



HABITAT HEADLINES JUNE 2024

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VOLUNTEER UPDATE

- **Volunteers needed at the ReStores**

Volunteers needed at the ReStores. Volunteers will be needed for new build site located in Clinton Township in late summer/early fall. Contact Lori Spooner at lspooner@macombhabitat.org if you are interested in volunteering.

RESTORE REFRESH

- Can't wait? Drop off Tues - Sat 10 am - 3 pm. Drop-offs accepted at both ReStore locations: 22005 VanDyke Warren, MI 48089 & 46660 VanDyke Shelby Twp., MI 48315

SHOP TO SUPPORT HABITAT

Did you know that



What if You Were Wheelchair Bound and Couldn't get out of Your Home?

Macomb County Habitat does not officially have a ramp program, but that does not keep men and women, trapped in their homes, from calling us.

We would like to generate money this month to help four people who are desperate for ramp assistance and maybe your COMPANY can step forward and adopt one! You sponsor. We arrange for the ramp work!

All of our families are low-income and very needy at this juncture.

1. Meet Jacob, age 13. When he was three he fell into a pool and essentially drowned. He was revived, but cannot walk or talk. The ramp he currently has is in very poor shape. His mom is looking for a new ramp to handle his weight. Sponsorship: \$10k.

2. Meet Francine. She lives in Warren and both she and her hubby are homebound. He is 82 and she is 71. Some paralysis in her left leg has made it almost impossible to get to doctor's appointments. Sponsoring this family will take \$10k.

you can support
Macomb County
Habitat for
Humanity with your
everyday shopping
at Kroger?

3. Meet Kay. She lives in Sterling Heights and homeschools two children. She recently fractured two vertebrae and needs a ramp to leave her home. Sponsorship: \$8k.

4. Meet April. She lives in Warren. She shattered her neck and back. She is desperate to get out of the house unassisted. April is 65. Sponsorship: \$8k.

To make a donation, go to www.macombhabitat.org/donate. Please make the donation and tell us in the box at the end, whom you might wish to sponsor. We will make the arrangements and then pursue a photo opportunity for your company and your specific in-need person.

I ask you to consider this request with grace and love. This is an important request and only through kindness and generosity will these lovely folks receive help. Simply close your eyes and imagine that you are them. Jacob. Francine. Kay. April.

Four people, who could have been you or me, hoping to roll their wheelchairs out the door to a world that is full of possibility and joy. Macomb County Habitat: Providing homes, community, and hope!

With every best wish

Helen

Helen Hicks
President and CEO

2024 EVENTS - Save the Dates!



Italian Style!

gala

Macomb County
Habitat for Humanity
Friday, November 1, 2024
Zuccaro's
5:30 to 10:00 pm

Entertainment

Act 1. Board Chair, Jeremiah Hoehner, and
President and CEO, Helen Hicks -
special choreographed welcome dance

Act 2. Ralph Armstrong presents
Frank Sinatra Impersonator
Mark Randize

Premium open bar, fabulous Italian dinner,
raffles, auctions, surprise celebrity toast,
and much more!

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Golf Classic - Huge Success!

Golf Classic-June 17, 2024, at Greystone Golf Club was a huge success.
Thank you to all that supported this event. We had a great day of golf with 120
golfers in attendance and a 95% increase in profit from last year. Thank you to all
our sponsors and golfers for their generosity.



\$1 A Day Campaign

If you donate \$1 a day, \$30 a month, or \$365 for the year, Macomb County Habitat will advertise on our social media for you! Send us your logo or a family name and it will appear on our social media for a year as one of our sponsors. You may donate at www.macombhabitat.org and logos can be sent to sdandrea@macombhabitat.org once payment is received.

RESTORE/VOLUNTEER UPDATE

ReStores need Donations!

Copy paper 8.5 x 11
Bubble wrap
Storage Bins
Plastic wrap for packing
Packing tape
Small shopping carts
Cookware – pots, pans, casserole dishes, etc...
Couches (Solid colors – no sleeper sofas)
Small dining tables with chairs

Please consider donating to our Macomb County Restores in Warren, 22005 Van Dyke or Shelby Twp, 46660 Van Dyke Shop with us, Spread the love, share the word with your family and friends and social media. We pick up at no cost.

ReStores need Volunteers!

Requirements to Volunteer at the ReStores

- Work Gloves
- Photo ID
- Friend (optional)

Duties:

- Managing Displays
- Processing home goods
- Store organization
- Some lifting

Shifts: Tues. - Fri 10 – 5:30 Saturday 10 - 5

New at the Restore!

Volunteer Opportunities - We always have opportunities to volunteer. We are currently looking for volunteers at the Restores.

THANK YOU THRIVENT MEMBERS

for your donation of Choice Dollars to Macomb County Habitat for Humanity this year.
Thank you for helping to support the underserved families in Macomb County.

PARTNER FAMILY CORNER

Overcoming the Barriers to Refinancing

With mortgage rates remaining steady at or near record lows, refinancing continues to be a powerful tool to lighten the debt burden of most homeowners. Often, lower-income borrowers are reluctant to take advantage of a better deal through refinancing and some lenders may not recognize the extent to which refinancing improves the odds of sustainable homeownership for lower-income homeowners.

Housing professionals can help eligible low-income borrowers take advantage of this opportunity to lower their monthly mortgage payments to position themselves better financially. Here is an example:

A 1% reduction in the interest rate for a \$125,000, 30-year mortgage can produce \$70 in monthly savings or \$840 annually. This reduction can make a meaningful difference for a lower-income household.

A low-income homeowner may be uncertain if they can refinance their mortgage or they may believe the rules preclude them from switching out a higher-rate loan with a less-costly one. Some may perceive that lenders aren't motivated to do business with them as refinance customers.

How Refinancing Can Help Low-Income Homeowners

Refinancing with a new loan under new terms can improve a low-income borrower's situation by:

- ☐ Freeing up money each month that's no longer required for mortgage payments to offset other living expenses or build savings.
- ☐ Increasing equity more quickly by switching to a shorter-term that's affordable at a lower rate.
- ☐ Switching to a fixed-rate mortgage from an adjustable-rate mortgage (ARM) to limit the risk of higher interest costs in the future.
- ☐ Paying less private mortgage insurance (PMI) by switching from a Federal Housing Administration (FHA) mortgage to a conventional loan with lower-cost mortgage insurance (MI) that is cancelable.
- ☐ Eliminating mortgage insurance outright if the loan-to-value ratio on the home is 80% or less at the time of refinancing.

Realities and Misconceptions about Refinancing for Low-Income Borrowers

There is no such thing as a free loan. Closing costs for a new mortgage average

about \$5,000, but this shouldn't be a deal-breaker for borrowers with less cash on hand to pay them. What matters is their personal financial situation and the degree to which savings outweigh expenses. Low-income borrowers may be eligible for grants to cover the closing costs.

An important advantage for many low-income borrowers, lenders will still be able to refinance their mortgages without having to pay a fee of 50 basis points on the amount of the new loan. The rule, which takes effect on December 1 st , exempts borrowers in these circumstances:

☐ Borrowers with loan balances below \$125,000, nearly half of which are held by low-income borrowers whose annual income is 80% or less of the area median income (AMI) where their home is located.

☐ Home Possible® refinance mortgages, even if the balance is greater than \$125,000.

☐ Borrowers with HFA Advantage®(Opens a new window) loans if the balance is less than \$125,000 or if the borrowers' annual income is 80% or less of AMI.

Regardless of your cash-on-hand or financial situation, if you are thinking about refinancing your mortgage, reach out to a mortgage loan officer so they can evaluate your situation.

Until next month.....

Lori Spooner

Affordable Housing Assoc. & Volunteer Relations
lspooner@macombhabitat.org

Habitat for Humanity® Cars for Homes™

Habitat for Humanity affiliates can now receive unrestricted funds from vehicle donations without the costs, liabilities and challenges involved in managing a car donation system.

Donors call 1-877-277-HFHI (4344) toll free or visit www.carsforhomes.org to donate cars, trucks, RVs, boats or other vehicles.



Affiliate participation in Cars for Homes™ is easy!

Visit the Cars for Homes™ booth in the Vendor Mall!

You are invited to learn more about;

- Cars for Homes™ program goals and systems for processing vehicle donations.
- How Habitat for Humanity affiliates can enhance program benefits in their area.
- Low and no-cost ways to market CFH™ locally; ~ through web sites, newsletters and ReStores.
- Utilizing available [Cars for Homes™](http://www.carsforhomes.org) marketing tools.



Cars for
Homes™

Cars for Homes™ (CFH) staff contact information:

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A big thank you to Kevin Walters, Emerging Technology Systems, our newsletter sponsor.



Community Rewards

Kroger Community Rewards make fund-raising easy by donating to local organizations based on the shopping you do every day!

1. [Create or sign in](#) to your account
2. Search and select **Macomb County Habitat for Humanity** (organization number YP215)
3. **Save** your preference
Shop at Kroger

Set up Now



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