



Fox Valley
Habitat
for Humanity®



SMART
NEIGHBORHOOD™

HABITAT **GREEN** **FREEDOM**

**A Bold New Concept in
Affordable Housing**



1300 S. Broadway Rd STE 101, Montgomery, IL 60538 (630) 859-3333 foxvalleyhabitat.org

Fox Valley Habitat for Humanity

We are a Habitat for Humanity non-profit affiliate in the Fox Valley community. We are dedicated to eliminating substandard housing locally and worldwide, and work in partnership with people of all faiths and races. We develop communities for people in need by building and renovating houses while creating homeownership opportunities based on the premise of providing a hand-up; not a handout.

As an affiliate, we are a grassroots organization that is independently operated under the greater Habitat Covenant. We independently coordinate all aspects of Habitat home building in our area with fundraising, building site selection, partner family selection and support, house construction, and mortgage servicing.

Habitat for Humanity was founded on the conviction that every man, woman, and child should have a simple, durable place to live in dignity and safety, and that decent shelter in decent communities should be a matter of conscience and action for all.

We work to achieve this goal by providing affordable homes to families in the area through fundraisers, grants, volunteer hours, and 0% interest mortgages. Our homeowners are carefully vetted to ensure they are willing and able to work with us and maintain their mortgage payments.

When someone becomes a part of our program, they gain more than just a home. Through our financial courses, we help our future homeowners not only make payments on time, but they also learn how to be fiscally responsible in all aspects of their lives. Our homeowners gain wealth, stability, financial and emotional security, and equity.

Jeffrey Barrett - Executive Director

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Habitat Green Freedom

In 2021, we came across an 8.7-acre lot with great potential. Even though we didn't have an exact plan for it, we purchased it on the faith knowing it could become something great. It is the largest lot we ever purchased and we began envisioning what it could become. In 2022, we learned that Nicor Gas had a bold new concept to build high-efficiency and energy-saving homes. Through our connection with Nicor, we became partners in this vision.



Habitat Green Freedom is truly a unique project. We are taking an empty, unused lot and building an entire neighborhood with 17 net-zero homes. There are three phases of building, and each phase will have different cutting-edge, energy-saving technology. After the homes are built, Nicor will be conducting a two-year study to determine the most efficient system and pass that information on to the public.

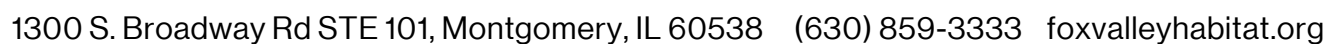
Not only will this project change the lives of 17 families, it will also have a major impact on the community. Aside from the decreased carbon footprint of these houses, they are also able to send extra energy back to the grid. Habitat Green Freedom will increase tax revenues through construction costs and property taxes.



During the construction of the neighborhood we will see over 1,000 people at each home. Our goal with volunteers is to show the community that they can make a real impact. All our future homeowners work sweat equity hours on our build sites, and get to interact with the people that work on their home.

Even though Habitat Green Freedom will have a wide impact, this project, at its core, is about the families we serve. These deserving, hard working, good people just need a helping hand. By enriching their lives, they enlighten our community.

1921 Jericho Road, Aurora, Illinois 60506



Smart Home Highlights

- 1,500 to 1,700 square foot floorplans
- 10,000 square foot lots
- Three and four bedroom homes
- Solar panels
- Tankless water heaters
- LED lighting
- 98% energy-efficient furnaces
- Smart SPAN electric panels
- Insulated poured concrete walls
- Recovery Ventilation System
- Spray foam insulation
- EV outlet in garage



Budget

Development Costs - Land, engineering, architecture, permits, etc.	\$1,000,000
Infrastructure Costs - Roadwork, sewer and water, sidewalks, etc.	\$1,500,000
Home Construction - Foundation to occupancy; 17 homes	\$4,250,000
Total Project Cost	\$6,750,000

Funding

NICOR Gas - Development costs and home technology	\$2,000,000
HUD CPF EDI Grant - Infrastructure costs	\$1,250,000
Corporate Partners - In-kind donations	\$1,065,000
Sponsors	\$200,000
Total Raised to Date	\$4,515,000

Timeline

Development - Engineering, architectural designing, permits, etc.	July 2021 - Dec. 2026
Infrastructure - Earthworks, road and sidewalk installation, etc.	May 2023 - Dec. 2026
Home Construction	
- Phase One: Lots 9-12, 14	March 2024 - June 2025
- Phase Two: Lots 6-8, 15-17	March 2025 - June 2026
- Phase Three: Lots 1-4	March 2026 - June 2027
- Phase Four: Lots 5 and 13	March 2027 - June 2028

"This house is me. It's security. It's a peace of mind knowing that my daughters will never be told they have nowhere to live. They will never have to go through the panic of hearing they have no options."

- 2018 Fox Valley Habitat Homeowner

Corporate Partners

	In-Kind Donation Value
Advocate Construction - Roofs	\$200,000
USG - Drywall	\$150,000
Floor Coverings International - LVP flooring for all homes	\$120,000
Holcim - Gravel for roads, driveways, sidewalks, and foundations	\$100,000
Certainteed - Siding and stone facades	\$100,000
Studio 41 - Kitchens, vanities, and sinks	\$100,000
BuildBlock - Poured concrete walls insulated on both sides	\$75,000
Hormann - Insulated garage doors	\$50,000
84 Lumber - Studs	\$40,000
W.E. Mundy Landscaping, Inc. - Trees and shrubs	\$35,000
Hunter - Light fixtures and fans	\$35,000
True Value - Paint and supplies	\$30,000
Behr - Paint	\$30,000
Total	\$1,065,000

Letter from a Homeowners Daughter

**When I was at college, people would ask me “Where are you from? Where’s home for you?”
I would always answer the same with a simple, “nowhere.”**

I grew up in an Air Force family. By the time I was eleven, I had moved five times, and each time was states away. I lived in constant impermanence. It became comfortable for me.

During my junior year of high school, we were living off base and in a home my parents bought. Things had been going well for so long, but then everything began falling apart.

In the span of a little over a year, my grandmother was diagnosed with stage 4 cancer. My uncle suddenly died, leaving his then 5-year-old son orphaned. My dad was given the choice between retiring after 22 years of service or being sent overseas again for 6 months. He chose retirement.

Even though he continued to work an office job, he took a deep pay cut. Which lead to bankruptcy and foreclosure of our house. My parent's relationship couldn't take the strain and stress anymore, and my dad told my mom he was leaving and wanted a divorce.

My mom was searching everywhere nearby for an apartment, but with the bankruptcy and foreclosure, no one would rent to her. But she never let on she was worried. Thankfully, my grandmother had a friend who rented out a vacant house in Michigan.

She spent years there barely able to pay the rent and bills, working a part-time job in the tiny town. After graduating my sister was substitute teaching and living in the Chicago area, but was struggling to pay the bills by herself. So my mom made plans to move to Aurora.

They moved into a two-bedroom apartment. A few years later my sister could move out on her own, and my mom was finally at the point where she could rent her own one-bedroom apartment.

During my senior year in college, my mom told my sister and I she was going to be applying to Habitat for Humanity. I didn't think she had a chance. Then, right before finals, I get a call from my mom. Once my sister and I were on the call she bursts out with a “They approved me!” We all screamed with joy.

After a year and a half working, waiting, and making lifelong friendships with those at Habitat, she had the dedication ceremony for her house. Finally, after five years of struggle and uncertainty, my mom was getting what she so deserved. Security. Happiness. Peace.

I've watched her get to make the house her home. She gets to spend the rest of her life knowing she will never have to worry about having a roof over her head again.

Now I have an answer for when people ask me where my home is. Now when they ask, I answer with a simple ‘with my mom.’

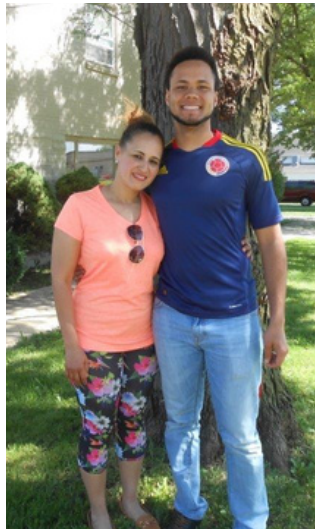
- Written by the daughter of a 2018 Fox Valley Habitat Homeowner



Homeowner Stories

"In one word it means everything. It is a fresh start. It will be a solid foundation where my boys can grow and become men and a place where I can feel safe and secure. It is also something I did on my own as a woman and a mother. I know all the Habitat for Humanity homeowners will be there for me, cheering and supporting my family through the whole journey. This experience has changed our lives forever."

- 2019 Fox Valley Habitat Homeowner



"Fox Valley Habitat for Humanity has changed my life and has given me a sense of triumph and victory over what I dreamed to be impossible. It has given me the sense that I too can own my property and have a share in the American dream. Not only has it impacted my life, but that of my son as well. Now he will be able to have more room to do the things he likes, such as playing his instrument and working on his engineering projects. Working alongside the other volunteers and staff has been a great journey and experience."

- 2016 Fox Valley Habitat Homeowner

"Before Habitat for Humanity, we moved seven different times. I quickly realized that the girls were getting older and they really needed some stability. Now that we are a part of Fox Valley Habitat for Humanity and we are the family for the Faith Build of 2018, my daughters and I sit and talk for hours about our future home all the time. The girls are super excited to finally have their own bedrooms. They dream about the day they can play in their backyard and ride their bikes up and down the sidewalk."

- 2018 Fox Valley Habitat Homeowner



Technology Partners

SPAN Electric Panel

- An intelligent whole-home energy management system that simplifies home electrification and removes barriers to adopting clean energy.

Broan-NuTone™

- Recovery ventilation system to draw fresh air in, filter it, then distribute it throughout the home. Exhaust ventilation fans improve indoor air quality by venting moist air quickly outside, which helps to control mold and mildew growth.

Generac

- PWRcell Solar + Battery Storage System.

BuildBlock

- Insulating Concrete Forms (ICFs) - poured concrete walls insulated on both sides.

Hunter Fans and Lighting

- LED light fixtures and fans

Cooper Lighting

- LED recessed lighting and LED exterior lighting



Your Support Will...

Give a family a place they can make a home

Of the more than 70 houses Fox Valley Habitat for Humanity has built, only 3 of them have been sold by our homeowners. We build with the purpose of aging in place, and our homeowners build generational wealth.

Help build the first Net-Zero neighborhood in Illinois

This is the first project of its kind, with an entire Habitat neighborhood being built green. The solar panels will make enough energy to not only fully power the homes, but also send extra green energy back to the grid.



Create healthy, vibrant families & communities

Affordable, stable, decent housing improves school performance, decreases crime, and enhances the mental and physical health of children and adults.

Help provide a positive economic impact

To date, Fox Valley Habitat has contributed to the economy by paying over \$3 million in property taxes and spent over \$5 million in building costs.

Turn unproductive land into sustainable housing

The land we purchased was undeveloped. We are adding a road, detention ponds, storm drains, and most importantly, homes for 17 families in the community.



Other Ways to Give

If you can't give financially, there are still many ways you can give!

In-Kind Donations

There are many things that we need to build and complete these homes! In-kind donations of significant monetary value qualify for Sponsorships. If you have a product you think we could use, please reach out to our Development Director, Barbara Zegiel, at b.zegiel@foxvalleyhabitat.org / (630) 206-5038.

Volunteer Your Time

Many hands make light work! You don't need construction experience to lend a hand on our work sites. If you're able to give us your time and energy, we would love to have you!

For individual volunteering, you can sign up online at volunteerfvhabitat.com or reach out to Julie Clark at j.clark@foxvalleyhabitat.org / (630) 206-5034.

If you're interested in creating a group to take to a work site, go to foxvalleyhabitat.org/team-building-days or reach out to Barbara Zegiel at b.zegiel@foxvalleyhabitat.org / (630) 206-5038.





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CONTACT US

A Partnership Opportunity for Your Business

WHO WE ARE

We are a Habitat for Humanity non-profit affiliate in the Fox Valley community. We are dedicated to eliminating substandard housing locally and worldwide, and work in partnership with people of all faiths and races. We develop communities for people in need by building and renovating houses, while creating homeownership opportunities based on the premise of providing a hand up; not a hand out.

HABITAT GREEN FREEDOM

Habitat Green Freedom is truly a unique project. We are taking an empty and unused lot and building an entire neighborhood with 17 net-zero homes. Through new innovative construction techniques and the help of many partners, Fox Valley Habitat for Humanity is making the path to homeownership even more affordable and faster. We're hoping to partner with companies like yours to make that happen.

OUR SHARED AUDIENCE

Our families and supporters are your customers, your potential clients, and even your employees. We want to offer you an opportunity to show them that you support your greater community and believe in the work we're doing to strengthen families and build great futures. Through multiple opportunities we want to share your generosity with our community and ensure they know how you're giving back.



REACH YOUR PEOPLE AT OUR BUILD SITE

During each home build we see over 1,000 people volunteering and attending our Groundbreaking and Dedication ceremonies. We expect over 15,000 people will be on site during the Habitat Green Freedom project. From volunteers to team builds, from newsletters to social media posts, your potential customers are likely to be reached by our network.

OVER 1,000 EYES ALL ON YOU

Imagine people driving by and seeing your business logo on our build site. Perhaps a group of volunteers see your business flyer in the home they're working on. Or maybe while touring the Habitat Green Freedom model home they see your business listed as a Key Donor. There will be a show case home on site at Habitat Green Freedom for 4 years that all business sponsors and donors can display in. We want to show our community that your company cares about their future as much as we do.



SHARE YOUR MESSAGE WITH OUR AUDIENCE

We know that banners and flyers may not be valuable to every business, which is why our partnership levels leave room for customized recognition that bring both awareness to your business and support for our project. Prefer an email to be sent to our 5,000 readers about your latest location opening? We can do that. Want a feature spot on our website to recognize your gift? Our website reaches over 200 visitors each day so your message is sure to be seen!

WHAT ARE WE MISSING?

The bottom line is that we aren't just looking for sponsors. We're looking for like-minded partners who want to serve in our community alongside us and ensure that all families have safe, affordable housing. If there's a specific way you'd like us to recognize your partnership gift, we want to hear it. We are absolutely open to hearing how we can bring value to you and your audience.

PARTNERSHIP OPPORTUNITIES

We value our corporate partners and their commitment to being an active influence in our community. Partnership with us means that together, we can take our message of ensuring great futures for families and share it with those who need it most. All partnerships include the opportunity to leave flyers for your business in our model home and will be given recognition on our website and social media. You will have the exclusive right to use the Fox Valley Habitat for Humanity name and logo on website in media to promote Giving and Partnership.

GREEN FREEDOM SPONSORSHIP | 17 AVAILABLE Paid Over 2 Years

Our most exclusive partnership opportunity is the sponsoring of one of the homes located in the Habitat Green Freedom neighborhood. Sponsorship will include a banner prominently displayed in front of the home lot for the duration of the build, the opportunity to speak at the Groundbreaking and Dedication ceremonies for the home, Team Build Day opportunities, and a press packet which includes full access to the home construction site for a day where we will hold a photo shoot, video clips, and write a custom press release. Your business name will also be on display as a Key Donor in our model home for four years. This opportunity is reserved for commitments of **\$200,000** or more and will be limited to just seventeen partners.



NET ZERO SPONSORSHIP | \$75,000+ Paid Over 2 Years

It takes the right tools to build a house, it takes you to build a home. The Net Zero Sponsorship includes an all-inclusive press packet. You will have full access on a construction site in our Habitat Green Freedom neighborhood for a day where we will hold a photo shoot, video clips, and write a custom press release for your business. Your business name will also be on display as a Key Donor in our model home.

ECO-FRIENDLY SPONSORSHIP | \$30,000+ Paid Over 2 Years

The Eco-Friendly Sponsorship includes your business name on display as a Key Donor in our model home for four years. Every time someone takes a tour in our model home they will see your business name and have a visible reminder of your support. When the plaque is taken down you will be presented with it as a personal reminder of your generosity.

We look forward to partnering with you!



Habitat Green Freedom Campaign Team

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