Habitat for Humanity® Greater Raleigh



Yes, In God's Back Yard (YIGBY)

What is it?

YIGBY is a national movement of congregations repurposing their underutilized property for affordable housing.

Why is it needed?

The lack of affordable housing is perhaps the most pressing social issue in our country with one out of six families lacking affordable housing. In Wake County, our situation is more dire with one out of four families lacking affordable housing and a deficit of 28,000 affordable housing units for families with annual incomes of $50,000 or less. When families lack affordable housing (spending more than 30% of their income on housing), it leads to food insecurity, lack of access to health care, childcare, and education. It puts families on the brink of disaster by preventing savings for any emergency needs.

Acquiring property for affordable housing

The rising cost of land is a significant reason that affordable housing is out or reach for so many people. The YIGBY movement addresses this crisis by transforming underutilized congregational property into affordable housing. Habitat Greater Raleigh receives property at a reduced rate, and congregations receive funding fueling their ministry into the future, while fulfilling their mission to love their neighbor.

Habitat Greater Raleigh' YIGBY program

Habitat Greater Raleigh is purchasing contiguous surplus property from its long-term partners, Wake Missionary Baptist Association and Antioch Bible Fellowship, for its inaugural YIGBY project. Once the property is developed, we will be able to build 28 affordable homes. Building on this success, Habitat Greater Raleigh is inviting its 140 faith partners to consider if God may be calling them to follow these pioneers.

Questions? Contact:

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A theological response to Not In My Back Yard

Every religious tradition teaches us to love our neighbor. It is antithetical to faith for religious people to be unwelcoming, especially to those in need. Yet Not in My Backyard (NIMBY) exists when affordable housing is proposed in our communities. The Yes, In God's Back Yard (YIGBY) movement turns this phenomenon upside down as a much-needed theological corrective. Instead of saying no to affordable housing, people of faith are saying yes to affordable housing in their backyard, especially in God's backyard – on property owned by the religious community.

Developing property is complicated

Habitat Wake Greater Raleigh is an experienced developer and will walk beside congregations to turn their surplus property into affordable housing.

Habitat Greater Raleigh's YIGBY Process

1 Learn

Meet with Rick Beech to discuss this exciting opportunity.

2 Host a site visit

Habitat Greater Raleigh's Land Team will come and tour your property.

3 Feasibility study / drawings

Habitat Greater Raleigh's engineers create an initial concept of what Habitat could build on the property approximately four to six weeks after site visit. Congregation provides feedback. Subsequent concepts generated as needed.

4 Discern if Habitat is the right developer

If you like what Habitat could build, we will negotiate terms of conveyance. If you prefer options which Habitat can't build, we will refer you to other developers.

5 Initial agreement

Enter into an agreement on conveyance terms. Set due diligence period.

6 Habitat coordinates due diligence to determine feasibility

The specifics during this period vary from project to project and could include rezoning, environmental studies, engineering, architectural design, discussions with municipalities, sketch plans, etc. Due diligence periods can be from six months to over a year depending on the complexity of the site.

7 Closing

If both parties agree project is feasible at the end of the due diligence period, set closing to move forward.

8 Develop & build

Habitat develops the site and builds homes.

Disclaimer: These processes can and will include changes to the initial design over time. Patience, flexibility, communication & partnership are all important to the process.