

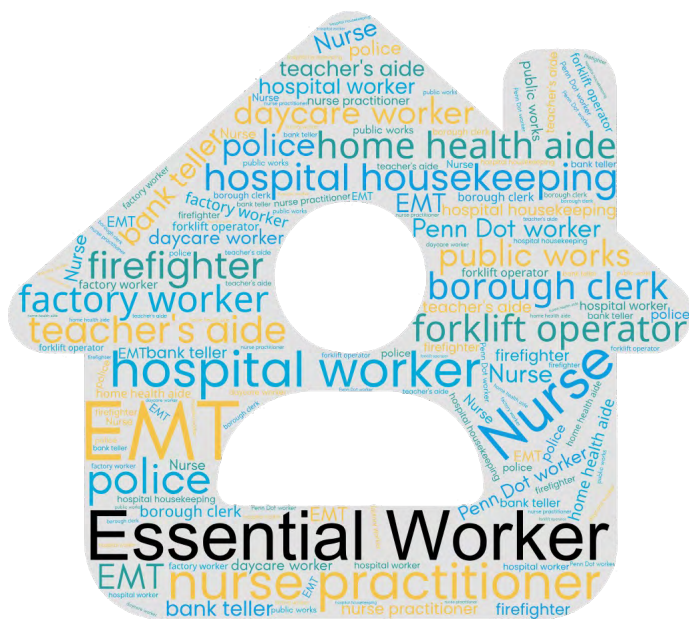


Brain Drain Part 2: Addressing the Challenges of Working Families

As Habitat for Humanity of Bucks County celebrates 35 years of dedicated service, we continue addressing the challenges faced by local essential workers – our firefighters, EMTs, daycare providers, first-year teachers, and others – in locating affordable housing near where they work, resulting in a shortage of critical local talent and services. This phenomenon is commonly referred to as “brain drain,” and it threatens the economic health and safety of our community in addition to impacting individuals and families.

In January 2025, according to Redfin, the median home sale price in Bucks County was \$482,500. That means a family would need an annual income of more than \$115,000 to afford the principal and interest for the average Bucks County home. Additional expenses for taxes, homeowner’s insurance, and any required private mortgage insurance take homeownership even further out of reach for those holding essential jobs in our community.

Habitat for Humanity of Bucks County is continually seeking new and innovative practices to relieve this challenge. One such practice is inclusionary zoning, through which developers are incentivized to include a modest share of homes for low- or moderate-income households in new market-rate developments. Because developers often have greater resources for land acquisition, these programs have proven to be highly effective in creating affordable homeownership opportunities in neighborhoods with high-performing schools and other desirable amenities. In exchange for building the affordable units, the developer is granted



cost offsets, such as waived fees or density bonuses.

Habitat Bucks’ first developer partnership was forged with **WB Homes** in February 2025 with **Middletown Township’s** approval of updated zoning text. This partnership, and those like it, promise to increase housing options for local homebuyers; strengthen employers’ ability to hire and retain employees; promote more efficient land use; and create sustainable, mixed income communities. By advocating for inclusionary zoning and fostering developer relationships, Habitat Bucks is not only addressing the housing crisis in our county but also paving the way for a stronger community where our essential workers can thrive.

Homeownership

Building Dreams: A Social Worker's Journey to Homeownership in Croydon

Lisa, a devoted social worker and single mother of four, embodies the spirit of resilience and community in Croydon, where she grew up and continues to serve. With the support of Habitat for Humanity of Bucks County, Lisa is embarking on a journey to secure not just any house, but a true home where her children can thrive.

For Lisa, a Habitat home means stability—freedom from the uncertainty of lease renewals and the inability to make a space truly their own. She wants what every mother wants, a healthy, safe, and peaceful home for her children. And her story is the story of many in our county who want to be able to afford to live where they work. She wants to stay in the community she loves!

Lisa is building her family's future and her anticipation is palpable. She looks forward to the simple joys that come with a secure home environment, such as watching her children play



in their own backyard. Her active participation in creating her home not only sets a powerful example of perseverance for her children but also strengthens the bonds within her community.

Habitat's mission is more than building homes, it's the driving force behind us as we celebrate our 35th year of service, striving to make every house a haven for those who contribute so much to Bucks County.

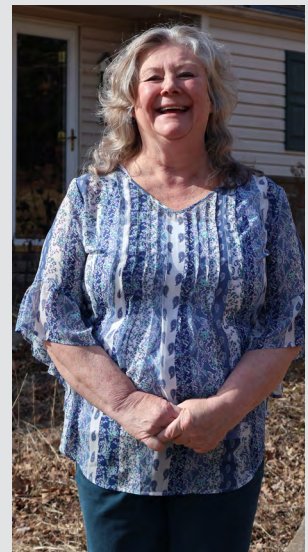
Home Repair

Warmth Restored: A Swift Response to a Senior Citizen's Emergency

Cynthia (Cindy) has lived in her Chalfont home for over three decades. She recently faced a life-threatening situation when her carbon monoxide alarm went off one cold February night. The fire department responded and discovered her furnace was leaking the odorless deadly gas. With no option but to leave her home immediately, Cindy reached out to Habitat for Humanity of Bucks County for help.

Responding swiftly, Habitat Bucks prioritized her case through our "Safe at Home" program.

We coordinated with local specialists, who made the repairs promptly. Thanks to the quick response from Habitat Bucks and community partners, heat was restored. Cindy's home was made safe again, exemplifying our commitment to ensuring that no one should have to endure unsafe living conditions in their own home.



Keeping Working Families Right Where They Belong

In recent years, working families across the country have been forced to make the difficult decision to relocate due to the skyrocketing costs of housing in the communities where they work, a challenge being faced by both potential homebuyers and renters. This impossible choice – to live and work in the community they love or move to a more affordable area – is resulting in many moving further away from their workplaces, with one in four workers commuting 60 minutes or more each way, according to the U.S. Census Bureau. These long commutes come at a cost, both financially and in terms of time, as families grapple with the pressures of balancing work, family life, and the ever-growing expense of living.

Your generosity goes well beyond the bricks and mortar of construction and home maintenance—it creates lasting change for local families and builds neighborhoods where the next generation of our residents can grow and flourish. Here's how your donations fuel our mission:

- \$50 equips our contractors with supplies and materials for a home repair project, ensuring a safe and stable home.
- \$100 finances financial education for a future homeowner, priming them for success.
- \$500 invests in the purchase of insulation, flooring, or roofing for a Habitat home, supporting its construction and energy efficiency.
- \$1,000+ helps afford critical home repairs that keep longtime residents in their homes.

When you give to Habitat Bucks, you're not just providing a home—you're investing in the strength of our community. Every dollar helps create independence and stability and ensures that Bucks County remains a place where families of all income levels can live, work, and thrive.

Join us in making "home" possible for everyone in our community. Donate today at habitatbucks.org/give.

To follow homeowner stories and more, follow us on social media. [@HabitatBucksCounty](https://twitter.com/HabitatBucksCounty)



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Elaine, Bank Teller



James, Nurse



Jennifer, DMV Trainer



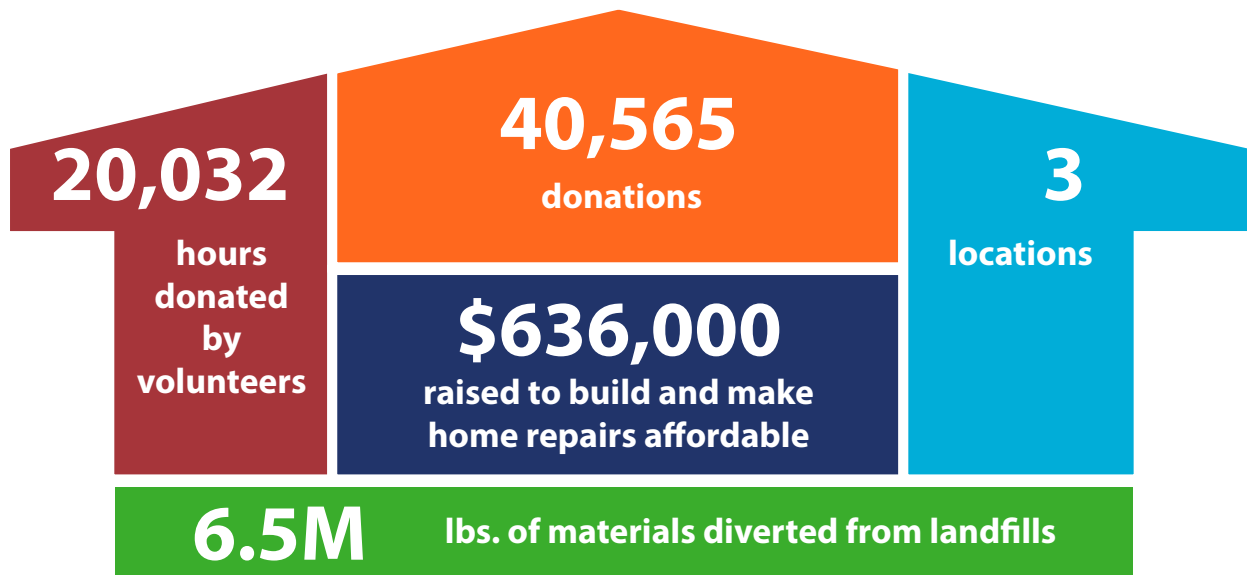
ReStore's Role in Supporting Workforce Housing

Every Purchase Builds Homes. Every Volunteer Creates Change.

At Habitat Bucks ReStores, every donated couch, every repurposed cabinet, and every hour volunteered contributes to attainable housing solutions in our community.

How Does Shopping at a ReStore Help?

ReStores are more than just home improvement thrift stores—they are sustainable funding sources that directly support Habitat Bucks' work. Proceeds from every purchase and donation help build and repair homes in Bucks County.



FY24 ReStore Data

Big Impact from Small Actions

By donating furniture, appliances, and building materials, you give new life to household items while giving back to your community. By volunteering at a ReStore, you help create a welcoming space where every sale funds safe, affordable housing.

Join the Movement

Want to make an impact? Shop, donate, or volunteer at our ReStores today!

ReStore Locations

Langhorne: 1337 Lincoln Hwy. • **Quakertown:** 38 N. West End Blvd. • **Warminster:** 539 Jacksonville Rd.
Store Hours: Mon.-Sat. 10am - 6pm • Call 215.822.2708 for FREE pickup of larger items



Changing lives can include your own. Why not volunteer@habitatbucks.org