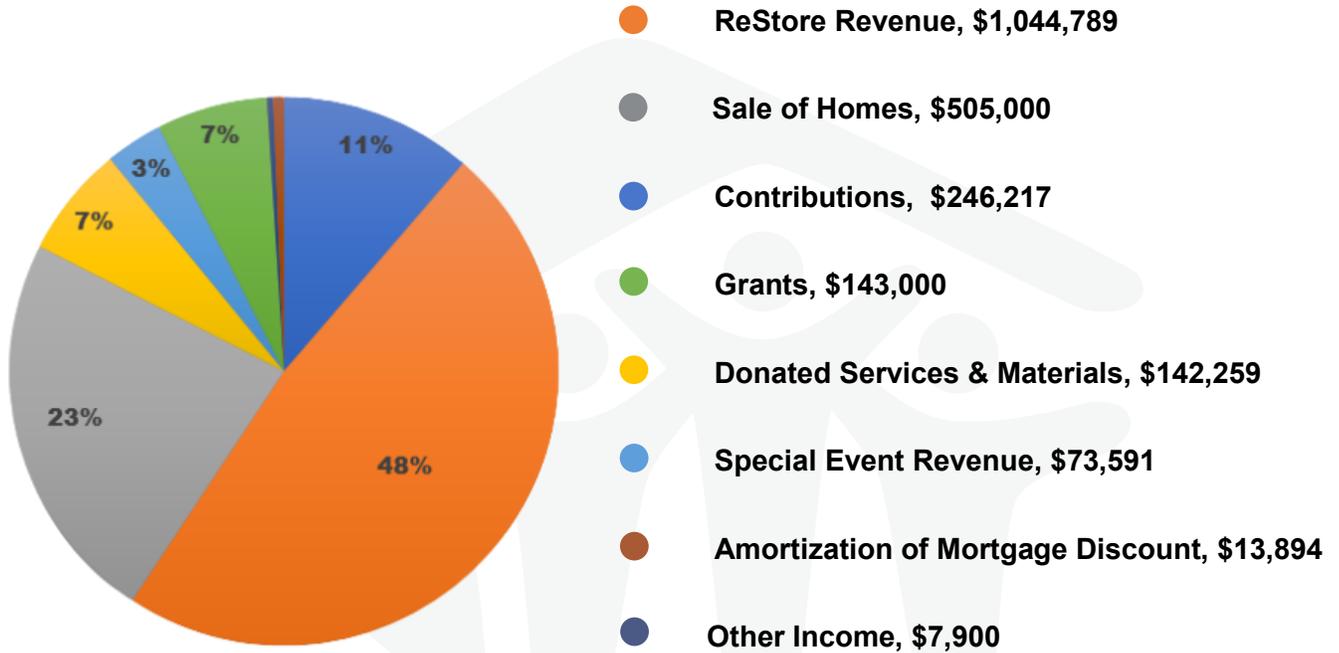
April of 2022 saw the first outside organization in over two years join the Warren Habitat team to help prepare the Community Center for its official grand opening. Since then, at least one outside organization has volunteered with Warren County Habitat per month. Our regular volunteer crew is back up to its usual amount of 12-15 volunteers per build day. We could not be more grateful for the determination and dedication of our volunteers, and for the medical advances made to help make safe volunteerism possible once again.

BUILDING HOPE

2022 Statement of Financial Position

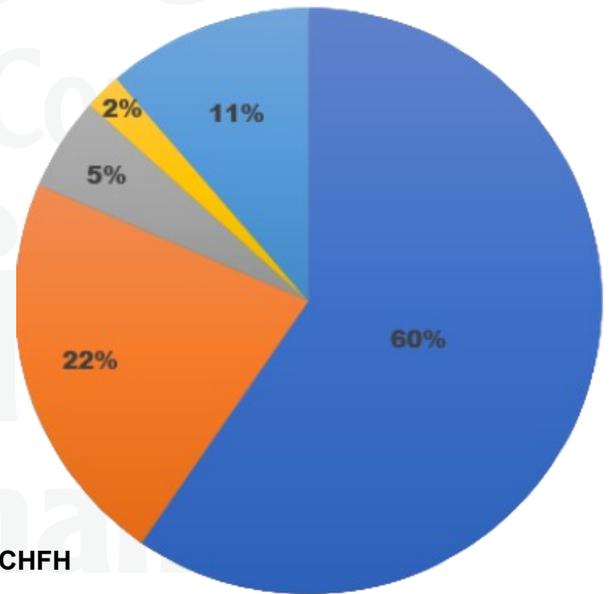
* All financial figures are unaudited.

REVENUES - \$2,176,650



EXPENSES - \$2,329,550

- Home Building Expenses, \$1,388,667
- ReStore Expenses, \$509,650
- Discount on Issued Mortgages, \$263,635
- General Administrative, \$119,881
- Fundraising, \$47,717



* Operations deficit driven by the net costs assumed by WCHFH on the closing of three homes in FY 2022

OTHER FINANCIAL MEASUREMENTS

- Available Cash \$413,817
- Mortgages Held \$727,478
- Construction in Progress \$423,065

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BUILDING HOPE

Board of Directors

Donna Detrick – President
Kathy Halpin – Vice President
Cynthia Lee – Treasurer
Sallyann Christie – Secretary
Joel Berkowitz – Board Member
Enrique Davis – Board Member
Dave Detrick—Board Member
Joe Flynn – Board Member
Peter Jamieson – Board Member
Susie Motzenbecker – Board Member
Jim Oostdyk – Board Member
Lisa Oostdyk – Board Member
John Rolak - Board Member
Brad Russo – Board Member

Operational Committee Chairs

Building - Dave Detrick
Faith Relations - Peter Jamieson
Family Selection - John Rolak
Family Support - Cara Vega
Hope in the Hills of Warren - Karol Van Wulfen
HWNW - Tim Driscoll
Public Relations - Brittany Powelson
ReStore - Jim Oostdyk
Volunteers - Sunnie Regalado
Youth - James Leahey

BUILDING HOUSES

Affiliate Personnel

Executive Director – Ben Eskow
Chief Financial Officer - John Hylkema
Community Outreach Director - Jason Norment
Construction Manager - Chris Motzenbecker
Construction Project Manager - Wyatt Evans
Event Coordinator - Annette Beam
Grant Specialist - Kristen MacLean
Office Assistant/IT Administrator - Margaret Wallace
Office Manager – Francine Pilch
Volunteer Services/PR Manager - Brittany Powelson



Retail (ReStore) Personnel

General Manager – Michael Chobot
Assistant Manager – Christine Erhard
Procurement Manager – Janice Duffy

Volunteer Leaders

Architectural Coordinator – Joe Flynn
Assistant Treasurer – DJ Pesaniello
Community Events - Patty Swayne
Electrician - Donald Burd
Critical Home Repair - Vic Bozuffi
Engineer/Truck Supervisor. - Nevitt Duveneck
Gifts in Kind - Emil Brisson
Lunch Coordinator - Patty Swayne
Newsletter Publisher - Lori Jo Jamieson
Surveyor - Vern Lawson
Volunteer Coordinator - Patty Swayne

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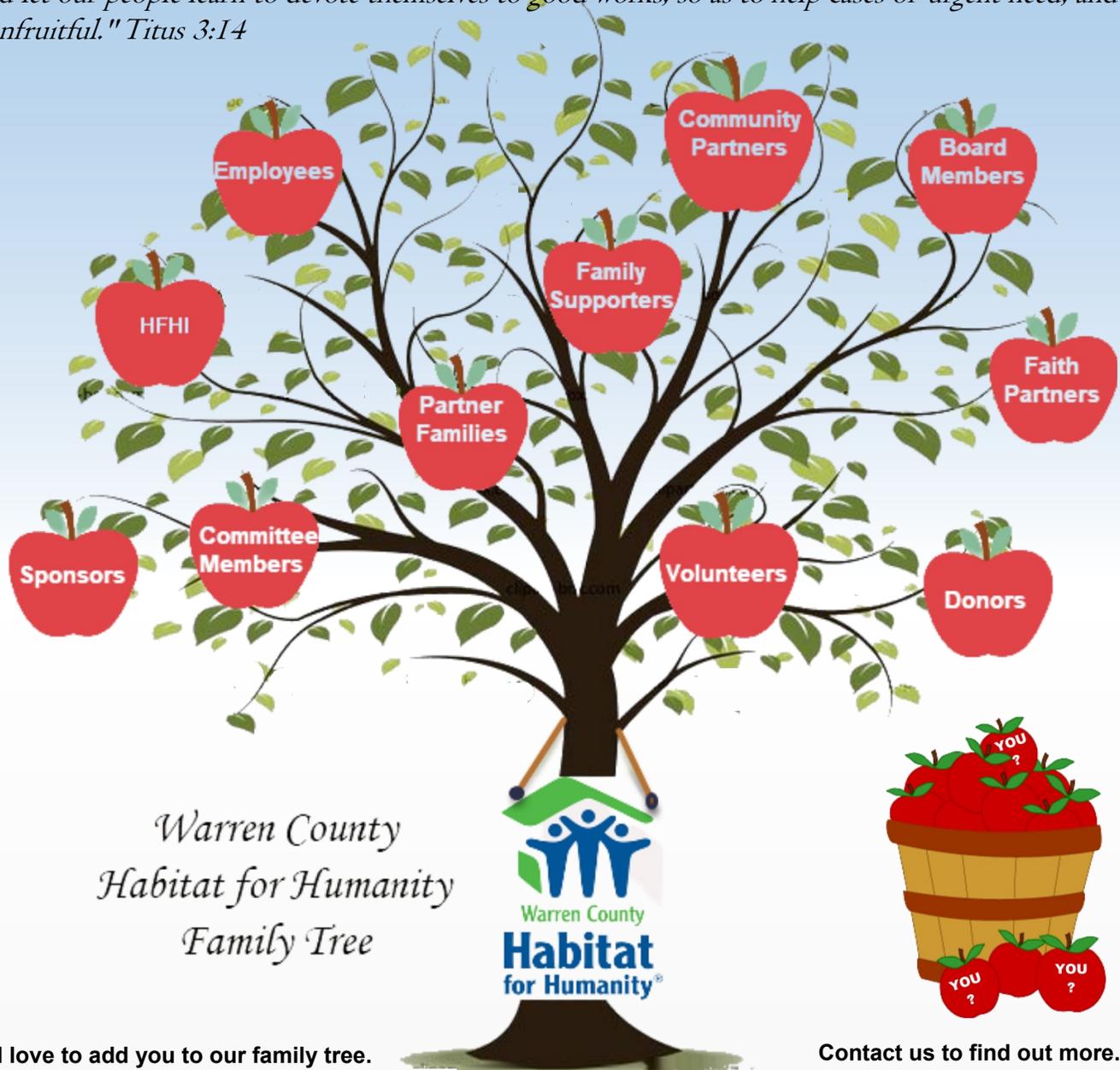
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Family trees usually represent genealogical relationships, so why a Warren County Habitat for Humanity Family Tree? Though not all of us associated with WCHFH are related through genealogy, those who support WCHFH are truly a family - bound together by our mission. By giving generously of themselves through their time, talents, prayers and donations, my fellow family members are putting God's love into action and God has blessed us by allowing our tree to bear much fruit from which to provide for our community. - MW, WCHFH Family Member

"And let our people learn to devote themselves to good works, so as to help cases of urgent need, and not be unfruitful." Titus 3:14



We'd love to add you to our family tree.

Contact us to find out more.

Warren County Habitat for Humanity
31 Belvidere Avenue, Washington, NJ 07882
Email: office@warrenhabitat.org
Website: warrenhabitat.org
908 835 1300

Warren County Habitat for Humanity ReStore
384 West Route 57, Washington, NJ 07882
Email: restore@warrenhabitat.org
Website: warrenhabitat.org/shop
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**"Seeking to put God's love into action, Habitat for Humanity
brings people together to build homes, communities and hope."**