

Annual Report 2023/2024



This report is a summary of organization activities for fiscal year 2024. Period July 1, 2023 - June 30, 2024

Warren County Habitat for Humanity Message from our Executive Director

Dear Friends and Supporters of Warren County Habitat for Humanity,

Thank you for your unwavering commitment to helping provide safe, affordable housing to families in need.

That said, today we are unfortunately faced with a severe housing crisis in New Jersey. A shortage of over 200,000 affordable units are needed to meet the current demand, and the issues are complex. Rising costs, limited affordable options, and economic hardships have left countless families in our own backyard struggling to find a decent place to call home.

Our mission of building homes and building hope remains at the heart of everything we do. We believe that everyone deserves a place to call home, and we are dedicated to making that dream a reality for hardworking families in our community, a roof over each person's head that not only provides shelter, but also lays a foundation for a brighter future.

Over the last year our organization worked on the construction of three new homes for families, repaired over 50, and through our tithe program helped build 12 homes internationally. However, beyond wielding a hammer we also find other impactful ways to build community.

The Warren County Habitat ReStore is a unique retail store that sells donated new and gently used building materials, appliances, and furniture at discounted prices in which those proceeds help fund our homebuilding efforts. In 2023 we were able to open a second retail store in downtown Washington affectionately known as The HUT, which focuses on clothing and apparel. The two collective stores have serviced the community in not only contributing to our construction efforts, but also providing affordable goods to the local community.

In year two of our Community Center, over 8,000 people were served through a tremendous variety of programming, including health and wellness, youth, seniors and Veterans focused programs.

As we look ahead to a new year of activity, we see the enormous potential of:

- Expanding our homebuilding efforts
- Doubling the amount of families served
- Strengthening our ReStore operations further
- Fostering stronger partnerships
- Increasing community engagement

By supporting Warren County Habitat for Humanity, know that you are investing in the future of our neighbors. We are grateful for the support of our generous donors, volunteers, and partners. Your contributions are essential to our success. Together, we can seek to put God's love into action and build a stronger community for everyone.

Together we can build hope.

Ben Eskow

Executive Director



Ben Eskow, Executive Director

OUR MISSION

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

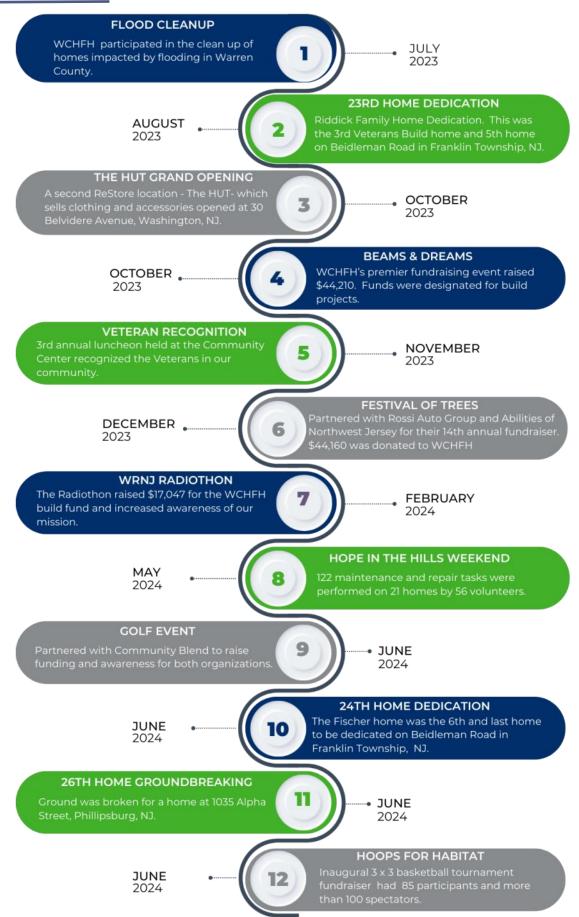
OUR VISION

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



Serving Warren County since 1999







HOMES BUILT & DEDICATED

10
INTERNATIONAL
FAMILIES SERVED

HOME REPAIR PROJECTS COMPLETED

122
HOPE IN THE HILLS/
AIP PROJECTS

367 VOLUNTEERS 393
IN KIND AND
MONETARY DONORS

8,107
COMMUNITY CENTER ATTENDEES

23,022 VOLUNTEER HOURS



The WCHFH Critical Home Repair (CHR), Touch of Kindness (TOK) and Hope in the Hills of Warren Programs fall under the umbrella of the **Home Repair Program (HRP)**. HRP is applicable to seniors, those with a disability, or families with extreme circumstances, who struggle to maintain the integrity of their homes. The program exists to provide eligible low and moderate income homeowners the resources needed to make necessary home repairs, thereby preventing them from suffering from accidents or injuries, and enabling them to stay in a safe and healthy environment.

Hope in the Hills of Warren (HHW) assists low and moderate income homeowners with minor repairs and cleanup to the interior and exterior of their homes and may include painting, minor repairs to the interior and exterior of the home, and yard or home cleanup. This program is funded by HHW and completed free of charge to the homeowners. It is administered through the Hope in the Hills of Warren Steering Committee and is currently available in Washington and the surrounding area.

A Touch of Kindness (TOK) is an extension of Hope in the Hills of Warren program that assists low and moderate income homeowners with more extensive repairs than covered above, but less than those of our Home Repair program. The program is completed by volunteers on a continuing basis throughout the year and anticipates that homeowners will cover the costs of materials whenever possible. If the homeowner is eligible they can receive funding of up to \$500 for material costs from the Affiliate. The Board of Directors can approve greater amounts should the amount needed for materials be greater than \$500, but less than \$2,500. The program is operated through the affiliate office.

Critical Home Repair (CHR) assists low and moderate income homeowners with more extensive repairs needed to their home that may include, but are not limited to: roof replacement or repairs, HVAC modifications and repairs, deck or porch replacement, new windows, repairs to or replacement of siding, waterproofing of basements, bathroom and kitchen repairs or replacement, etc. Projects up to \$20,000, or \$25,000 for roof replacement, can be completed with project cost forgiveness on a sliding scale based on AMI and the potential of zero percent loans for qualifying applicants.

Aging in Place (AIP) uses a more holistic approach to home repairs to focus on helping the aging senior population of Warren County (60 years old or older) age safely in their homes and may include projects such as: interior or exterior modifications to allow for wheelchair access, installation of grab bars, installation of handrails, and other modifications as needed to prevent falls and make homes ADA compliant. Projects up to \$20,000 can be completed with project cost forgiveness on a sliding scale based on AMI and the potential of zero percent loans for qualifying applicants.



"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



The Beidleman Homes

On June 15th, at 10:00 am, Jaiden Fischer stood in front of her new home with her brother, Biagio, and son, Jedrek by her side. She was joined by almost one hundred members of the community: neighbors, fellow Warren County Habitat Homeowners and their families, volunteers, staff, and other community partners. After over a year of hard work, 250+ hours she put into building her own home and juggling between two and four jobs at any given time, Jaiden received the keys to her own front door.



"During my time with Habitat for Humanity, I often felt like it was a nice little getaway from reality, kind of like how I felt when I was eight years old.....I found myself surrounded by love and devotion again, and I thank everyone at Habitat and God immensely for being able to make this our forever home," she shared at her Home Dedication ceremony.



Keary Riddick and her two children moved into their home in August, just in time for back to school. Keary is a Veteran of the United States Army, making the Riddicks Warren County Habitat for Humanity's third Veteran family. They also had a beautiful Dedication Ceremony on the morning of August 19th. Keary and her children, Alyssa and Collin, are no strangers to overcoming hardships. Keary has taught her children to always look at the bright side of life and to find joy in everything, and both Alyssa and Collin live lives full of adventure. The one-story ADA compliant home was built with the Riddicks in mind, as Keary suffered a back injury while serving overseas, and her son Collin needs extra care due to his disability.

The Habitat Neighborhood

Jaiden's new home, the sixth home built on Beidleman Road in Franklin Township, NJ, is a testament to a four-year long journey for Warren County Habitat for Humanity. The plot of land that is now home to six Warren County Habitat Partner Families was donated to the organization by Franklin Township, and in 2020, work officially began. This became Warren County Habitat for Humanity's first "Habitat neighborhood", as the Habitat community affectionately calls it, and the organization is incredibly grateful for the chance to build not just homes, but a true Habitat community where children and families can grow and thrive together.

Now that the Beidleman project is complete, these two pages provide an opportunity to reflect on what can be accomplished when so many commit to **putting God's love into action by building homes, communities and hope.**





Homes in Progress

Ground was broken on June 6, 2024 for WCHFH'S 26th home build. The build is located in Harmony Township and will be home to the Chobot family.



The Werkeiser home, located in Phillipsburg, was built in partnership with a grant from NORWESCAP. It was completed at the end of the fiscal year and will be dedicated in November 2024.





"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



The philosophy of the **WCHFH Community Center** is to provide high quality programming to the youth, seniors, and Veterans of Warren County and their families. The Community Center celebrated its **2nd anniversary** in April. The past year saw exponential growth in both activities and attendees as the Warren County community has become more aware of the facilities available and the variety of programs being offered to the public. **Both the number of programs and attendees increased by 34%.**

"I feel that the Habitat for Humanity Community Center has been a great blessing and great for the community." - John S.

HIGHLIGHTS

Partnered with Warren County Economic Development Committee to host 2nd annual job fair. Other programming partnerships included: NORWESCAP, NAMI and DASACC.

NJ Civic Youth Ballet made a return visit at Christmas time to perform scenes from the Nutcracker. Students from Foundations First Christian school joined with us on Veterans Day to honor our local Veterans.

Weekly and monthly recurring events included:3 levels of Zumba classes, Yoga, Tai Chi, Open MIC Night, Toddler Time and several self-help and support groups.

Arts and crafts for diverse age groups were fun and provided a chance for attendees to socialize and to express their creativity.

"The Community Center has a lot of wonderful programs. All the activities for the children are well planned. Looking forward to more events." - Luisa M.

EVENT SNAPSHOTS



Veterans Day

STATISTICS

Fiscal Year	2024	2023
# of Events	694	460
# of Attendees	8,107	5,300
Donations & Grants	\$13,718	\$16,185

warrenhabitat.org/cc/cccalendar



THE HUT - 2nd ReStore Location Opens

In October a second ReStore location was opened at 30 Belvidere Avenue in Washington, NJ. Informally called **The HUT**, for Hand Up Treasures, it carries clothing, shoes, handbags, jewelry and other accessories. The HUT has been a welcome addition to downtown Washington, fulfilling a need for affordable clothing for the whole family. Many shoppers happily report that the store feels more like a boutique than a thrift store and is clean and well organized. A special thanks to the volunteers who built attractive and sturdy wooden clothing racks along with the many volunteers who dedicated their time to ensure racks and shelves were filled with quality items. We also couldn't have done it without the support and donations from our community.



Thank you to all those who donated their home goods, to the 209 volunteers who donated their time and effort and our enthusiastic and innovative staff and steering committee for managing our ever expanding operations.





The main ReStore, 384 West Route 57, Washington, NJ, celebrated its 12th 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. Revenue increased for the third year in a row by more than five percent and exceeded \$1 million.





warrenhabitat.org/shop



WCHFH is an organization that thrives because of its volunteers. Whether they've donated a day of their time or a year, they are an integral piece to this organization's success and we are so grateful for their involvement. Thank you to all of our amazing volunteers for their selflessness and dedication to our mission of building homes, communities and hope!

HIGHLIGHTS

Mars Wrigley returned to Warren County Habitat for a group volunteer day at The HUT in September of 2023. Just a few months later, they were followed by students from The Lighthouse Team at Phillipsburg Middle School who spent their day off for MLK Day volunteering. The Lighthouse Team is a rigorous service organization, where students must apply and interview to join. These students were a blessing to host; they all had a Habitat heart, and a desire to give back.

People from far and wide flocked to the opportunity to volunteer for Warren County Habitat by decorating Christmas trees at Rossi Auto Group's annual Festival of Trees. Thanks to State Farm, Long Valley Presbyterian Church, The Arc, Morgan Properties and every member of the community who helped put together such a fun and festive event.

Hackettstown Rotary, and Bristol Myers-Squibb, Atlantic Health, State Farm and Delaware Valley Regional High School were among the companies that and participated in a build day with us, and they had a blast doing it!

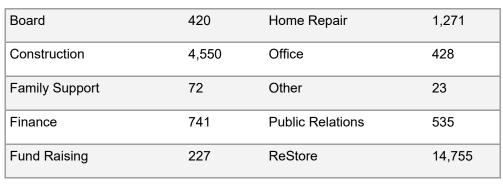


Hope in the Hiills

Total Hours: 23,022

Community Outreach /PR

HOURS BY ACTIVITY



To discuss group and individual volunteer opportunities, contact our Volunteer Services Manager: 908 835 1300 ext.11 or brittany.krug@warrenhabitat.org



warrenhabitat.org/get-involved/volunteer

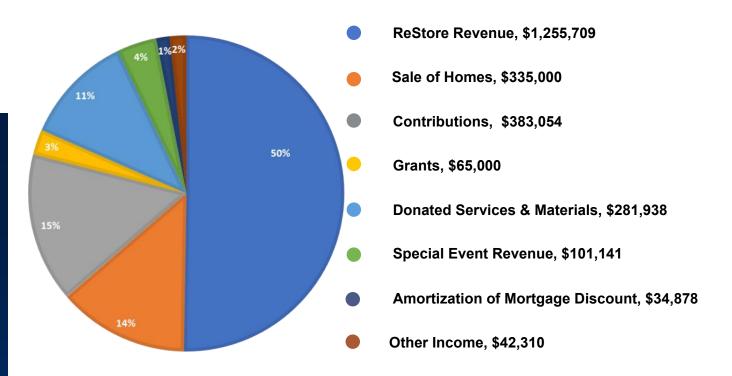
Festival of Trees

Group Build



2024 FY Statement of Financial Position

REVENUES - \$2,499,031

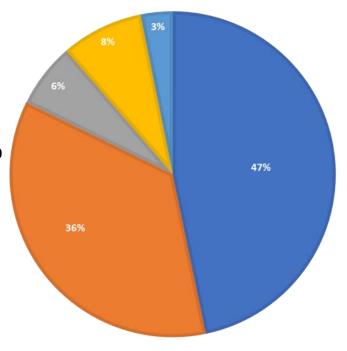


EXPENSES - \$2,447,998

- Home Building, Repair & Community Programs Expenses, \$763,779
- ReStore Expenses, \$869,917
- Discount on Issued Mortgages, \$157,029
- General Administrative, \$199,754
- Fundraising, \$77,265

OTHER FINANCIAL MEASUREMENTS

- Available Cash \$616,898
- Mortgages Held \$1,712,608
- Construction in Progress \$713,210



^{*} All financial figures are preliminary and unaudited.



Board of Directors

Kathy Halpin – President
John Rolak – Vice President
Cynthia Lee – Treasurer
Peter Jamieson – Secretary
Joel Berkowitz – Board Member
Enrique Davis – Board Member
Dave Detrick – Board Member
Joyce Estey – Board Member
Joe Flynn – Board Member
Christine Nesbitt – Board Member
Jim Oostdyk – Board Member
Lisa Oostdyk – Board Member
Brad Russo – Board Member
Daniel Sharabba – Board Member



Kathy Halpin, Board President

Operational Committee Chairs

Building – Dave Detrick
Faith Relations – Peter Jamieson
Family Selection – John Rolak
Family Support – Cara Vega
Finance – John Hylkema
Fundraising – Kyle Stuber
Home Repair – John Rolak
Hope in the Hills of Warren – Karol Van Wulfen
Personnel – Kathy Halpin
Public Relations – Brittany Krug
ReStore – Jim Oostdyk
Volunteers – Brittany Krug

Affiliate Personnel

Executive Director – Ben Eskow
Chief Financial Officer – John Hylkema
Chief Operating Officer – Pam Vreeland
Business Process/IT Manager – Margaret Wallace
Community Center Coordinator – Annette Beam
Construction Manager – Chris Motzenbecker
Construction Project Manager – Wyatt Evans
Construction Supervisor – Keith Matlock
Development Director – Kyle Stuber
Grant Specialist – Kristen MacLean
Home Repair Field Project Manager – Peter Watson
Office Manager/Home Repair Administrator – Francine Pilch
Volunteer Services/Public Relations Manager – Brittany Krug



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

The HUT

Manager - Lori Clark

Volunteer Leaders

Architectural Coordinator – Joe Flynn
Assistant Treasurer – DJ Pesaniello
Community Events – Brittany Krug
Electrician – Donald Burd
Engineer/Truck Supervisor – Nevitt Duveneck
Lunch Coordinator – Patty Swayne
Surveyor – Vern Lawson
Volunteer Coordinator – Brittany Krug

WCHFH Board Meeting

May the God of endurance and encouragement grant you to live in such harmony with one another, in accord with Christ Jesus, that together you may with one voice glorify the God and Father of our Lord Jesus Christ. Therefore welcome one another as Christ has welcomed you, for the glory of God. Romans 15:5-7



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Care Net Pregnancy Resources of War-

ren County

Cars for Homes Kathleen Chiarella

Michael (Scrappy) Chobot

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Community Blend
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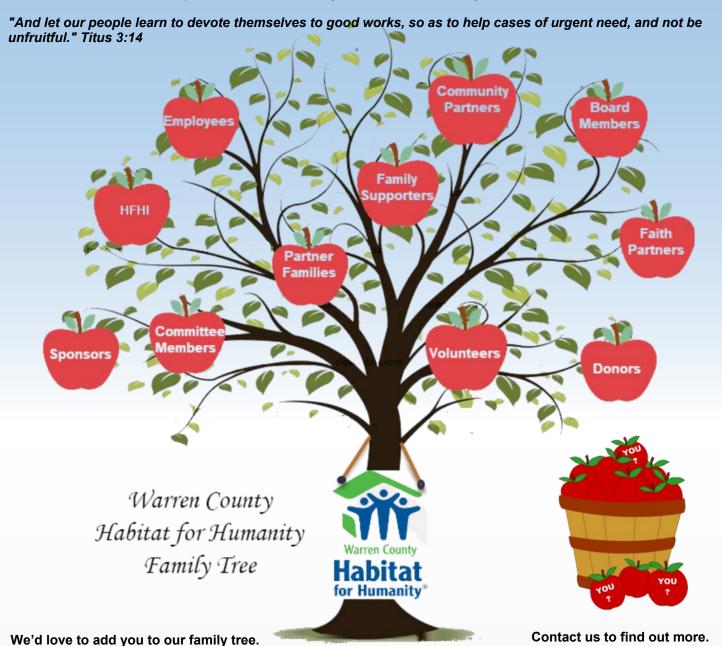
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WCHFH 2024 Annual Report

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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



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31 Belvidere Avenue

Washington, NJ 07882

Email:office@warrenhabitat.org

Website: warrenhabitat.org

908 835 1300

ReStore

384 West Route 57

Washington, NJ 07882

Email:restore@warrenhabitat.org

Website: warrenhabitat.org/shop

908 835 1980

The HUT

30 Belvidere Avenue

Washington, NJ 07882

Email:hut@warrenhabitat.org

Website:warrenhabitat.org/shop/thehut

908 223 7472