



BRIEF OVERVIEW

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1. A brief history of Habitat for Humanity International

Since its founding in 1976 by [Millard](#) and [Linda Fuller](#), Habitat for Humanity International has built and rehabilitated more than 300,000 houses with families in need, becoming a true world leader in addressing the issues of poverty housing.

Koinonia Farm and the Fund for Humanity

The concept that grew into Habitat for Humanity International was born at [Koinonia Farm](#), a small, interracial, Christian farming community founded in 1942 outside of Americus, Ga., by farmer and biblical scholar Clarence Jordan. The Fullers first visited Koinonia in 1965, having recently left a successful business in Montgomery, Ala., and all the trappings of an affluent lifestyle to begin a new life of Christian service. At Koinonia, Jordan and Fuller developed the concept of "partnership housing" -- where those in need of adequate shelter would work side by side with volunteers to build simple, decent houses.



Workers build the exterior wall of a house in Zaire in 1975

The houses would be built with no profit added and no interest charged. Building would be financed by a revolving Fund for Humanity. The fund's money would come from the new homeowners' house payments, donations and no-interest loans provided by supporters and money earned by fund-raising activities. The monies in the Fund for Humanity would be used to build more houses.

An open letter to the friends of Koinonia Farm told of the new future for Koinonia:

What the poor need is not charity but capital, not caseworkers but co-workers. And what the rich need is a wise, honourable and just way of divesting themselves of their overabundance. The Fund for Humanity will meet both of these needs. Money for the fund will come from shared gifts by those who feel they have more than they need and from non-interest bearing loans from those who cannot afford to make a gift but who do want to provide working capital for the disinherited. . . The fund will give away no money. It is not a handout.

In 1968, Koinonia laid out 42 half-acre house sites with four acres reserved as a community park and recreational area. Capital was donated from around the country to start the work. Homes were built and sold to families in need at no profit and no interest. The basic model of Habitat for Humanity was begun.

Zaire

In 1973, the Fullers decided to apply the Fund for Humanity concept in developing countries. The Fuller family moved to Mbandaka, [Zaire \(now the Democratic Republic of Congo\)](#). The Fullers' goal was to offer affordable yet adequate shelter to 2,000 people. After three years of hard work to launch a successful house building program, the Fullers returned to the United States.

Habitat for Humanity International

In September 1976, Millard and Linda called together a group of supporters to discuss the future of their dream. Habitat for Humanity International (HFHI) as an organization was born at this meeting. The eight years that followed, vividly described in Millard Fuller's book, *Love in the Mortar Joints*, proved that the vision of a housing ministry was workable. Faith, hard work and direction set HFHI on its successful course.

Phenomenal Growth

In 1984, former U.S. President [Jimmy Carter](#) and his wife Rosalynn took their first Habitat work trip, the [Jimmy Carter Work Project](#), to New York City. Their personal involvement in Habitat's ministry brought the organisation national visibility and sparked interest in Habitat's work across the nation. HFHI experienced a dramatic increase in the number of new affiliates around the country.

The Results

Through the work of Habitat, thousands of low-income families have found new hope in the form of

affordable housing. Churches, community groups and others have joined together to successfully tackle a significant social problem -- decent housing for all.

Today, Habitat for Humanity has built more than 300,000 houses, sheltering more than 1,000,000 people in more than 3,000 communities worldwide.

2. A Brief History of HFH Central North Island

In 1992 HFH came to New Zealand. Affiliates sprang up in different areas around the country over the next few years.

During 1994 Linda and Millard Fuller visited New Zealand to spread the Habitat idea. Later that year Ian Hay (HFH NZ Founder President) with Rick Hathaway (now director Asia/Pacific) met with interested people in Hamilton. A core of people became the first shareholders and in 1995 the first house was completed. The builder – Wayne Cunningham – is still with HFH CNI (Central North Island) today.

In 2002 our current CEO, Pete North, joined the Waikato affiliate. Under his stewardship, the affiliate has gone from strength to strength. In 2007 the Waikato affiliate merged with other fledgling affiliates to form the Central North Island regional affiliate. This now covers the areas of Hamilton City, all of Waikato, Taupo, Hawke's Bay and Gisborne.

Our present affiliate Chair is John Gallagher who joined this movement in 1995. His involvement at a personal level and his generosity as a generous donor has been invaluable to the affiliate. There are many financial commitments which the affiliate has been able to meet owing to the generosity of John and Glenice Gallagher through the Gallagher Group and Trusts.



HFH CNI has now built 75 homes with 10 planned for the coming year.

75 families have been helped into their own homes comprising more than 300 people.

3. Global Village Teams

Global Village teams are teams of interested individuals who pay their own way and meet all their own expenses to help build houses in other countries. They each provide a donation of NZ\$650 which is invaluable to the hosts, as costs in developing countries are such that the donation sometimes comprises a significant portion of a house cost.

HFH CNI has sent teams to Sri Lanka, Fiji, Mexico, United States, India, Mongolia, the Philippines, Vietnam and Cambodia to date. During 2009 more teams will go to Cambodia, Vietnam and Nepal. As an affiliate we have made a commitment to channel our energies and funds into the Mekong area as a first priority.

The opportunity to lead a team to any of these countries is facilitated by the Global Village Co-ordinator in National Office, the availability of the host country to have teams come and visit and the training of the team leader which must meet HFHI standards.

Overseas arrangements are made by the host affiliate and the team leader. Safety and experiencing the culture are major factors in their planning.

In New Zealand and in HFH CNI in particular we welcome GV Teams arriving from other parts of the world. The most common country of origin we have had here are American teams. These people bring valuable funds and labour to our builds, where they are often used to finish off existing projects.

As is the case in any HFH build, the home partner families contribute their 'sweat equity' to the houses built. This means that close and very meaningful interaction occurs between the families and the volunteers. Accordingly the experience of any house build is an emotional one as well as a practical one.



A Habitat 'suburb' in Darkhan, Mongolia

4. Brief overview of the process of Partnership with our families and HFH CNI

Eligibility

Families who wish to partner with HFH CNI must

- 1) Be in a housing situation of need
- 2) Be able to contribute \$500 bond
- 3) Agree to contribute 500 hours of sweat equity to HFH CNI
- 4) Be unable to qualify for a mortgage through a mainstream lender
- 5) Agree to :
 - a) pay their rent on time
 - b) keep the house and grounds in good order
 - c) having regular inspections by the family care staff member
 - d) have budgeting advice if difficulties are encountered

HFH CNI undertakes that the rental component for partner families will never exceed 30% of their gross income.

The rent monies will be used to cover rates, insurance, maintenance and their savings component

The base price of the house will be inflated by a percentage which is determined by the Board after due consideration is given to current CPI. The Board undertakes that it will never exceed the CPI and most often will be less.

The partner families will acquire equity in their house thus:

$EQUITY = (RENT - OUTGOINGS) + APPRECIATION$ of the house value

The usual process is – 3-5 years after completion the residential tenancy agreement converts to a Long Term Sales and Purchase Agreement (LTPSA) occurs. Within 10 years there is an expectation that the family will be able to refinance with a mainstream lender and buy HFH out, so that the funds can then be used to assist another family with a hand up not a hand out.

5. CURRENT STRUCTURE OF HFH CNI

