



Dr. James "Jim" Schulze speaking at the 2024 Building Hope Gala

Building a better county together



FY 2023 – 2024 ANNUAL REPORT

BUILDING A STRONGER COMMUNITY It Started With A Bumper Sticker

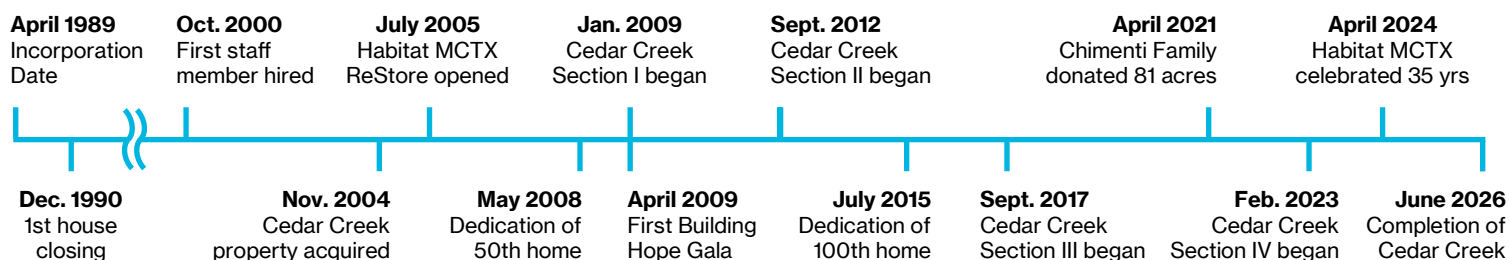
Since 1989, Habitat for Humanity of Montgomery County, TX (Habitat MCTX) has been a beacon of hope, bringing affordable housing solutions to Montgomery County. In celebrating our 35th anniversary, one the visionaries who helped build this legacy reflected on how our affiliate's journey began with a simple bumper sticker.

Dr. James "Jim" Schulze, a retired equine veterinarian, spent more than 30 years traveling the rural backroads of Montgomery County, witnessing the disparities in living conditions. Moved by these contrasts, he felt compelled to take action. His inspiration came in the most unexpected way – while passing by a man building a platform, he observed an old pickup truck with a bumper sticker for Habitat for Humanity.

"I think it was around 1987," recalls Dr. Schulze. "I saw this guy building a platform, and he had a Habitat for Humanity bumper sticker on his truck. I like to say that Habitat started here in Montgomery County with that bumper sticker."

Motivated by this encounter, Dr. Schulze, along with members of his church and volunteers from Habitat for Humanity International, worked tirelessly to establish a local affiliate. Dr. Schulze, the first Board of Directors, and a dedicated team of volunteers began building one house per year. Their early efforts established the foundation for today's thriving organization, creating the vibrant Cedar Creek community in Conroe, and assisting hundreds in improving their homes through essential repairs.

This legacy continues today as Habitat MCTX strengthens families, empowering them to build better futures through safe and affordable housing.





TOO MANY TEXANS STRUGGLE TO AFFORD A HOME OF THEIR OWN

Buddy, Deborah, and Courtney celebrated the dedication of their new home on May 4, 2024 – a long-awaited moment of joy after years of hardship. The rental house they lived in became unlivable with harsh winters, constant repairs, and serious issues like mold and sewer backups. Faced with these challenges and limited financial resources, they knew they needed a change but couldn't see a way forward.

That's when **Habitat MCTX stepped in, offering hope and a fresh start through our homeownership program.** For Buddy and Deborah, this was not just about receiving a house – it was about reclaiming a sense of stability and empowerment they thought was lost.

Having always been generous with their time, Buddy and Deborah are no strangers to giving back. They've spent countless hours volunteering in their community, far exceeding the required sweat equity for their new home. This dedication, along with careful saving and preparation, allowed them to create a safe, peaceful space where they can thrive.

The happiness and hope this family feels are beyond words, and they are deeply grateful for the opportunity to embark on this new journey.

Their new home represents more than just a structure; it's a place where dreams of simple comforts can finally come true – like a peaceful bath for Deborah, the joy of ordering pizza for Buddy, and a dedicated closet for Courtney's clothes.

But this story isn't just about Buddy, Deborah, and Courtney. **Across Montgomery County, two out of every seven families spend more than 30% of their income on housing,** leaving little for other essentials like healthcare, education, or savings. The need for affordable housing is urgent. Families like theirs are why affordable housing is so critical – it transforms lives and builds stronger, more resilient communities.

You are a crucial part of this transformation. **By supporting Habitat MCTX, you help more families like Buddy and Deborah achieve the dream of homeownership, providing not just shelter but hope for a brighter future.**

Scan below or visit habitatmctx.org to learn more about how you can give today to support Habitat's work in our community. Every donation, big or small, makes a significant difference. Your contribution will help us continue building homes, communities, and hope in Montgomery County.



FROM OUR EXECUTIVE DIRECTOR

Dear Neighbor,

We are truly grateful for the invaluable opportunity to join forces with you in the pursuit of building brighter futures for hardworking families in our community. **The success of our ambitious, transformative mission depends entirely on the unwavering support of our compassionate stakeholders, dedicated volunteers, and generous donors.** By believing in the power of our programs, you help foster strength, stability, and self-reliance in those we serve.

Every day, the dedicated team at Habitat MCTX collaborates with committed friends like you to assist our neighbors in enhancing their living conditions and creating safe, nurturing environments. This past year has been a

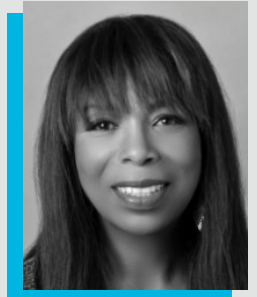
remarkable journey filled with significant celebrations and meaningful milestones.

We are excited about the future. **Together, we can continue to make a positive impact and inspire hope** in the lives of those who need it most. **It's simple: we are neighbors, helping our neighbors.**

In partnership,



Vicki Johnson
Executive Director



HELPING VETERANS BUILD BRIGHTER FUTURES

At Habitat MCTX we believe everyone deserves safe, decent, and affordable housing; especially those who have sacrificed in serving our country.

Trent, a disabled veteran who uses a wheelchair due to Multiple Sclerosis (MS), felt trapped in his home because of the lack of wheelchair accessibility outside of his house. For two years, he struggled to leave the home for his healthcare pickups and was unable to enjoy being outdoors with his children.

The turning point came when Habitat MCTX stepped in and recognized the urgent need for a solution to renew Trent's independence and quality of life. **Through the Texas Veteran's Commission Grant, volunteers, donors, and our generous community partners in Montgomery County, Habitat MCTX successfully added a parking pad and walkway to Trent's home.**



The impact was immediate and profound. For the first time in two years, Trent could join his children outside. The simple joy of feeling the sun on his face and watching his kids play brought a new light to his life. The walkway and parking pad did more than improve accessibility – they restored Trent's sense of freedom and connection to his local community.

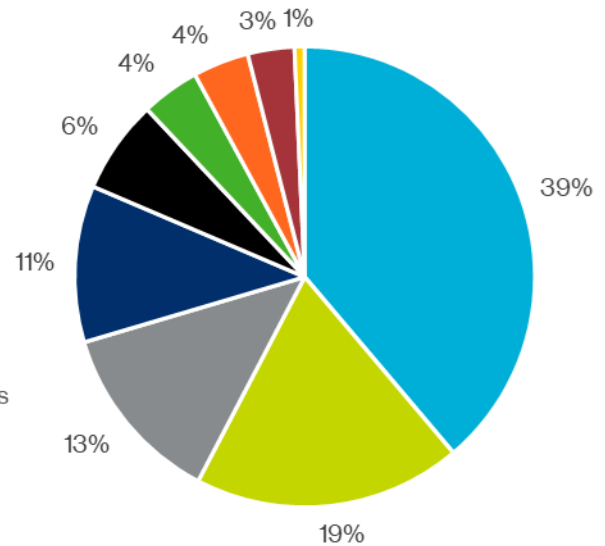
To learn more about our veterans build initiative visit habitatmctx.org/veterans-build

FY 2023-2024 financials

Sources of funds – \$4.98 M

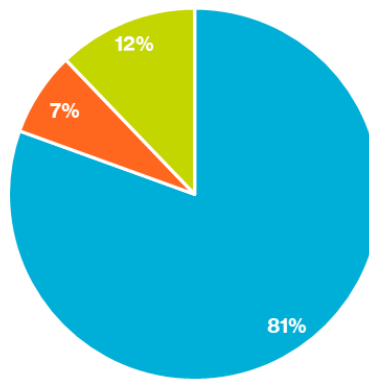
Habitat MCTX raised \$4,982,051 in fiscal year 2023-2024. The funds came from several cash-based sources, with the largest being from ReStore sales and fundraising events.

- Low-Cost Housing Sales
- ReStore Sales
- Fundraising Events
- Corporate Donations
- Individual Donations
- Other
- Foundation Grants
- Government Grants
- Churches or Civic Donations



Organizational expenses – \$5.07 M

Due to the diligent stewardship of the Habitat Board of Directors and staff, 81% of expenses directly supported programming, including our homeownership, home repair, and ReStore programs.



- Program Expenses
- Management and General
- Fundraising

Our work made a BIG IMPACT

113 families received affordable mortgage services

\$1.62 injected into the local economy for every dollar invested by Habitat

Over **1.3 million** pounds of goods diverted from the landfill

11 new homes completed,
1 home rehabilitated,
4 new homes started, and
38 critical home repairs performed

Over **1,100** volunteers contributed **14,000** hours valued at **\$466,825**

More ways to make a difference

Every action you take helps build a world where everyone has a decent place to live.

- 🏠 **2x** your impact through your **employer match**
- 🏠 Become a **volunteer**
- 🏠 **Donate** an old **car** or **boat**
- 🏠 **Give** the gift of **land**
- 🏠 **Leave** an estate **legacy**
- 🏠 **Shop, donate, or volunteer** at your local **ReStore**
habitatmctx.org/restore

To learn how you can give today visit habitatmctx.org/donate



Administrative Office

1501 S. 7th Street, Conroe, TX 77301
936-441-4663 | info@habitatmctx.org
habitatmctx.org | Tax ID/ FEIN 76-0276330

ReStore

9407 SH 242
Conroe, TX 77385
936-441-5888



Help Habitat make the #CostOfHome something we all can afford.

In Montgomery County,

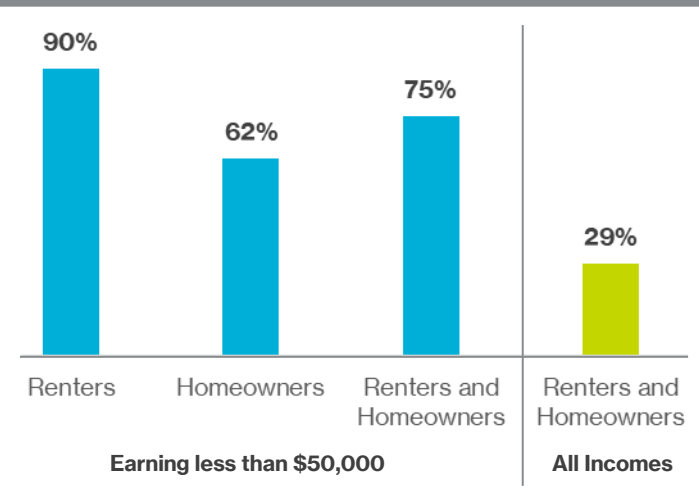


2 IN 7 HOUSEHOLDS

spend more than 30% of their income on housing.

Lower-income households are especially likely to have unaffordable housing costs, requiring more than 30% of their income. A recent study conducted by the United Way found that many households earning more than the Federal Poverty Level struggle with the rising cost of living.

Share of households paying over 30% of their income on housing¹



The income needed to afford rent exceeds that of many workers, and increasingly, renters can't afford the typical home price.

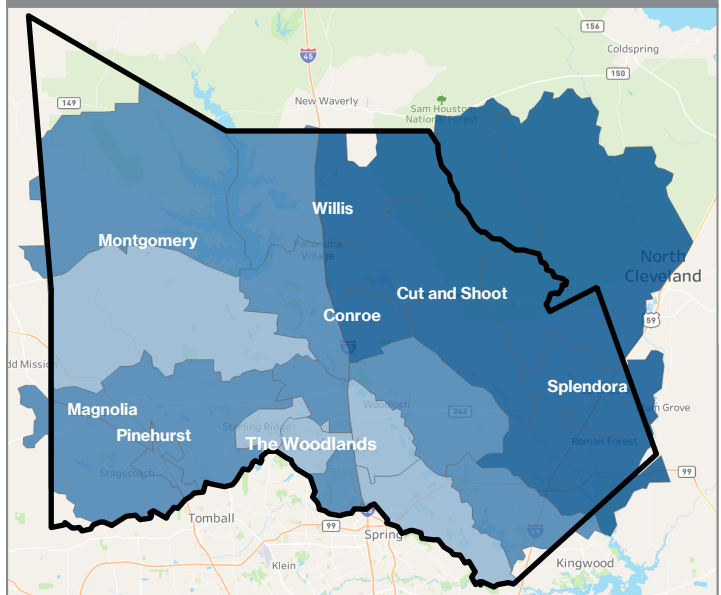
\$114,500 per year²

Income needed to purchase a median-priced home in Montgomery County, TX

Median income of renters in Montgomery County: \$55,805³

Percent of households experiencing ALICE⁴

Asset Limited, Income Constrained, Employed (ALICE): households that earn more than the Federal Poverty Level, but less than the basic cost of living for Montgomery County.



% Struggling to make ends meet



Sources:

- 2022 American Community Survey 1-Year Estimates Table S2503
- Assumes 10% downpayment, 28% payment-to-income ratios, 7.0% interest rate (the median in 2023), nationally typical homeowner's insurance, and county-specific taxes (Sources: Freddie Mac, National Association of Insurance Commissioners 2021 Data, and American Community Survey 1-Year Estimates)
- 2022 American Community Survey 1-Year Estimates Table S2503
- ALICE thresholds, 2021; American Community Survey, 2021. Map is based on longitude (generated) and latitude (generated).

2023 State of Home Affordability in Texas

Help Habitat make the #CostOfHome something we all can afford.

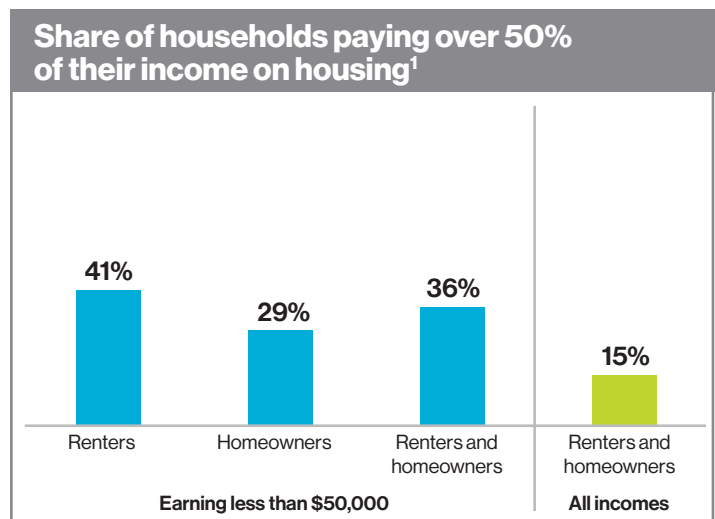
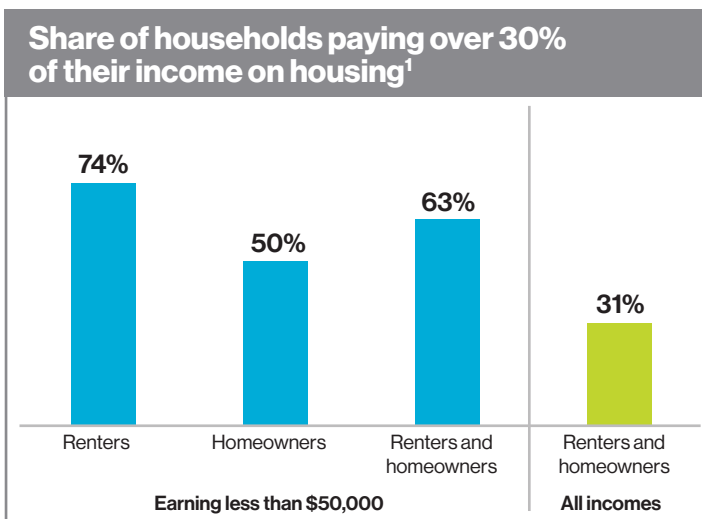
In Texas,



1 IN 7 HOUSEHOLDS

spend more than half of their income on housing.

Lower-income households are especially likely to have unaffordable housing costs, requiring more than 30% of their income.



The income needed to afford rent exceeds that of many workers, and increasingly, renters can't afford the typical home price.

\$25.06/hour (\$52,134 per year)²
Wage needed to afford fair market rent for a two-bedroom home in Texas, working 40 hours per week.
Minimum wage: \$7.25/hour²

\$63,199 per year³
Income needed to purchase a median-priced home in Texas.
Median income of renters in Texas: \$43,200⁴

The underproduction of housing is driving up unaffordability.

Shortage of homes relative to demand in Texas⁵

305,959
(rental and for sale)

Growth in housing shortage since 2014⁵

+75,952
(+33%)

Sources:

1. IPUMS (2021 American Community Survey 1-Year Estimates).
2. National Low Income Housing Coalition (Out of Reach 2023: The High Cost of Housing).
3. Assumes a 10% downpayment, 28% payment-to-income ratio, 3.0% interest rate (the median in 2021), nationally typical mortgage insurance and homeowner's insurance, and state-specific taxes (Sources: St Louis Federal Reserve's FRED database, National Association of Home Builders Priced-Out Estimates for 2021, Census Bureau's 2021 and 2020 ACS 1-Year estimates).
4. IPUMS (2021 ACS 1-Year Estimates).
5. Up for Growth (2023 Housing Underproduction™ in the U.S.).

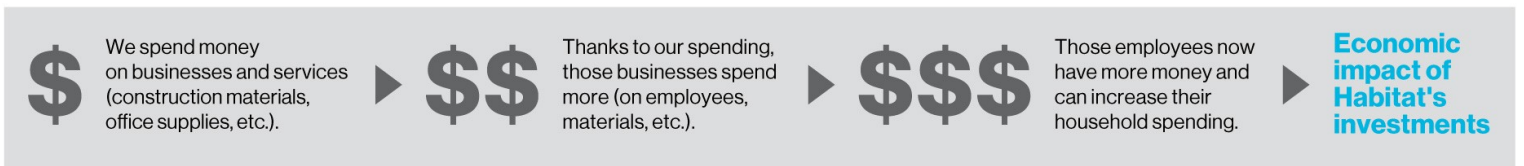




Beyond the house: How Habitat's investments ripple across local economies

An economic impact analysis

Habitat for Humanity makes a tremendous impact on the lives of homeowners. Our work impacts health, environmental and educational outcomes; civic and social engagement; the financial stability of Habitat families; and local economies. This infographic details one component of our economic impact. See below to learn how Habitat's work contributes to our local economy by supporting jobs and purchasing local goods and services, creating a ripple effect that multiplies our investment to generate meaningful impact.



Our work
in 2022



\$2,478,515

invested in operations, construction, rehabilitation and renovation

Our impact
in 2022



\$4,014,918

economic impact of Habitat's investments

44

jobs supported, generating



\$1.62

dollars injected into the economy for every dollar invested by Habitat

\$1,916,229

in wages paid into the local economy



Top industries impacted:

1. Community food, housing, and other relief services
2. Construction of new single-family residential structures
3. Maintenance and repair construction of residential

Results measure only the economic impact of affiliates as measured by affiliate expenditures on programming and operations. Additional factors contributing to economic impact (e.g., property taxes paid, homeowner spending) are not included. The economic impact was estimated using IMPLAN, an economic modeling software, based on data from affiliate financial documents.