



Marble Creek
Capital Campaign



 **Habitat for Humanity®**
Montgomery County, TX



The time is now, and the need is great

In Texas, **1 in 7 households pay more than 50% of their income on housing**, according to the 2022 *State of the Nation's Housing* report. The rural area of western Montgomery County is experiencing explosive growth. This rapid growth, ongoing rise in housing costs, and increasing interest rates has made **traditional homeownership out of reach for many hard-working families**. The need for affordable housing is greater than ever to allow families to live and work in the local community.



Dear Neighbor,

At Habitat for Humanity, we believe everyone deserves a safe and stable place to call home because we know home is the key to better futures. The need for affordable housing is great. Each year, millions of Habitat volunteers build homes, communities, and hope by helping thousands of people achieve strength, stability, and self-reliance.

Habitat Montgomery County is preparing to give more families access to homeownership through our new affordable housing development called Marble Creek. We need the caring support and collaborative spirit of our volunteers, donors, and community stakeholders who understand the value of homeownership and the importance of laying strong foundations.

Habitat's mission is seeking to put God's love into action. Likewise, our faith, which is the foundation of our work, compels us to love our neighbors as ourselves.

As we plan to develop this amazing community, we ask that you prayerfully and joyfully consider how you will leave a legacy by being a part of our housing ministry. This campaign will fund a vibrant community which will allow families to flourish for generations to come!

Vicki Johnson



VICKI JOHNSON
Executive Director

Strengthening our community

For 35 years, Habitat for Humanity Montgomery County, TX (Habitat MCTX) has been making homeownership a reality for hard-working families in need. Seeking to put God's love into action, Habitat MCTX brings people together to build homes, communities, and hope so that everyone has a safe place to live and prosper.

Since its inception, Habitat MCTX has built over 170 homes, including 105 in the all-Habitat Cedar Creek neighborhood. The neighborhood model has been remarkably successful for our partner families, volunteers, and sponsors.

The Habitat MCTX home repair program provides critical health and safety repairs to the homes of individuals and families with low incomes including the disabled, elderly, and veterans.

Habitat MCTX is self-funded and solely reliant on generous donations from our local community. The Habitat mission is executed by a caring local community with the heart to work together to help one another.

“When the Board is provided information on the substandard and dangerous living conditions of a proposed family partner, you have to ask, ‘How can these conditions exist in Montgomery County?’”

*Larry Abston
Advisory Council
Former Board President*



Our Homeownership Model

Individuals, corporations, communities of faith, and organizations fund home construction through **DONATIONS**.

Homeownership applicants are approved based on three criteria. The **NEED** for better, safer, more affordable housing. The **ABILITY** to pay an affordable mortgage. And the **WILLINGNESS** to put in sweat equity service hours, attend homeownership education, and pay upfront closing costs.

Future homebuyers perform **SWEAT EQUITY** by joining together with hundreds of **VOLUNTEERS** to build their homes as well as other homes in the community.

When a home is completed, the homebuyer and all those involved in the process come together to celebrate with a **HOME DEDICATION**.





After they complete their sweat equity and purchase their home, homeowners pay an **AFFORDABLE MORTGAGE**, which helps fund home construction opportunities for future homeowners.

Habitat makes a lasting impact

In 2022, a survey conducted by the University of Houston’s School of Social Work measured the success of Habitat’s most recent neighborhood. Respondents reported **substantial increases** in their health, economic habits, neighborhood safety, and educational opportunities for their children.

“A home literally has the opportunity to change their world, their life, and the future of their family.”

Jay Kemper
Construction Volunteer & Supporter

	Prior to Habitat Home	With Habitat Home	
 HEALTH	70%	87%	Household Health
	58%	95%	Household Living Conditions (free of pests, mold, etc.)
 ECONOMIC	76%	97%	Keep a Monthly Budget
	52%	87%	Ability to Pay Off Debt and Save for Retirement
 NEIGHBORHOOD SAFETY	72%	98%	Feel Safe in My Neighborhood
	50%	97%	Feel Settled and Stable in My House
 EDUCATION	77%	93%	Feel Confident About Child’s Future
	67%	88%	Children Participate in School Activities

jennifer’s story

“ After escaping a decade-long abusive relationship, Jennifer moved into her mother’s home where she shared one bedroom with her two children: a teenager and a preschooler. Jennifer realized quickly that she needed to provide a stable home for her family. She reached out to Habitat MCTX and submitted her application for the homeownership program. Over the months that followed, she earned the down payment for her home by completing 350 hours of sweat equity. Jennifer helped build her neighbor’s home, as well as her own, participated in homeownership education classes, and volunteered with the organization’s various programs.

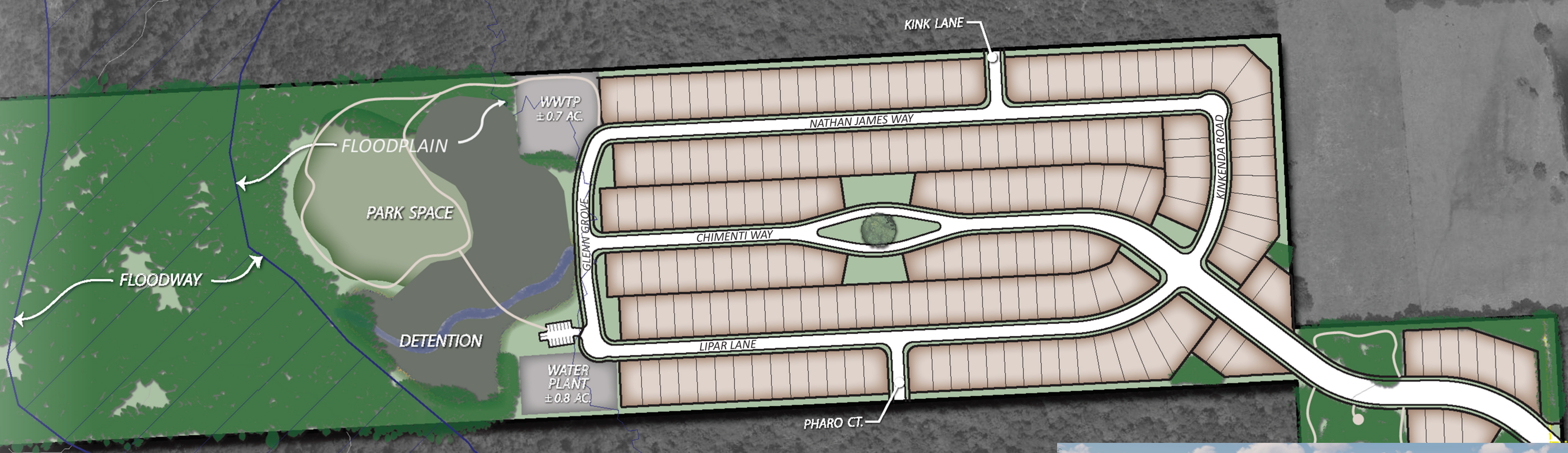
In a recent interview, Jennifer said that she genuinely enjoyed the building process. It gave her a sense of pride in contributing to her family’s home. Jennifer recalls that she learned a lot of helpful tips on repairing and maintaining her home while working with community volunteers and staff on the construction site. It was this firsthand experience that prepared her to become a successful homeowner.



Thirteen years later, Jennifer has remarried and her family is thriving. She says, “**owning my own home has been the biggest blessing!**” Jennifer is proud to share that her daughter, Cieara, 26, plans to move into management at Amazon. Her son, Colin, 19, is transferring from Lone Star College to the University of Texas in January 2024 to pursue a career in accounting. **Jennifer’s hard work and partnership with Habitat allowed her to achieve housing safety, financial security, educational opportunity, and stability by providing a safe, decent, and affordable home.**

“The building blocks of life are easier to slot into place on top of a strong foundation. A home is that strong foundation upon which a family can build their dreams!”

*Mike Glenn
Capital Campaign Co-Chair*



Planning for a strong community

Today, Habitat MCTX has an incredible opportunity to develop 81-acres of donated land in West Montgomery County near Magnolia, thanks to the generosity of the Chimenti family.

With the land secured, we now look to the future. **Our goal is simple – to empower communities through housing and to promote strength, stability, and self-reliance through affordable housing in our new Marble Creek development.**

Habitat expects the 81-acres to yield 201 homes and incorporate walking trails, park sites, and nature areas into the mix of amenities. At the heart of the community will stand the love tree - a rare, naturally-occurring intertwining of two beautiful trees. It symbolizes neighbors coming together to complete this good work and live in harmony.

“We take for granted the value of a safe place to live in changing the lives of our families. Our program shows that hard work and discipline can provide hope for a better future.”

*Michael Wortley
Advisory Council
Former Board President*



Neighborhood Monument



An amenity-rich neighborhood

The master plan for the Marble Creek neighborhood incorporates low-maintenance amenities including walking trails, a community pavilion, playground, soccer field, and dog park.

Supporting Marble Creek

Habitat MCTX plans to raise \$22 million in funding for the initial development phase of the Marble Creek neighborhood. This funding is primarily for land development, including site clearing, utilities, water systems, drainage and detention, streets, landscaping, and the construction of the first twenty-five homes. Marble Creek's location will benefit Montgomery County and adjacent Waller and Harris Counties.

In addition to raising funds for the initial phase of development, we are seeking community partners to help us build homes for a neighborhood that will provide hope and opportunity for our Habitat homeowners. Habitat MCTX will deliver a thriving community that supports the local business economy. Partner with us in this amazing mission today!

“Home to me is a big deal; it gives someone a safe haven, something to call their own, and something they can put their thumbprint on.”

*Shirelle Chimenti
Land Donor
Capital Campaign Co-Chair*



Modern, sustainable home designs

Each Habitat home is carefully designed with our homeowners and community in mind. By building durable, high-quality homes that complement the surrounding area, we position our homeowners, the neighborhood, and the local community for success.

Resources needed for Marble Creek

Habitat MCTX is leveraging multiple financial resources to create the Marble Creek community. With a cost of over \$22 million for the initial phase of the development, the funding model will combine revenue from a variety of financial resources. Your gift to the Marble Creek Capital Campaign is the essential accelerator for achieving this bold vision!

Infrastructure <i>(land clearing, water and sewer treatment plant, roads)</i>	\$11,050,000
First 25 Homes	\$4,850,000
Magnolia Program Expansion <i>(expansion of homeownership programs, outreach, critical home repair, and ReStore)</i>	\$2,100,000
Annual Operating Budget <i>(12-months of program, fundraising, and general operating expenses)</i>	\$2,250,000
Cornerstone Fund <i>(functions similar to an endowment fund)</i>	\$2,000,000

TOTAL **\$22,250,000**

ALL SIZES AND TYPES OF GIFTS

are meaningful and important for Habitat MCTX to successfully complete the **\$22.25 million capital campaign goal**. Structured and well-planned gifts from total wealth can dramatically elevate the ability to make a more generous gift.

The most common and simplest method of funding is a cash gift from your income or from your Donor Advised Fund (DAF). There are also other methods of giving that allow donors to contribute larger tax-efficient gifts. To achieve our goal, we encourage financial commitments over multiple years (up to five years), with pledges paid through monthly, quarterly, semi-annual, or annual gifts.

You can share your intentions to give through our “Marble Creek Commitment to Give” pledge form. **Thank you for your generosity!**

As with all legal and financial matters, we recommend you consult with your personal legal, tax, and/or financial advisors before funding your gift.

OUR MISSION

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



CASH AND CREDIT CARD GIFTS

Checks should be made payable to Habitat MCTX with “Capital Campaign” in the memo line. To give by credit card, set up your one-time or recurring gift online at habitatmctx.org/donate.

DONATE APPRECIATED ASSETS

Directly transfer ownership of appreciated stocks, securities, or property to Habitat MCTX.

DISTRIBUTION FROM YOUR IRA

Beginning at age 70.5, you can make a Qualified Charitable Distribution (QCD) up to \$100,000 annually from your IRA. QCDs count toward your Required Minimum Distribution when due.

QUESTIONS

Contact Patricia Etris for questions by email at petris@habitatmctx.org or by mail at Habitat MCTX, 1501 S. 7th Street, Conroe, TX 77301. **Habitat MCTX’s Tax ID/FEIN is #76-0276330.**

Please advise Patricia if you are making a gift through your DAF, IRA, appreciated assets, or have included Habitat MCTX in your estate planning.

Help us today!

A special thanks to
the **Chimenti family**,
our **Capital Campaign Committee**,
Board of Directors, and
Advisory Council
for making this project possible.

Capital Campaign Chairs

Shirelle Chimenti

Gerald Glenn

Mike Glenn



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