

NEIGHBORHOOD

The sweet sound of children playing in the sun. Parents watching from behind flower boxes on their porches. Neighbors welcoming, waving, visiting, caring. There's a common bond. It's a neighborhood.

That's what Nevada County Habitat for Humanity builds. Neighborhood. It's not just the clusters of homes on Green Mountain Loop, Church Street or Ivy Street. It's what the Habitat experience does for people. For the new homeowners, they are provided an opportunity for security, safety and access to the American Dream. It's the neighborhood of volunteers who come together like an extended family. It's for the community as a whole experiencing the re-vitalization of our town.



\$250,000
30 FAMILIES
COMPLETION OF
1 NEIGHBORHOOD

"You hear that you are not getting a house, you are getting a home. But what you don't hear is that it is much more than that. It's about giving someone a life...it's about possibilities and hope. There are no limitations for us because anything is possible now. Miracles really do happen."

— Kaye C., Habitat homeowner



THERE IS A CRISIS...

Working-class families struggle financially to live here. Unfortunately, for them, the numbers don't add up.

The median home price in Nevada County is over \$463,618 (Zillow), while the median income in Grass Valley is \$335,157 (Data USA)

Rents aren't any better. A small 3-bedroom house will run over \$2,000/mo, while 2-bedroom apartments run \$1,300-1,700/mo.

In California over 80% of low-income households pay more than 50% of their monthly budget toward housing—and it's 53% more expensive to live in California overall (UCLA).

With local high school enrollments down 19% over the past five years it is evident that many working-class families are moving *out* of Nevada County—and that's bad for *everyone*.

...AND A SOLUTION

Habitat for Humanity is the only local builder of truly affordable homes in Nevada County.

Working-class families are provided an opportunity own a home with an affordable mortgage payment the is no more than 30% of their monthly income.

They invest 500 hours of sweat equity and pay a 1% down payment.

65% of our homeowners are single mothers.

100% high school age "Habitat Kids" graduate, with many going on to college and trade schools.

...HERITAGE OAKS II



**14 NEW HOMES
14 NEW FAMILIES
A NEIGHBORHOOD
FILLED WITH HOPES &
DREAMS FOR A
BRIGHT FUTURE**

Nevada County Habitat brought to completion its 16-home Heritage Oaks neighborhood in 2019. And now we're ready to finish the job by adding 14 families to the neighborhood.



NEIGHBORHOOD

Heritage Oaks II



INFRASTRUCTURE COSTS

Before the foundations are laid, we need to prepare the land. That means leveling the ground, installing water, sewer and power lines and paving streets. Here's how that breaks down:

Land Purchase	\$155,000
Streets, Grading, Drainage	\$310,000
Utilities/Technical	\$197,000
Prof. Services, Permits, Fees	\$ 88,000
TOTAL	\$750,000

Nevada County Habitat will begin developing the land for Heritage Oaks II during Winter 2020. We need your help to give this new neighborhood phase life.

With the completion of Heritage Oaks I, and the current build of 4 new homes at Stennett and Kendall Streets in Grass Valley, Nevada County Habitat will have built 41 homes with hard-working low-income families by the end of 2020. In 2021 we embark on a new 14-home neighborhood build phase, Heritage Oaks II, on Joyce Drive in Grass Valley (across the street from Heritage Oaks I).

Upon completion of this 14-home neighborhood, Habitat will have built 55 homes, housing approximately 80 adults and 142 children (for perspective, this is more children than will graduate from Bear River High School in 2020). When the final family purchases their home, nearly 2% of Grass Valley's population will live in a Habitat home...in vibrant, healthy neighborhoods.

We've already raised \$500,000!...so now we need your help in raising \$250,000...which will get us to house #17!



NEIGHBORHOOD



How You Can Contribute

- ◆ Make a cash donation online at NCHabitat.org, or mail your gift to Nevada County Habitat, PO Box 2997, Grass Valley, CA 95945
- ◆ Make a donation of stock.
- ◆ Make a donation from your IRA.
- ◆ Remember Nevada County Habitat for Humanity in your will or trust.
- ◆ Donate real property—a second home or land.

“For the first time in my life I have a future with ground under my feet that won’t disappear.”

— Nicole, Habitat homeowner

YOUR INVESTMENT LASTS A LIFETIME

YOUR INVESTMENT WILL HELP BUILD A NEIGHBORHOOD—WHICH BECOMES A LASTING ASSET TO OUR COMMUNITY.

WILL YOU MAKE A SIGNIFICANT PLEDGE TODAY?

<input type="checkbox"/> \$25,000	<input type="checkbox"/> \$15,000
<input type="checkbox"/> \$10,000	<input type="checkbox"/> \$5,000
<input type="checkbox"/> \$2,500	<input type="checkbox"/> \$1,000

“Our hope is that others will believe in the Habitat mission as strongly as we do. The Habitat mission is vital to our community”

— Habitat Donor



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