

1 - 2023

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3 **RESOLUTION: Approving \$_____ from the Spirit Fund's Government**
4 **Identified Community Projects Category to Help Greater Fox Cities Area Habitat for**
5 **Humanity Build or Rehabilitate 10 Homes in Northern Winnebago County**

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7 **TO THE WINNEBAGO COUNTY BOARD OF SUPERVISORS:**

8 **WHEREAS**, Habitat for Humanity International was originally founded in 1976 by farmers in Americus,
9 Georgia, providing partnership housing focused on people in need of adequate shelter; and

10 **WHEREAS**, Greater Fox Cities Area Habitat for Humanity (hereinafter "Habitat") started serving families in
11 Winnebago County through new home construction in 1993. Since then, services have expanded to include home
12 repairs, Rock the Block events, Almost Home guidance and the Appleton Habitat ReStore; and

13 **WHEREAS**, families work in partnership with Habitat to build their home and later purchase their home at a
14 no-interest loan permanently set at 25 – 30% of their household income at closing; and

15 **WHEREAS**, Fox Cities Habitat has built 141 homes, and repaired 292 homes, including the lead-abatement
16 work in 35 homes in Winnebago County; and

17 **WHEREAS**, the Home Buyer Program directly improves and increases the housing stock in Winnebago
18 County and encourages economic development; and

19 **WHEREAS**, increased demand and rising costs have contributed to record increases in home prices in the
20 Fox Valley. In May 2023, Winnebago County home prices were up 18.4% (compared to 2022), selling for a median
21 price of \$261K; and

22 **WHEREAS**, Habitat is one of the only options for families that would never qualify for a traditional loan to
23 build sustainable wealth and equity through homeownership.

24 **NOW, THEREFORE, BE IT RESOLVED** by the Winnebago County Board of Supervisors that \$_____
25 from the Spirit Fund's Government Identified Community Project category be approved to help Greater Fox Cities Area
26 Habitat for Humanity build or rehabilitate 10 homes. Funding is contingent on Habitat remaining committed to its mission
27 to strengthen the lives of individuals, families, and the community.

28 **BE IT FURTHER RESOLVED** by the Winnebago County Board of Supervisors that upon completion, Greater
29 Fox Cities Area Habitat for Humanity will submit supporting documentation to the Winnebago County Finance
30 Director outlining the expenditures. The documentation will be submitted within 6 months of the completion of the
31 project but not to exceed 5 years from date of disbursement.

32 **BE IT FURTHER RESOLVED** by the Winnebago County Board of Supervisors that Greater Fox Cities
33 Habitat for Humanity shall be responsible for reimbursement to Winnebago County for any disbursed funds which are
34 determined by Winnebago County to have been misused or misappropriated. Any reimbursement of funds which is
35 required by Winnebago County shall be due within 45 days after giving written notice to recipient of such misuse or
36 misappropriation.

37 *Fiscal Note: This resolution will not amend the County Budget. \$_____ will be authorized for use from the*
38 *Spirit Fund.*

39 Respectfully submitted by:

40 **ARPA STRATEGY AND OUTCOMES COMMISSION**

41 Commission Vote:

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43 Vote Required for Passage: **Two-Thirds of Membership**

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45 Approved by the Winnebago County Executive this ____ day of _____, 2023.

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Jonathan D. Doemel
Winnebago County Executive

DRAFT

Agenda Item Report



Winnebago County
The Wave of the Future

DATE: 12/14/2023
FROM: Winnebago County Executive's Office
RE: Greater Fox Cities Area Habitat for Humanity

General Description:

Families work in partnership with Habitat to **build or rehab** their home, and then to purchase their home at a no-interest loan permanently set at **25-30%** of their household income at closing. The Home Buyer Program directly improves and increases the housing stock in Winnebago County and encourages economic development. Increased demand and rising costs have contributed to record increases in home prices. In May 2023, Winnebago County home prices were up 18.4% compared to last year, selling for a median price of \$261K. Rental prices have also risen greatly. The cost of rent is trending up year over year and is out of reach for far too many. These are families that would never qualify for a traditional loan, so Habitat is one of their only options to build sustainable wealth and equity through homeownership.

Action Requested:

Greater Fox Cities Area Habitat for Humanity is requesting \$500,000 to help build or rehab 10 homes in Northern Winnebago County.

Procedural Steps:

Committee of Jurisdiction: ARPA Strategy & Outcomes Commission Meeting date: 12/14/2023

Background:

When Habitat for Humanity International was originally founded in 1976 by farmers in Americus, Georgia, an innovative concept was born – providing partnership housing focused on people in need of adequate shelter. With the collaboration of skilled volunteers and the sweat equity of the homebuyer, decent, affordable homes would be built to elevate entire families from poverty and improve communities. Greater Fox Cities Area Habitat for Humanity started serving families through new home construction in 1993. Since then, our services have expanded to include home repairs, Rock the Block events, Almost Home guidance and our Appleton Habitat ReStore. **Fox Cities Habitat has a long-track record of successfully helping homeowners in Winnebago County. To date, Fox Cities Habitat has built 141 homes, and repaired 292 homes, including the lead-abatement work in 35 homes in Winnebago County. These homes are located in Neenah, Menasha, Fox Crossing, Town of Clayton, and the Winnebago portion of the City of Appleton.**

- With a total project cost of \$2,370,238.00 for 10 houses, Greater Fox Cities Habitat has anticipated revenue from several long-standing partners including: HUD- \$220,000; Volunteers and In-Kind- \$177,591 Down Payment Assistance: \$100,000, **“Fund for Humanity”** and ReStore Profits: \$237,204, and Donors: \$192,000 for a Total of: \$926,052.

Policy Discussion:

The commission has recognized Government Identified Community Projects that support or enhance county services:

- 1) Greater Fox Cities Area Habitat for Humanity improves and increases the housing stock in Winnebago County and encourages economic development through the Home Buyer Program, with help from volunteers and entities who benefit from each home built.
- 2) Habitat's annual budget is based on the number of homes forecast to be built, rehabbed, or repaired and the operational budget increases with each home built or worked on. ARPA funds ensure more projects remain in Winnebago County and these projects progress without delay.

Attachments: