



Skagit
Habitat
for Humanity®

ANNUAL REPORT 2023

Mission

Putting God's love into action, Skagit Habitat for Humanity brings people together to build homes, community, and hope.

Vision

We empower people to empower themselves.

Goal

We plan to build 15 homes per year by 2028.



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Message from our CEO, Tina Tate

“In 2022, I joined Skagit Habitat for Humanity as the Chief Executive Officer with a whole new perspective on housing issues. I wanted to do more with root causes and help people get out of poverty. Skagit Habitat gives low-income folks the means to build equity and wealth with affordable mortgage payments instead of high rent costs, which can take every penny they have.

Skagit Habitat for Humanity’s vision is simple: We empower people to empower themselves. Whether it’s donating or volunteering with us, I hope you can join us in giving hard-working, low-income families a chance to not just live - but thrive.”



“Affordable housing solutions like the Homebuyer Program open up the opportunity for our Homebuyers to invest in their families’ future, including community involvement, education, finances, and career paths. This is why our work is so imperative.”

~Tina Tate, CEO of SHFH

Tina Tate has served as Skagit Habitat’s CEO for the past year and a half.

Before becoming the CEO of Skagit Habitat for Humanity, she served as the Executive Director of the Friendship House and built the organization into the largest provider of homeless services in Skagit County.

Having been homeless herself on and off most of her life, Tina understands the importance of housing and homeless services.

Tina is dedicated to the service of her community which is evident by service in many different organizations, including the Housing Authority of Skagit County, United General Hospital District 304, Community Action of Skagit County and the local North Star Project working on housing issues in Skagit County.

Affordable Housing Challenge

1 IN 7 HOUSEHOLDS SPEND MORE THAN 50% OF THEIR INCOME ON HOUSING

Why does this matter?

This leaves several families cost burdened. A household is cost-burdened when it spends more than 30% of its income on rent and utilities and severely cost-burdened when it spends more than 50% of its income on these expenses.

This leads to families having to make tough decisions, choosing between paying rent and purchasing food, medicine, and clothes. This significantly lowers their opportunity to invest in their families' physical and emotional well-being, education, and their futures.

How does affordable housing make a difference?

Affordable homeownership allows families to thrive, building strength, security, and self-reliance through shelter. Studies show that safe, affordable homes are imperative to child development and growth. Children are happier and healthier in a secure, stable home. The families' physical and mental wellbeing can flourish, increasing their health and safety.

Homeowners have the chance to save for their futures and invest in educational opportunities - bolstering job opportunities, finances, and long-term career growth.



Ezzy, our 40th Homebuyer



Katelyn, our 41st Homebuyer



Maricela, our 42nd Future Homebuyer

Affordable Homes

Our Habitat Homebuyer Program provides a unique opportunity to hard-working individuals and families to help build and buy their own home.

In December of 2022, we completed our 41st home, a two-story duplex that served as our first revitalization project. Skagit Habitat has been looking at more creative options that allow our Habitat Homebuyers to gain quick, affordable access to a safe home and were excited to take on this project in La Conner, Washington.

In February of 2023, we broke ground on four more homes in Mount Vernon, Washington, known as Kendall Court. We have three of the four families selected and anticipated completing construction on the first home in October 2023. We began construction on the remaining three homes in August 2023 and anticipate completing construction in June 2024.

Home	Location	Completion Date
Channel Cove	La Conner, WA	December 2022
Kendall Court Lot A	Mount Vernon, WA	November 2023
Kendall Court Lot D	Mount Vernon, WA	ETA: December 2023
Kendall Court Lots B & C	Mount Vernon, WA	ETA: June 2024



December 2022: 41st Home Dedication Ceremony



September 2023: Kendall Court Lot A 42nd Habitat Home

Fostering Community

Bringing people together is at the core of our mission.

We work together with qualified homebuyers, donors, volunteers, staff, community partners, and private organizations to build more affordable homes in Skagit County.

Want to get involved? You can visit our website at www.skagithabitat.com for more information!



Donors

Skagit Habitat's generous donors help provide the funds needed to purchase tools, building materials, and land.

Volunteers

Our volunteers play an integral role in our organization! Whether its volunteering at the Store, construction sites, or special events, they provide labor, which helps us keep costs down - and hopes up.

Community Builders

Donations, sponsorships and in-kind donations from private businesses and community organizations help boost our efforts to ensure everyone in Skagit County has a decent place to live.

Habitat Homebuyers

Our Homebuyers must contribute 250 hours of 'Sweat Equity' by volunteering at our construction sites, the Store, and special events. This gives our Homebuyers the opportunity to build their support system and develop meaningful relationships!

Building Hope

In February of 2023, we broke ground on four more affordable homes in Mount Vernon at the corner of Laventure and Blackburn. These homes will provide four more families a safe, secure place to call home. An affordable mortgage will allow these families to thrive and invest in future opportunities, such as their education, career-paths, and long-term goals.

For Dayse, a future Habitat Homebuyer, home means many things:



Dayse, future Homebuyer

The concept of home, for many of us, means a place of safety in which to land.

After a long day of work, where do you want to go? Home.

When you are having a bad day and the world feels upside down, where do you seek refuge? Home.

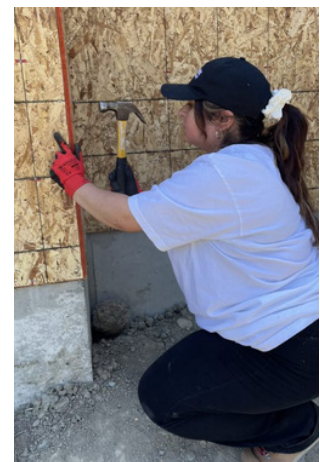
Or when you crave a moment to relax and decompress, these are found at home.

Home is where families and friends gather with you to celebrate life's big and little moments. With time, our home becomes more than its four walls holding it together, it becomes our soft place to land and center.

“Home is our core, our pillar, our recharging station, and from there we branch out to our daily adventures, much like the branches on a tree,” says Dayse. “This is what Habitat is providing us with - our core.”

For Dayse, Habitat has brought hope, a sense of accomplishment. She can finally unpause her life. No more moving. No more uncertainty.

“I feel like I have been waiting for my life to start. Habitat is giving me an opportunity to do something with myself. It will be my house which I got on my own with my hard work. A home that I also get to help build. How many people get to say that?”



Dayse, future Homebuyer

Our Team

Skagit Habitat for Humanity is excited to have such a dedicated, passionate group of board members, staff, and volunteers who believe in our vision that everyone deserves a decent place to live. Our team consists of nine board members, 14 full-time staff, 5 part-time staff, and 217 volunteers who have donated their time in the past year.

Board of Directors:

Allen Workman, President
Alan Macias, Vice President
Tom Rose, Treasurer
Rebecca Bradley-Lowell, Secretary
Jeff Hammer, Director
John Paradis, Director
Kari Kennedy, Director
Mariah Haney, Director
Michelle Deaver, Director
Rob Ashby, Director
Wendy Johnson, Director

CEO & Senior Staff:

Tina Tate, CEO
Andy Weightman, Project Manager
Eshel Clayton, Program Manager
Jason Harrison, Store Manager
Michael Hatcher, Assistant Store Manager
Tom Pierce, Development Director



A Message from our Board President:

“I have seen middle housing greatly reduced over recent years. Middle housing is that housing suitable for first time buyers and is affordable to those earning at or above the median income level. If this housing is challenged, imagine those living below this level.

We as a community should strive to provide all types of housing for those in need of rental as well as home ownership. It will be my mission over the next year to seek opportunities for affordable housing throughout the greater Skagit Valley.”

Learn more at www.skagithabitat.com

Skagit Habitat Store

Our Store is our biggest fundraiser, selling new and gently-used building materials and housewares. Customers can support the Store in several ways including shopping, donating, and volunteering in our warehouse or on the sales floor.

All net proceeds from the Store support our homebuilding in Skagit County!



\$929,478

Store Sales
in FY22-23 to support
Skagit Habitat's
programs

584lbs

of waste diverted
from landfills in FY22-23

31,797

Customers Served
in FY22-23

The Skagit Habitat Store offers a free donation pick-up service in Skagit County and parts of north Snohomish. We also accept in-person donation drops off at the Store from Tuesday - Saturday, 10a - 5p.

To schedule a free donation pick-up today, visit our website or call 360.428.9402.



Volunteer Power

Our volunteers play an integral role in our organization at the Store, construction sites, on committees, and at special events. The generous donation of their time, experience, and expertise helps keep costs down and allocates more funds towards our Habitat Homebuyer Program!

Skagit Habitat Store

Our volunteers help run our Skagit Habitat Store by helping on the sales floor and in the warehouse. Their tasks can range from helping with donation pick-ups, to loading items in customer's vehicles, to pricing and sorting our inventory.

Our Store partners with several community organizations that provide volunteers, including the Adult Transition To Independence Center (ATTIC), Community Action of Skagit County, and WorkSource.

Construction Site

With loving hearts and willing hands, construction volunteers build homes from the ground up according to local building codes. We are fortunate to have volunteers both with and without construction experience helping make our home builds possible, and our site supervisors are available to provide any training required.



Committees

Skagit Habitat committee members are community leaders passionate about serving Skagit County and furthering our mission. Our current committees include the Board of Directors, Homebuyer Support, Finance, In-Kind, Land, Store, and Homebuyer Selection.

217

Volunteers

9,920

Hours of Time

\$347,198

worth of time
donated

Financials

EIN: 91-1628529

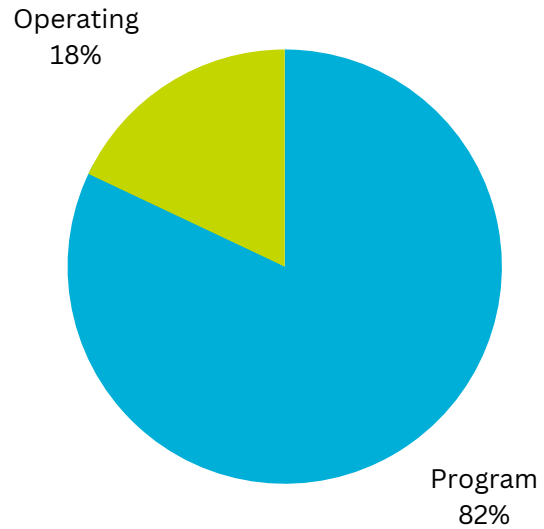
At Skagit Habitat for Humanity, we are fiscally responsible and effective stewards of our donors' generosity. This means we invest donor dollars and Skagit Habitat Store proceeds intelligently, allocating a small percentage to overhead expenses, and leveraging those gifts for maximum impact through our Habitat Homebuyer Program. We are an active 501 (c)(3) nonprofit in full compliance and good standing with the IRS. Our funders include individuals, corporations, foundations, and faith organizations, and we receive grants and forgivable loans from local government sources.

For more information, including our audited financial statements and Form 990s, visit www.skagithabitat.com. The numbers below are in reference to the June 2022-July 2023 fiscal year.

Income

Our Skagit Habitat Store is our biggest stream of income, while grants, sponsorships, and individual donations make up the majority of our operating income.

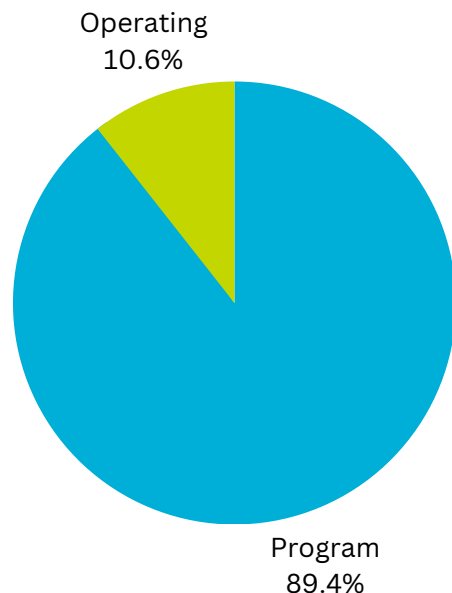
Gross Profit: \$1,184,684



Expenses

Almost 90% of our expenses are related to delivering our Habitat Homebuyer Program. The remaining expenses go towards general operating costs.

Total Expense: \$1,345,394



Acknowledgements

Skagit Habitat for Humanity builds strength, stability, and self-reliance through shelter, and this would not be possible without our generous supporters.

We thank you for your continued support in building more affordable homes in Skagit County.

We want to thank our donors, corporate sponsors, community partners, and volunteers for helping advance our mission and ensure everyone has a decent place to live.

ROOF RAISER

We especially want to recognize our 2023 Raise the Roof Sponsors for supporting our homebuilding efforts in Skagit County!



WALL BUILDER

WINDOW OPENER



KEY
TURNER



Contact

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