

Building simple, decent, affordable housing with low-income families and volunteers in the region of greater Charlottesville.

THE Blueprint

Moving Forward with the New Paradigm

This year represents an important watershed for Habitat. In January, we dedicated the final four homes for the Duron, Gaye, Nzabandora and Price Families at Paton Street, the first mixed-income Habitat community in Virginia. Two months later, we broke ground at Sunrise, the first trailer park transformation in the country without resident displacement.

Thanks to terrific volunteer turnout, six new Partner Family homes are now nearing completion at Sunrise and the walls of our “promise keeper” building, providing six Habitat condos, nine replacement apartments and a community center, are rising up out of the ground. At the same time, the people of Sunrise – current and future residents – are building the foundation of their new

Progress being made on Midland Street Duplexes.

neighborhood by participating in regular meetings to create the connections that will tie the Sunrise Park community together.

Paton Street and Sunrise are part of what Habitat calls our “New Paradigm for Affordable Housing.” The New Paradigm addresses our area’s affordable housing crisis by expanding the Habitat mission from building homes to developing mixed-income neighborhoods.

Habitat has been moving toward this moment for many years. Bringing the principles of the New Paradigm alive at Paton Street and Sunrise means we can now turn our focus to two new initiatives that build on this accomplishment. The first is a multi-year process of community engagement and planning for

New Paradigm continued on page 7



Inside this Issue:	
New Paradigm	<i>Cover</i>
Message from the Director	2
Board, Advisory Council, Staff	2
Habitat Events	3
Building Excitement at Sunrise	4
Updates from Southwood	6
News from Around the Affiliate	6
New Partner Families	7
Planned Giving, Habitat Store News	<i>Back Cover</i>

Message from the Executive Director



Partnerships form the core of the Habitat for Humanity model. Habitat doesn't give away homes. We enter into partnerships with hard-working, low-income families who want to better their lives by becoming homeowners. Their willingness to work and sacrifice to achieve their dreams inspires and sustains us through the process of planning, building and – best of all – dedicating each home.

The admiration and sense of hope we all feel when we sign mortgage papers and hand over keys to a new homeowner is enhanced by knowing just how profound a change homeownership represents. Never again will our new homeowners have to worry about their roof falling in because of landlord neglect, or having to choose between paying rent and heating their home. Tenure security means family security.

Given the extent of the local affordable housing crisis – more than 1,000 city families occupy the waiting list for a housing choice voucher or for a spot in public housing – it is imperative that we open up the transformative experience of Habitat homeownership to more and more people.

So, as we've changed our focus – from homes to whole communities – our reliance on community partnerships has intensified. This year, in the course of celebrating our 20th Anniversary, we're both cultivating new partnerships and taking the time to thank our many partners who have enabled us to build more than 100 affordable homes locally.

In addition to all the incredible volunteers who have sustained us over the years, Habitat enjoys a strong partnership with our area governments. We feel very blessed that our local elected officials and public servants not only appreciate the critical role that affordable housing plays in anchoring local families and stabilizing our neighborhoods, but have actively led the effort to find and nourish creative solutions.

We also value our relationships with our local non-profit partners. Organizations like the Albemarle Housing Improvement Program, the Charlottesville Redevelopment and Housing Authority, the Jefferson Area Board for Aging, the Building Goodness Foundation and the Piedmont Housing Alliance (to name just a few) – each works tirelessly to help improve the quality of housing choices in the area. Also, outside of the housing realm, Charlottesville is fortunate to have hundreds of non-profit organizations playing a role in sustaining the lives of the increasing number of our neighbors who struggle with obtaining the basics – food, shelter, transportation, decent work, access to health care. These organizations are generous with their time and talents and our community is much the richer for them all.

As you read this edition of the *Blueprint*, you'll notice the extent to which our new approach to community development has allowed us to build on partnership opportunities with local for-profit builders and developers. The box on page 7 describes some of the many strategies that we are pursuing in conjunction with market-rate builders to create healthier, more diverse mixed-income neighborhoods, and in the process push back against a half century of development trends that segregated us by age, race and income.

Finally, many of you serve as our "silent partners," whose donations make it all possible. Your generosity never fails to amaze and humble me, and I trust that you know we work hard to get the most out of every dollar you donate. These are tough times, and yet Habitat is able to move forward building homes to improve lives and make our community better. You are truly making dreams come true.

Dan Rosensweig

Board of Directors

2011–2012

Melba Campbell, *Chair*
Jeanne McCusker, *Vice-Chair*
Marcia Joseph, *Secretary*
Mike Schafer, *Treasurer*
Michael Bednar
Steve Bowers
Katherine Brooks
Nancy Burr
Reverend Albert Connette
John Dodge
Andrew Dracopoli
Jeff Erkelens
Doug Ford
Neal Harris
Katrina Davis Hunter
Brennan Johnson Gould
Emily Snelling
Bill Stackhouse
Steve Thornton
Reg Woods
Peter Wurzer

Advisory Council

George Beller
Doug Cox
Scheline Crutchfield
Jane Dittmar
Chuck Grossmann
Bill Hamilton
Drew Holzwarth
Chuck Kincannon
Frances Lee-Vandell
Larry Martin
Bruce Murray
Brad Pettit
Frank J. Quayle
Charles Rotgin, Jr.
Mark Sackson
Lillian Schafft
MarySue Schriber
Rob Stockhausen
Alan Taylor

Habitat Staff

Main Office

Shelley Cole
Laurie Curtin
Katie Geissshuesler
Ryan Jacoby
Katie Kellett
Staley Micken
Sara Parrish
Karin Rose
Dan Rosensweig

Construction

Jake Bloom, *Intern*
Mary Butcher, *Intern*
Dominorue Fowler
Ken Jollofsky
Steven Luck

Habitat Store

Halsey Blake-Scott
Chrissy Lowery
Caitlin Riopel
Larry Scott
Zac Tolson

Southwood

Rush Bailey
Michelle Crawford
Anne Ternes

The Blueprint

Editor: Katie Kellett
Design: Rick Bickhart
Photos: Habitat Staff

Meadowcreek Golf Course to be Site of Youth United Fall Golf Tournament



Habitat's Youth United Chapter kicks off its fundraising year by hosting Habitat's first Fall Golf Tournament on Saturday, October 29, 2011 at the Meadowcreek Golf Club in Pen Park. Tournament sign in will start at 8:30 am, with a shotgun start at 9:30. Following the completion of the round, players will have lunch and hear briefly from Habitat Executive Director Dan Rosensweig about Habitat's work in the community. Prizes for best scores will be awarded in two flights.

Youth United members have been soliciting prize donations and selling tickets for a raffle of numerous excellent prizes, including a 42" television from Crutchfield, a day of golf for 4 at the award-winning Keswick Golf Course, 4 day-passes to Wintergreen, and some terrific restaurant deals. We hope to see you at Meadowcreek for a great day of fun and fundraising toward a dream-come-true for a hard-working Habitat Partner Family. To sign up to play or sponsor a hole, please contact Staley Micken at 293-9066. ■

Saturday, October 29, 2011

Meadowcreek Golf Club

Habitat Launches New Website

Found at the same address, www.cvillehabitat.org, the site now features sharp new graphics, updated information and a host of new functions, including a slide show of our greatest "successes:" the hard-working families who have become Habitat homeowners over the past 20 years. You will also find up-to-the-minute Habitat news and an integration of the popular Habitat Store website, where you will now get the same great deals at a new web address!

Come visit us soon!



World Habitat Day Brings the Community Together

Each year, the United Nations declares the first Monday in October to be "World Habitat Day." This day offers Habitat affiliates worldwide the opportunity to bring attention to the Habitat vision that all people, everywhere, should have access to decent, affordable shelter.

This year, Habitat for Humanity of Greater Charlottesville brought together the local community during World Habitat Week to focus on this vision and to consider this year's World Habitat Day theme, "Housing Cities after a Disaster."

On Sunday, October 2, more than 30 local congregations spread the word about World Habitat Day during their worship service, and asked members to consider the role that shelter plays for the families of the world. On October 3, Charlottesville's Mayor Dave Norris read a proclamation declaring "World Habitat Day in Charlottesville." On October 5, the UVA Campus Chapter built a makeshift shelter and invited fellow students to share their thoughts on this year's theme. Finally, the Youth United Chapter invited elementary and middle school students and Partner Family children



Face painting downtown



Habitat at UVA's shelter

to decorate banners addressing the issues of natural disasters and the importance of having a home. The banners were displayed on Friday October 7 near the Free Expression Monument on the Charlottesville Downtown Mall. Habitat is grateful to everyone who participated to make this an important week of advocacy. ■

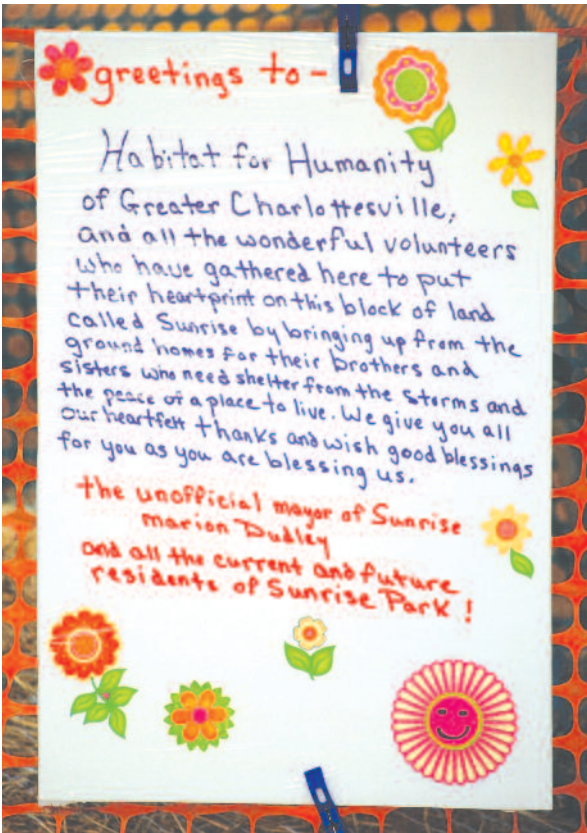
Building Excitement

Sunrise Kicks Off with a Bang

The three day Blitz Build that took place June 17–19, 2011 was a triumph of planning, preparation and execution. The goal – to fully frame three duplexes, six homes, each with two floors – was achieved, and then some, in spite of hot weather punctuated by rain delays.

The planning included pulling together all the parts that were needed – food, shelter, tables and chairs, “facilities,” and lots of ice. Generous local businesses donated many of these items to Habitat. Preparation included not only setting up all the tents and readying the equipment, but in the case of this build, pre-framing all of the walls and transporting them from the old Circuit City building to the job site.

When it came to the execution, Partner Family members and volunteers filled the site, building, setting up and taking down, handing out food and water, providing massages and acupuncture, picking up food and ice – and whatever else was needed. Thanks to all who came out to make it possible! Because of this incredible community wide effort, the Almafraji, Anderson, Folley, Granados, Mohammad, and Viglietta families will be in their new homes by the end of the year.



Blitz Build Volunteers were greeted by this wonderful sign made by resident (and unofficial Mayor) of Sunrise, Marion Dudley, pictured below with her husband, George.



Blitz build teamwork.



Homes on Midland Street nearing completion in October

Volunteers Galore

Building at Habitat's Sunrise Park has been humming along, thanks to a steady stream of volunteers, including several student volunteer groups. In addition to ongoing volunteering by sponsor groups and many individuals, on Aug. 20, 80 volunteers from the **Darden Business School Class of 2013** hung drywall and put up siding. On August 21, members of the **Youth United** program enjoyed their first build day of the school year hanging drywall in the Anderson and Granados-Hernandez homes. Finally, on August 26, more than 50 students from the **Frank Batten School of Leadership and Public Policy** at UVA joined the effort, and a number of them have signed up to volunteer throughout the school year.



The Blitz Build was pleased to host these hard-working volunteers from the UVA summer program for minority students interested in studying medicine.

ment at Sunrise



Habitat Executive Director listens while consultant Don Franco explains how the homeowners association at Sunrise will work.

Community Building Process Gets a Boost from UVA

This spring, Habitat started construction of six houses at Sunrise. But, for more than a year, Habitat has been bringing together long-time Sunrise residents and incoming Partner Families to build the connections that will tie together the Sunrise neighborhood.

This effort attracted the attention of UVA Professor of Religious Studies Peter Ochs, who recognized the intensive community building exercise as an important contribution of the Sunrise project. This fall, Professor Ochs is adding to this effort through his class, "Faith and Community in the Abrahamic Religions: Christianity, Islam and Judaism." At the September meeting, his team of graduate and undergraduate students began meetings with current and incoming Sunrise community members for workshops centered on their personal narratives about the meaning of "home."

The Sunrise residents' stories are being compiled as the "sacred texts of the community" in an effort to create lasting bonds among residents. Habitat is grateful to Professor Ochs and his students, and also to our Carlton Avenue neighbor WorkSource Enterprises for providing the space for the community meetings.

The Folley Family is Coming Home

While it will be a short trip across town to move into their new home at Sunrise Park, it has been a long road for Harold and Clarissa Folley and their five children. Having grown up in Charlottesville's public housing at Westhaven, they have been working and preparing for their Habitat home for more than five years. At times it was not easy. "I would get discouraged," said Harold at a recent Habitat event, "but the Habitat staff was always there to tell me and my family that we could make it, and now we have. It is a great feeling to know we will be living in our own home." Visit the Habitat website at www.cvill Habitat.org for announcements of the six home dedications we are planning before the end of the year.



Big Developments at the Promise Keeper



Elevator shaft being built in Apartment-Condo building.

Since pouring the footers in early September, our development partner CMS has made rapid progress on the condo-apartment building that is going up at the corner of Carlton Avenue and Carl Smith Street. Habitat calls this building our "promise keeper," because in addition to providing homes for six Habitat Partner Families and a resident manager, this three story building will keep our promise to the nine original residents of Sunrise Trailer Court who have decided to remain in the neighborhood by providing them with new affordable apartments.

Another exciting feature of this building is what will be happening on the ground floor. A community collaborative is taking shape that will address the needs of the residents by providing programming for all ages. Thanks to the generosity of John and Tussi Kluge, and a partnership with the AARP Foundation, the building will be fitted out for community activities and will offer programs that invite community participation, with particular focus on inter-generational fellowship.

Habitat was happy to host the AARP Foundation Board during a visit to Sunrise on October 14, 2011, where they heard from Habitat's ED, Dan Rosensweig and the Executive Director of AARP Foundation, Jo Anne Jenkins. "Sunrise Park is the result of two great organizations putting their creative thinking behind the common goal of creating comprehensive, community-based services that are integrated with safe and affordable housing," stated Ms. Jenkins. "We're so pleased to work with the Kluge Foundation and Habitat for Humanity of Greater Charlottesville to create a model that we believe can be replicated in communities across the country."



The Promise Keeper condo-apartment building as envisioned by our architects, Stoneking-von Storch.

Updates from the Southwood Neighborhood

Back to School Event a Rousing Success

On Tuesday, August 16, parents, teachers, children and community supporters came together at the Southwood Community Center for the 2nd Annual Back to School Festival. Hosted by Habitat and the Albemarle County Schools, the event welcomed more than 400 people. Dozens of teachers, principals from Cale Elementary, Burley Middle, and Monticello High School and 80 volunteers mingled with parents and future students, answering questions and handing out back-to-school supplies.

Representatives from numerous local non-profit and govern-



These young ladies are members of the Southwood Junior Steppers, who entertained the crowd at the Southwood Back to School Event. Photo: Charlottesville Photography Initiative

mental agencies, including CHIP, the Women's Initiative, United Way, SARA, Circo mi Circo, CYFS, Martha Jefferson Hospital and the Albemarle County Police and Fire Departments came to support the community. Entertainment for the evening featured a summer program called "Reader Theater," sponsored by the Office of Community Outreach of the Albemarle County Public Schools and benefitting children in the Boys & Girls Club. This program was geared toward helping elementary age children retain reading skills over the long summer holiday through acting and reading scripts together. Thanks to all who made the Southwood Back to School night a wonderful event.

B-I-N-G-O

Bingo has become a regular feature at the Southwood Community Building. Twice a month a loyal group of long-time residents gathers for socializing and spirited Bingo games. Prizes include Food Lion cards and other fun items. It has been a great way for Southwood residents to connect. ■



Southwood Community Coordinator Anne Ternes looks on as Southwood residents check their bingo cards.

News from Around the Affiliate

UVA Chapter has Big Plans

Habitat at UVA has put together an exciting list of activities to raise awareness about Habitat's mission and raise money to sponsor a local Partner Family. In addition to activities on World Habitat Day, this fall the Chapter is working for the first time with the Charlottesville chapter of the UVA Alumni Association. This should be a great partnership that will enhance the volunteer and fundraising experience for Habitat at UVA. UVA's next event will be the Around Charlottesville Challenge 5K Run for Habitat on November 5, 2011.

Greene County Dedicates Wolford Home

On September 10, 2011 a crowd of well wishers gathered to dedicate the home of **Rebekah and Brooklynn Wolford**. The Wolford's home is the first known Leadership in Energy and Environmental Design (LEED) certified building in Greene County. It represents a partnership between Habitat and the Charlottesville

Albemarle Technical Education Center (CATEC), which constructed the home at their campus off of Rio Road. This is the fifth home built by the Greene Chapter.

Louisa Will Bring an Old House to Life for the Johnson Family

The Louisa Chapter of Habitat for Humanity of Greater Charlottesville is taking advantage of the Federal Neighborhood Stabilization Program (NSP) that is helping non-profit builders like Habitat recycle foreclosed and abandoned homes. In August, the chapter closed on a home in Mineral that Doreen Johnson and her three children will purchase once it is renovated.

And a correction: We apologize for mis-identifying the most recent Louisa County Habitat Homeowners in our last newsletter. **Terry and Bonnie Osborne** and their three children dedicated their new home in January 2011. Congratulations again to the Osborne family.

Habitat Welcomes New Partner Families

Along with dedicating new homes, one of Habitat's favorite events is welcoming our new Partner Families. On October 2, 2011, we held a welcome event for eight new families. They are the: Jeremiah Sugwigano & Esther Manireze Family; Rachel Mayo Family; Jami



Jami Damron Family



Larry Washington Family

Damron Family; Keshar & Parbati Chhetri Family; Tricia Brown Family; Larry Washington Family; Janet Houchens & Timothy Newton Family; and Tamesa Griggs Family.

Some of these new families will live at Sunrise, while others will

live in the homes we are building in partnership with market-rate builders (see cover story.) We are delighted to welcome these families. To learn more about them, visit our website at www.cvillehabitat.org/meet-families. ■

New Paradigm continued from page 1

redevelopment of the Southwood Mobile Home Park. The second is the coordinated pursuit of a variety of infill projects that will enable us to build at least 20 homes annually through 2016.

Fortunately for Habitat, the quality of the Paton Street neighborhood and the beautiful homes under construction at Sunrise have attracted the interest of market rate builders and potential community partners. Habitat has been invited to provide an affordable housing component in other planned residential and mixed use projects, and is being sought out by a variety of potential development partners interested in working with us at Southwood.

This represents a significant advancement for Habitat and for the community.

When we entered the development business, we did so out of financial necessity. Rising land costs were threatening our ability to continue our mission of providing affordable housing. By becoming the developer, we have been able to create our own lots less expensively and to subsidize our home building operations by selling lots to market-rate builders.

It has also allowed us to show that our New Paradigm creates healthier, more diverse communities, rather than neighborhoods segregated by income. By pursuing this path, Habitat has created a prototype that market-rate builders are now emulating.

As we had hoped, the New Paradigm is catching on, and Habitat is positioning itself to take advantage of the many opportunities to participate as the affordable housing partner. Our infill develop-

Habitat works creatively with private and public entities to help the community realize its vision of healthy mixed-income communities. Some of our strategies include:

- Utilizing our 501(c) 3 status to help donors realize substantial tax benefits of a real estate donation
- Trading lots from our land inventory with other developers to realize mixed-income in both projects
- Building Habitat homes in developments that have outstanding affordable housing proffers
- Selling lots in our own developments to market rate builders and other community partners

ment strategy includes building Habitat homes in evolving market rate developments, seeking opportunities to build homes within existing communities, and creating new mixed-income neighborhoods ourselves.

The stakes are high. Southwood, a 100 acre opportunity in the Albemarle County growth area, represents the best remaining chance this community has to solve the local affordable housing crisis. Habitat's new strategy is also providing us with the experience and the financial wherewithal to make the dream of a new Southwood possible. Without skipping a beat, over the course of the next few years we will be building more homes than ever, while joining with Southwood residents and many community partners to plan a one-of-a-kind community for current and future residents. ■



P.O. Box 7305
Charlottesville, VA 22906
434.293.9066 (phone)
434.293.0683 (fax)
info501@cvillehabitat.org
www.cvillehabitat.org

CHANGE SERVICE REQUESTED

State and Federal Employees:
Please think of Habitat at the yearly
sign-up for payroll deductions

Our CVC number is **3995**
Our CFC number is **81071**

Non-profit organization
U.S. Postage
PAID
Permit No. 225
Charlottesville, VA

PLANNED GIVING WITH HABITAT FOR HUMANITY OF GREATER CHARLOTTESVILLE

As the year end giving season commences, it is worth thinking about the best way to make your annual charitable gifts. A number of donors to Habitat make their gift in the form of stock. The value of the gift – the charitable deduction – is the appreciated value of the stock. When stock is donated rather than sold, the donor is not liable for the capital gains tax that would have arisen in a normal stock sale.

For those of you who hold IRAs and are at least 70½, the provision enabling you to make a direct charitable contribution of up to \$100,000 from your IRA has been extended through the end of 2011. Such a direct contribution can be used to satisfy your Required Minimum Distribution, and if made as a direct charitable gift, will not be taxed as income.

Be sure to check with your financial planner as you make your end of year charitable giving plans. Please give our Development Director Katie Kellett a call at **434.293.9066** if you have questions or want to talk about a planned gift.

What's In Store?

The Habitat Store Loves Your Donations

Donations of construction materials and used items are the coin of the realm at the Habitat Store. When you remodel your home, or downsize, or turn to your seasonal cleaning chores, please consider whether the items you no longer need or want might be “recyclable” through the Habitat Store. We have many loyal customers, and they love to see new inventory almost as much as we do. The Store has a very large and active listserve that posts updates on a regular basis, and many items go out as soon as they go on display. Visit our website for a comprehensive list of items we accept, and give us a call if you have questions or need a pickup.

While the Habitat Store sometimes lists items on both eBay and Craigslist, we are now putting out a new message

to Craigslisters: consider a donation to Habitat if that item just won't sell. It beats sending it to the landfill – and your tax deduction can ease the pain of not making the sale.

Store Volunteers Make it Happen

The Store's new Volunteer Coordinator, Caitlin Riopel, has been getting to know the Habitat Volunteer crew and is impressed. “I have worked with volunteer groups before, but Habitat volunteers are really top notch. They know how important their role is to making the Store a success, and they help out with whatever is needed.” Caitlin is always looking for new recruits; call her at **434.293.6331** to talk about volunteer opportunities. ■

434.293.6331 · **1221 Harris Street, Charlottesville, VA 22903** · **Monday–Friday 10am–6pm. Saturday 9am–5pm. Closed Sunday.**