

An Economic Impact Study for Habitat for  
Humanity of Spartanburg

# Spartanburg Grows!

The Impact of  
Habitat for Humanity  
In Spartanburg,  
South Carolina

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# Building Homes Building Hope

Contents

Introduction

History of Habitat in  
Spartanburg

Homeowners

Results

Need for  
Affordable Housing

Final Thoughts

## Introduction

# An Impact That Cannot be Measured Solely in Terms of Houses Built

The impact of Habitat for Humanity of Spartanburg extends beyond numbers, metrics and data, although those certainly illustrate the economic impact that Habitat – and other housing developers – have on a community, region and state.

Habitat Spartanburg serves those who are gainfully employed, yet would never likely own their own home without Habitat's support. Our families are deserving – they are required to complete 350 hours of sweat equity and must attend financial management and home maintenance classes.

The social impact of Habitat Spartanburg is realized when a mother tearfully explains how she saw no way out of a small, government duplex which wasn't adequate for her two children, one of whom has a lifelong genetic disability which has rendered him unable to walk or speak.

Chiquette Johnson was approved for the Habitat program and outlined her concerns to staff and with some small changes to an already existing home plan, our construction coordinator was able to create a zero-threshold entry way to accommodate a wheelchair and a full turn-around in the bathroom.

Habitat Spartanburg's model is designed to help potential homeowners like Chiquette Johnson own their own home because they're hardworking and deserving. Everyone deserves a place to call home – a safe place to raise children so that they have high expectations for themselves. Our outcome measurements show Habitat parents and children feel safer in their homes, are more likely to graduate high school and aspire to attend technical and traditional colleges, have greater participation in community and church activities and are less dependent on public assistance than before their acceptance in the Habitat program.

## Fast Facts

### Homeownership Benefits Children!

Research shows that children living in family owned homes versus children living in rental units:

- Score up to 9% higher on math achievement tests
- Score up to 7% higher on reading achievement tests
- Have 1-3% fewer behavioral problems in school
  - Have a 25% higher graduation rate
- Are twice as likely to attend post-secondary school

## History of Habitat Spartanburg

Habitat for Humanity of Spartanburg celebrated its 30th Anniversary in 2017 – 30 years filled with transforming the lives of 125 Spartanburg families who are deserving and hardworking. Habitat Spartanburg was founded by a small group of core activists from Spartanburg churches who saw a need for safe and affordable housing – our core tenets today – in Spartanburg. Habitat Spartanburg began its work on Celestial Street and Winsmith Avenue in the South Converse Street Neighborhood – the same community where the Spartanburg Interfaith Alliance Home was recently completed and dedicated.

Ben DeLuca was the first Executive Director in 1992 and retired in 2006. Mr. DeLuca was succeeded by David Ellis and then Tom Webster – two men who remain committed to Habitat. Lee Close – a community advocate who retired from Milliken after 34 years – took the reins in May 2014 and has led Habitat Spartanburg through a substantial period of growth.



Habitat Spartanburg builds seven new homes annually, with plans increase that capacity and to add home repairs, a need in Spartanburg County. Habitat Spartanburg uses the highest quality construction materials and currently constructs homes with brick foundations, attractive roof angles, architectural shingles and HardiePlank siding. Habitat Spartanburg homes are Energy Star 3.0 Certified.

The Habitat ReStore is operating at a healthy growth rate and prospering and covers our administrative costs. Each dollar we raise in the community is used to purchase building materials for Habitat home construction.

Perhaps the most tangible long-term impacts of Habitat Spartanburg's program are realized through the 25 families who have completely paid off their mortgages. They own their homes free and clear and don't live in fear of being evicted and have a wealth asset to pass onto their children and grandchildren.

Habitat Spartanburg delivers hope – hope to those who need a hand up to change the trajectory of their family. We're proud of the work we're doing in City of Spartanburg and in outlying areas of the county. We have expanded to the Boiling Springs, Fairforest, Greer and Chesnee areas and looking forward, we are continuing to seek areas of growth in the number of homes and in other portions of the county.

Habitat Spartanburg is proud of the work we're accomplishing in partnership with willing volunteers, generous donors and deserving homeowners.



## Two Partner Families

The story of Elmer and Ana Servando and their two daughters is one of faith, perseverance and true grit.



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Elmer and Ana Servando were born in El Salvador, but met when they were in school in California. After they married and had two children, Amy and Natalie, they decided to move to South Carolina to be closer to family and to escape high living costs in California. "At that time, we were living in a one bedroom mobile home in California, and wanted to make the move to South Carolina," Elmer said. "Looking back now, it was the best move we ever made."

With their children in tow, Elmer and Ana moved to South Carolina and lived with Ana's brother and family in a small, older home in Spartanburg.

"We were so grateful that he opened his home to us," Ana said. "It was not easy for them to welcome four people in, but they did it and we were so happy to be close to family, but it was hard."

For a year, Elmer, Ana, Amy and Natalie lived in a "tiny room" where 5-year-old Natalie slept in a twin bed, 12-year-old Amy slept on an air mattress and Elmer and Ana slept on a mattress on the floor. "It was a challenge for us, I think that was the coldest winter we had," Amy said. "My brother and his family opened a door for us when we needed help and we had dreams of buying a house, but we didn't know how to take the first step."

Ana Servando was already familiar with Habitat for Humanity and decided to attend an information session offered at Spartanburg Medical Center.

"We got the information and we prayed – there were some other requirements we had to meet so at first, we prayed out to the Lord that he would make a way for us and he did," Elmer said.

They completed an application and three months later, they received a call that they had met the qualifications.

The Servandos didn't stop praying – they started their sweat equity, the time a family must spend working on a construction site or in the ReStore – and they fell in love with the Habitat at Regional neighborhood near the hospital where Habitat homes were being built.

Not long after that prayer, the Servandos learned their house would be built on the same corner lot where they had pulled their car over and prayed.

The Servandos closed on their home in December 2014 – just in time to celebrate Christmas.

"The Lord opened a door for us and we are forever grateful," Elmer said.

Tenisha Parks remembers the moment she let go of the fear and turned her family's future over to God.



"If you want something different, you have to do something different," Rev. Walter Belton told his congregation late last year. As she sat in the pew, the single mother of two boys, ages 11 and 14, clung to those words.

For seven years, Tenisha and her two sons lived in government housing where the boys shared a bedroom and went to sleep with sounds of neighbors fighting and on some nights, gunshots in the background. Beer cans and drug needles were strewn throughout the complex.

When she was growing up, Tenisha said her family moved at least six times during her elementary school years. Stability, she said, was not a priority, but a goal she had for her own sons.

"I decided in that church to let go of the fear I had," Tenisha said. "I had a \$700 title loan hanging over my head, I was working two jobs and I was letting doubt control me."

Tenisha came to Habitat Spartanburg and received a referral to a credit union to free her of the title loan burden and started on her months-long journey to owning a new home.

"I came to the realization that God didn't intend for me to live up under government rent," Tenisha said. "God wants more for me. God wants me to be a homeowner. God intends for me to leave this house to my kids one day."

Without telling her family members she had applied, Tenisha juggled two jobs and kept her work clothes in her car so she could work on her house as much as possible. Before the foundation was poured on her home, Tenisha buried a scripture under the ground and declared her house would be built on Christ's Solid Rock.

After her house was framed, she decided to show her sons their future home. They parked on the main road and walked to the house, still under construction. They saw her photo, and biography, on a house information sign in front of the home.

Carlos and Camron were stunned. They couldn't believe that volunteers – people they didn't know – would give their time to build a house for them.

"It's hard for me to put into words what this house means," Carlos said. "We've been through so many struggles, but I know my mom has sacrificed for us."

Tenisha said her sons have seen firsthand her challenges – hard struggles.

"They've heard my doubts. They've heard me say we can't have this or that because I need a little more money, or I need another job," Tenisha said. "They've seen me fill out applications for (rental) houses and get denial letters. But we know now that God had a greater plan for us... A house we call ours."



In September, the Parks family moved into their beautiful, three-bedroom house in Duncan Park.



# Results

Our analysis provided Spartanburg Habitat with significant impact results

Our 2016-2017 investment in constructing new homes, operating the ReSale store, and paying staff served as the initial input for the model of the economic impact analysis. The details of those results are presented and discussed below.

Impact Type	Employment	Labor (\$)	Total Output \$
<b>Direct Effect</b>	16	\$ 676,991	\$ 1,322,703
<b>Indirect Effect</b>	3	\$105,252	\$ 267,443
<b>Induced Effect</b>	3	\$ 106,768	\$ 331,051
<b>Total</b>	22	\$ 889,011	\$ 1,921,197

In the 2016 fiscal year, our total economic impact was \$2,006,343.

In the past 2 fiscal years, Spartanburg Habitat has impacted the local economy by almost **\$4,000,000**, supported 22 jobs & provided homeownership to **14 families**.

The figures presented in the **Direct** row of the results table (shown above) represent **actual** dollars of spending and changes in employment attributed directly to the efforts of Spartanburg Habitat

The figures presented in the **Indirect** row of the table represent **potential** dollars of spending and changes in employment throughout additional sectors of the Spartanburg economy attributed to intermediate business-to-business expenditures resulting from Habitat Spartanburg's efforts.

The figures presented in the **Induced** row of the results table represent **potential** dollars of household or institutional income spending, and subsequent changes in employment resulting from Spartanburg Habitat's efforts.



Learning new skills at a Spartanburg Habitat home maintenance class



Breaking these numbers down means that in the 2016/2017 fiscal year, Spartanburg Habitat has:

added  
**\$1,921,197**  
 to the local economy

added  
**\$274,457**  
 to the local economy for every house built

injected  
**\$4.26**  
 into the local economy for every dollar contributed

injected  
**\$1.45**  
 into the local economy for every dollar spent

added  
**\$3,927,540**  
 to the local economy in the past 2 fiscal years

supported  
**22**  
 jobs in Spartanburg County

# Need For Affordable Housing

## Rent Overburdened

A family whose housing costs exceed 30% of their income.

## Severely Rent Overburdened

A family whose housing costs exceed 50% of their income

Nearly one half (49%) of Spartanburg County renter households are cost burdened, spending more than 30% of their income on rent and utilities. And even more troubling is that almost 20% are spending more than 50% of their income to cover housing. **Habitat homeowners average less than 30%.**

Percentage of the Spartanburg County families who are Rent Overburdened.

South Carolina ranks 32nd in U.S. household that are Overburdened

Percentage of Spartanburg **renters** that are Rent Overburdened

49 %

Percentage of South Carolina **renters** that are Rent Overburdened

46 %

Habitat Spartanburg, with the help of generous donors and thousands of volunteers annually moves families from unaffordable and often poor living conditions to simple, decent housing in safe neighborhoods.



# Final Thoughts

It is important to point out that the economic impacts modeled by the this analysis were restricted to only the impacts which were expected to occur within Spartanburg County itself.

So, it's reasonable to assume that the potential economic benefits suggested by our study are actually conservative. The true impacts of this project might easily be larger than what the study suggests because there would undoubtedly be spillover effects from Spartanburg to neighboring jurisdictions and beyond, as economic activity originating from this project could reasonably be expected to "ripple" throughout the rest of the state.

Additional impact to Spartanburg County would certainly be the approximately \$75,000 of additional property taxes collected each year from Habitat homeowners who would not have had the opportunity for homeownership and therefore would not have been part of the Spartanburg property tax base.

## Building homes, communities, and hope for over 30 years

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



**Don't forget to visit our ReStore  
A Good Deal for You.  
A Great Way to Give Back**

**Habitat Spartanburg's ReStore, located at 2270 S. Pine St., is a nonprofit home thrift store and donation center that sells new and gently-used items such as furniture, antiques, appliances, construction materials and much more.**

**Every year, tons of items are repurposed and resold and diverted away from the landfill.**

**All proceeds support Habitat's mission of building safe, affordable homes for deserving families.**

**You can help by donating items, shopping or volunteering at the ReStore.**



**Habitat Spartanburg ReStore Manager Joe Walker unloads patio sets donated by the Carolina Panthers organization.**



	 <p><b>shop donate volunteer</b></p>	<p>2270 South Pine St. Spartanburg, SC</p> <p>864-583-1332</p>
<p>Help us provide affordable housing in Spartanburg County</p>		



864-591-2221

