

SUMMER 2012

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On May 19th we raised the walls on our 76th Habitat Home, in Bourne.

# Welcome Home

## Look at all that's happening in 2012!



**Bob Rley, director of construction, Rev. Phil Mitchell, Habitat Vice Chair and Church Relations Chair and Dave King, Habitat board member and Family Partnership Chair share a laugh at our Community Kick off in Bourne.**

Our 2012 construction season was launched on May 19th in Bourne with a terrific volunteer crew, including family partner Amy Campinha and five of her family members. By mid-afternoon all four exterior walls were built and in place; we blessed the home and enjoyed some fellowship and refreshment. The day was a great start to a new season of Habitat home building.

Please read on for more information about the five new homes Habitat volunteers will be building this year in Bourne, Eastham, Mashpee and Truro.

**6 Flintlock Lane, Bourne:** The site for this 3 bedroom home is in the Sagamore Beach area and was privately donated. Two generous grants will partially fund construction - Town of Bourne Community Preservation Funds & National Grid. Desmond McMahon is serving as the on-site construction supervisor; Susan Lauber is volunteer coordinator.

**1 & 2 Sandy Meadow Way, Eastham:** After a whirlwind of fundraising activity by the Faith Build 2012 participants, excavation began in April. Wall raising for the first of two ranch-style homes was on June 5th, with the second scheduled for June 30th. Land was donated by the Eastham Affordable Housing Trust. A generous bequest by Eastham resident Christopher Lovelock inspires and significantly funds this build. John Kaar is serving as house leader & Joanne Broderick as volunteer coordinator.

**24 Russell Road, Mashpee:** We purchased this site on Monomoscoy Island from next door neighbors Cindy and John West at a deeply discounted price of \$25,000 funded by a grant from Charlesbank Homes. The Town of Mashpee has provided \$25,000 in Community Preservation Act funds to help with construction costs. Volunteer construction is scheduled to begin at the end of July.



[habitatcapecod.org](http://habitatcapecod.org)

*Happening continued on page 3*

## Notes from the Executive Director, Victoria Goldsmith

### Rising to meet the need

Like most non-profits, we at Habitat for Humanity try to stay awake to ways that will allow us to sustain our work, and, possibly do more - despite a volatile economy. Here are three capacity building resources that are making difference.

Community Preservation Act (CPA) funds have become hugely important to our work. This spring, Bourne, Mashpee, and Orleans all voted CPA funds that will allow us to build in those communities. CPA funding dedicated to construction costs have enabled us to add more than one more home to our schedule each year than would otherwise be possible. CPA funds for land have provided sites for one home in Truro this year, and five more in Orleans in 2013.

**ReStore:** In mid-April, ReStore sales began to really take off. What will be the most important success factor in the next 12 months? Attracting new customers! Everyone can help by letting their friends and colleagues know that the ReStore is open to the public and anyone may shop at ReStore! We have ever-changing donated merchandise, including new doors, windows and other building supplies, and a constant stream of beautiful, gently used furniture. Every sale helps fund more Habitat homes on Cape Cod.

**USDA 502 Mortgage:** A couple of years ago, Habitat International offered a new approach to addressing the challenge faced by local affiliates in raising sufficient resources to sustain our work: a partnership with the United States Department of Agriculture (USDA) and a modification of Habitat's longstanding principal of providing our own no-interest mortgage with each house we sell. Newly we are encouraged to partner our building program with a very low-interest (1%) USDA mortgage. Selling our homes with a USDA mortgage allows a full payment to Habitat at the time of sale - rather than payments over 25 years - and provides the means for us to build more homes sooner.

The Nickerson Rd. house in Orleans was our test case, and the model worked. The purchaser has a very low monthly payment; Habitat has funds for another house. USDA qualification standards, like ours, provide 100% financing, and the monthly payment amount can be even lower than with our mortgage. Now we have two options for qualified homeowners. And this new approach can be a win-win for both the new homeowner and for Habitat Cape Cod.

*Building on tradition:* Important as these new initiatives are, they are only enhancements to the key resources that have made Habitat the premier housing solution for families with lower, but stable, incomes and who are willing to work hard towards a better future: volunteerism; cash donations from individuals, churches and businesses; donations of materials and professional services; grants & fundraisers. **However you are involved with Habitat – don't stop now!** We need you; the community needs you.

In gratitude,

*Vicki*

## IN OTHER NEWS...

### *Don Dickinson Honored*

The distinguished **Local Housing Heroes Award** was presented to Habitat Board member Don Dickinson on June 14th, at the 6th annual Massachusetts Housing Institute.

From 1997 – 2011, while Don served as a lead volunteer in land acquisition, project permitting, and site development, Habitat successfully garnered sites for 75 homes, including 64 of our traditional volunteer-built homes, and an additional 11 contractor-built affordable which were included in the neighborhoods we developed at Danvers Way and Gomes Way.

As a retired architect, Don worked successfully with town planners, engineers, and construction staff and volunteers to maximize the use of donated sites, with site and house plans that are attractive and well accepted by the local community. Under his visionary leadership, we were the first affiliate in MA to adopt many initiatives that greatly increased town interest in selecting Habitat as an affordable home developer.

While his work directly transformed the lives of 75 families, his legacy is also in the foundation he built for our future work.

Special thanks to **Grouper Design** of Yarmouthport for donating their time and expertise to the design and production of our *Welcome Home* newsletter.

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is an ecumenical, non-profit  
501 (c) 3 housing ministry.



habitatcapecod.org

## On the Drawing Board

**6 & 9 Park Place, Mashpee:** A detour through land court before the Town could convey these parcels to us has caused a delay in commencement of construction. We plan to re-open applications in September; secure the building permits as soon as we take deed, begin site work, and schedule volunteer construction for early Spring 2013. We already have the approval of the Zoning Board of appeals, and \$70,000 in funding support from the Town Community Preservation funds.

**31 Namskaket Road, Orleans:** Unanimous approval of \$615,000 in CPC funding at Orleans Town meeting gives us the green light to move forward with the land purchase to put this 5 home development on our construction calendar for 2013. We are working in close partnership with the Orleans Affordable Housing Committee and the Town Planning Department as we finalize designs to prepare for permitting.

**55 Glenwood Avenue, Falmouth:** Hearings by the Zoning Board of Appeals (ZBA) are underway (as this is written). ZBA approval this summer will allow us to open applications in the fall, and schedule this as a Spring 2013 build as well. Plans call for an attached two-home build (1-bedroom & 3-bedroom) in this downtown neighborhood abutting Town Hall.

**Other:** Serious prospecting is ALWAYS in progress; we hope to have a few new projects on our drawing board for our winter newsletter issue.

## ReSTORE

**The ReStore is Open to the Public and Expanding its Hours!**

Wednesday	9:00-5:00
Thursday	9:00-7:00
Friday	9:00-5:00
Saturday	8:00-5:00
Sunday-Tuesday	closed

Did you know that ReStore tracks the amount of materials donated to us and kept out of landfills? As of April 30, 2012, we have diverted 36.71 tons from the waste stream!

### Go Green – Go ReStore!

Come visit the ReStore and see all the fabulous new merchandise we have! Right now we have an incredible stock of Marvin windows, dining room sets in all shapes and sizes, and pavers for your summer landscaping needs.

We are also looking for volunteers to fill Saturday shifts at the ReStore. Call Dawn Walnut at the Habitat office for more information (508) 362-3559 x16, or email dawn@habitatcapecod.org.

### Affordable Re-sales

In the last six months, two Habitat-built homes (Bourne & Chatham) were put up for sale when their original owners decided to relocate their families. Thanks to the affordable deed rider we have been using since 2001, both houses were purchased by local income eligible families who were thrilled at the opportunity to purchase a house in their own community - at a price they could afford.

*Happening continued from page 1*

**13 Yellow Brick Road, Truro:** The home is being developed in partnership with the Highland Affordable Housing, Inc., a Truro non-profit that garnered Community Preservation funds for the land which they conveyed to Habitat to build a 3-bedroom home. We hope to ramp up volunteer construction soon after Labor Day.

# MEET HABITAT'S NEW FAMILY PARTNERS!



## Kerry Lungo, 1 Sandy Meadow Way, Eastham

**Kerry Lungo and her two children, Taylor and Chayse**, can hardly believe their luck in getting a Habitat home. They sometimes pull out the specs for the house, or drive by the foundation, just to be sure it is real. Kerry has always worked in banking, and waitressed on the side. She now works at Mid-Cape Home Center in Orleans. At the time she applied for this home, her housing situation was typical of many applications we receive: struggling to make monthly payments on a rental that absorbed a huge percentage of monthly income. In addition, the family had moved four times in the last few years. Each time they needed to move, she worked very hard to find housing in Eastham, so her girls would not be uprooted from their friends and school. Taylor and Chayse are thrilled that their new home is

in an area of Eastham where they already have many friends – some just down the road from the new house. Taylor enjoys playing softball, and recently started playing hockey. Chayse takes classes in synchronized figure skating and loves to perform with her team. Both girls love art, music, and dance, and Kerry describes the whole family as beach bums: “When summer comes, that’s where we are.” Kerry is grateful and excited to be part of “putting together my future house and working with all these people, the volunteers, who help put you into your own home.”

## Pira Christo, 2 Sandy Meadow Way, Eastham

The third time has been the charm for **Pira Christo and her two daughters Gabrielle and Lexa** who were successful in the final lottery for a home in Eastham, after two previous applications with Habitat. Perhaps it has worked out for the best. As former residents of Eastham, with family in town, they feel like they are finally moving back home. Says Pira “We have close family and friends in Eastham and it is the town where my children spent their early childhood years.” Pira has lived on Cape Cod for 15 years, and works in the field of special education at Cape Cod Regional Technical High school. Gabrielle and Lexa are both huge animal lovers and advocates. Their current family pets are a “Shih-Poo” named Missy and two cats, Dibby and Seekie. The girls’ other interests are in art, music, sports, and the beach. Pira is a self-described “quick-learner” who is not afraid to get her hands dirty. She has had to make small home repairs and do her own painting as a single mom, and has also helped out on occasion in the Carpentry Shop at Cape Cod Tech. Of her future Habitat home she told us: “I will love knowing that my children have their own home and can feel safe in it – just the comfort and coziness to have our own home, pets and vegetable gardens. I am really excited, touched overwhelmed and grateful! We are just without words – overjoyed.”



On March 18th, we dedicated our 75th new Habitat home on Cape Cod. It was a beautiful day filled with many volunteers, members of the Federated Church of Orleans, and friends and family of the homeowners, **Christina Macort and her daughter Chloe**.





**Center:** Amy Campinha, with daughter Jasmine (left) and sons Corey and Anthony along with her mother, father, aunt and uncles, grandmother and grandfather on the first day of construction.

## Amy Campinha, 6 Flintlock Lane, Bourne

**Amy Campinha** grew up in Bourne, and loves that her new home will be in Bourne, close to her family. When she spoke at the Bourne volunteer kick-off she told us, "One of my biggest fears was when and if I found us a place to live it would not be in Bourne. My children's roots are here, their friends are here and I dreaded taking them away from everything and everyone they have grown close to." Living in Bourne is also convenient to her job at Spaulding Rehab in Sandwich. Since life took some unexpected turns a few years ago, Amy and her three children, Corey, Anthony and Jasmine, have been living with Amy's parents and grandmother. Amy says she will be very proud when the day comes that she can invite her parents into her own house, and bake for them in her very own kitchen. Amy's boys are active in sports, and are happy their new home will be close to the fields, beaches, and parks they know so well.

Jasmine, who is learning to read "chapter books," is already planning what color to paint her room.

Amy looks forward to trying her hand at vegetable gardening, and envisions a time when her grown children will return to the house, saying, "This is MY home."

Amy says she is "so ecstatic and blessed to be given this opportunity by Habitat."

## Habitat Welcomes New Staff...



**Desmond MCMAHON**  
Assistant Director of Construction

### Leedara ZOLA

Director of Land Acquisition  
and Project Permitting



### Dawn WALNUT

Volunteer Services Manager



## Volunteer News

### *How to Volunteer*

To find a volunteer opportunity with Habitat, please contact Dawn Walnut, Volunteer Services Manager, at (508) 362-3559 ex. 16 or at [dawn@habitatcapecod.org](mailto:dawn@habitatcapecod.org). No matter what your experience, talent, or skill level, we have a rewarding job that will be right for you.

Interested in volunteering? There are many ways to sign up:

- Register on VolunteerUP, found on our website at [www.habitatcapecod.org](http://www.habitatcapecod.org).
- To join the Bourne crew, contact Susan Lauber at [Slauber12@comcast.net](mailto:Slauber12@comcast.net).
- To join the Eastham crew, where we are constructing two homes, contact Joanne Broderick at [joannebroderick@comcast.net](mailto:joannebroderick@comcast.net).
- To find out how your group can participate in a build, contact Dawn Walnut at [dawn@habitatcapecod.org](mailto:dawn@habitatcapecod.org).

If you have questions, need help, or simply prefer not to use the computer, contact Dawn Walnut at the Habitat office at (508) 362-3559 ex. 16.

## FUNDRAISING EVENTS & NEWS



Bob Szerejko

### Canoe Raffle

THIS YEAR ONLY! Experience a blast from the past when you visit the ReStore. For 10 years Bob Szerejko, a longtime Habitat volunteer, hand crafted gorgeous canoes for Habitat fundraisers.

You could be the lucky winner drawn on Saturday, September 15, 2012. All proceeds benefit Habitat for Humanity of Cape Cod's mission to provide homes, hope, lives and community.

Tickets are \$5.00 each and ONLY sold at the ReStore!

*Canoe generously donated by Mort and Meredith Young*

### Housing With Love Walk July 9-15

Join Habitat and other Cape housing agencies during July 9-15 for a walk from Provincetown to Falmouth. Contact Dawn Walnut at dawn@habitatcapecod.org or (508) 362-3559 ex. 16 to sign up or for more information.



### Kayak

*One of HHCC's most important fundraisers*

The kayak will be travelling throughout the summer all around the Cape. We are so grateful to Pat Taylor and Bill Witmer, who for the last 9 years have hand crafted these beautiful and functional pieces of art! If you don't see the Kayak, tickets are available at the Habitat office until one week prior to the drawing in Wellfleet at the Oysterfest this October. If you are interested in volunteering to help sell raffle tickets, please contact Nancy Erskine, volunteer coordinator at (508) 945-2163 or nancybillersk@comcast.net.

## CARPENTER'S CLUB

### Habitat's New Monthly Giving Program

Our new monthly giving program will enable Habitat to rely on a constant stream of income commensurate with our building costs that, in fact, begin with engineering bills – long before the foundation is poured. As a monthly donor your gift will continue to support our work all year long. And, by making your commitment early in the giving year, you're already counted among Habitat's most valued donors. Please visit our website for more information and to download your commitment form, or call the office at (508) 362-3559.

## Faith Build 2012

The entire law is summed up in a single command: *"Love your neighbor as yourself."* Galatians 5:14

By the time you read this Faith Build 2012 will have reached their goal of \$25,000 to support one of the homes to be built in Eastham this summer. The dedicated core of faith communities will have hosted nine fundraisers on the lower and outer Cape!

## HABITAT RECEIVES MAJOR PROJECT FUNDING

### We received three major grants to support Habitat's homebuilding projects in 2012.

The Behrens Fund in Falmouth awarded us a \$15,000 grant to support our Glenwood Avenue project, National Grid Foundation awarded us a \$20,000 grant to support our Flintlock Lane project in Bourne, and the Bennett Charitable Trust awarded us \$20,000. We are so grateful for their continued generous support of our work and mission.

## BIZ AND INKIND THANKS

Habitat for Humanity of Cape Cod would like to thank the following businesses and individuals for their in-kind and professional services from 12/1/2011 through 4/30/2012.

### BUSINESSES AND IN KIND DONATIONS

20/20 Window Cleaning	Nauset Lantern Shop
512 Main Street, INC	Nelson Coal & Oil, Inc
A & E Forms	Nathan Nickerson
Air Purchases	Northstar Heating & Cooling
All Cape Insulation	Orleans Glass
BizChecks	Petro Graphics
Tom Brady, Excavator	Rick Knight, Photography
Cape Cod & Islands Shredding Services	Robinson Supply
Cape Custom Plastering	Shepley Wood Products
Cottage Street Bakery	Simon Supply
Dow Products, Rigid Insulation	Square D
Drywall Masonry Supplies	Supply New England
FISH-TV, Dave Teffer	Dave Teffer, Concrete
Grouper Design	The Joy Path, Jane Ford
Huber Engineered Woods, LLC, Bob Zavorkas	Ultra Kitchen and Bath Design
Hunter Douglas	Valspar Paint
Jack Landers-Cauley, PE	Darryl Ward, Electrician
KBO Architects	Waystack Realty
Kate Mitchell & Associates	F.W. Webb
Magnum Moving & Storage	Whirlpool Corporation
Mahoney's Atlantic Restaurant	W. Vernon Whiteley, Inc.
Namskaket Farm	Yale Security Products

We apologize for any mistakes or omissions and ask that you kindly report them to the development office at (508) 362-3559 ext. 14.

## RECENT GRANTS AND SUPPORT

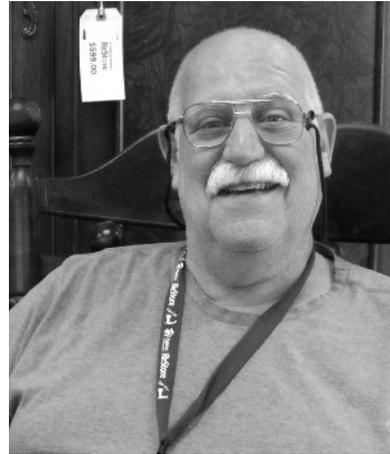
The following businesses, foundations and organizations have generously given to Habitat from December 1, 2011 through April 30, 2012.

Behrens Fund	Lawrence Lynch Corporation
Cape Cod Museum of Natural History	National Grid Foundation
Eastern Bank Charitable Foundation	Physicians of Cape Cod Inc.
Jacqueline's Nail	The Bennett Charitable Trust
Kinlin Grover Real Estate, Orleans	The Randolph Foundation
	Yoga Center of Cape Cod

## VOLUNTEER SPOTLIGHT

# Jerry Sheffield

When Jerry Sheffield decided to volunteer at the ReStore, he was asked, "How many days do you want to work?" Jerry answered, "How many have you got?" Jerry has been at the store Wednesday through Saturday ever since.



**Jerry Sheffield**

Jerry has plenty of experience in running a store. In the past he has owned an ice cream parlor, a restaurant across the street from the ReStore's current location on White's Path in Yarmouth, and a discount office furniture store. He treats the ReStore as if it were his own, saying, "A part of this is me." Jerry is a

rock solid part of the team. We couldn't do what we do without him.

Jerry likes to stay busy, so he does a bit of everything: helping to unload trucks, re-arranging the inventory, cleaning, light repairs, and helping customers. "People love to shop here. They love to donate here. Sometimes they are surprised. One lady thought we only sold to people who have Habitat houses. Some are surprised by the quality of what is donated. But we're doing service. In the end everything we're doing is building houses."

When you talk to Jerry, the word "fun" comes up a lot. He smiles as he admits that a sense of humor comes into play in everything he does. Working with Jerry keeps everyone amused. But spreading smiles is a part of what Jerry enjoys about his work. "That's what I work for. For a minute or two, someone forgets their troubles at home. I don't think there's enough of that. Everyone needs a chuckle once in a while." Go visit Jerry at the ReStore, Wed-Sat. from 9am – 1pm, and see for yourself.

### In Memory of Bob Szerejko, *volunteer construction supervisor extraordinaire*

We note with sadness the passing of Bob, a volunteer construction leader for Habitat Cape Cod for many years until he relocated to Maine, with his wife Phyllis, a well-known local artist. Bob was the "Spirit of Service" honoree at our 2003 Annual Meeting. A wonderful teacher, leader, and builder of homes, Bob was also known around Cape Cod for his handcrafted canoes, which were raffled each year to raise funds for Habitat. (see page 6) . All who knew him were richer for it. Through his work with Habitat, he has left a huge legacy of love and generosity on Cape Cod. Notes of condolences may be sent to his daughter, Anastasia Maertens, 31 Boban Street, York, ME 03909.



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**Our Community Kick off in Eastham on May 5th was a great success.** Our two new Habitat families were introduced (see page 4), we reunited with old friends and met many new ones for our upcoming builds that commence construction in July.

Joanne Broderick, volunteer coordinator for the Eastham builds and Kathy Goddard, Habitat volunteer at the kick off reception.

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**Lending a Hand**

Habitat Cape Cod lends a hand to our affiliate in Springfield, MA. Our disaster relief crew of 20 under the leadership of Fred Yarger and Fred Thimme headed to western MA this month to volunteer in a three-day Build Blitz to assist those affected by last year's tornado.

**CALENDAR**

September 12 - Habitat's **Annual Meeting** from 5-7pm at Yarmouth Senior Center



**We've got a brand-new Facebook page!**

If you are looking for a very simple way to help Habitat, you can join our Volunteer Publicist team.

All you have to do is "like" our new Facebook Page - [www.facebook.com/HabitatCapeCod](http://www.facebook.com/HabitatCapeCod) and our ReStore Facebook Page - [www.Facebook.com/ReStoreCapeCod](http://www.Facebook.com/ReStoreCapeCod).

With just a few clicks of the mouse, you will be spreading our news to a wider audience. Tell us about your own Habitat experience and share it with our Facebook fans.