

# Homeownership builds strength, stability and self-reliance.

# welcomehome

## A Note From Board Chairman Wil Rhymer

Where has the time gone?

It seems only yesterday, that I joined the Habitat family. When I was asked to join the board in 2010, it was a no brainer for me. Everyone no matter their status should be able to afford a home. The vision and mission of Habitat made me believe that this is possible.

When I first joined the board, we didn't have a ReStore, we were only building about 2 homes per year and we had a staff of 5. Looking forward to 2022, we have two ReStores, we are building about 10-12 homes per year with a staff of about 28 people. What an amazing accomplishment!

As Board Chair, my goals have always been to continue the good work of the previous Board Presidents, and to lead the organization with a vision of continued growth and focus on green building, all while continuing to help

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#### BUILDINGHOMES CHANGINGLIVES PRESERVING COMMUNITY



#### Contractors, plumbers, electricians, OH MY

Have you taken on a home improvement project lately? The trades people are in short supply and the wait times longer than ever. Despite being up to their ears in work, the members of HBRACC- the Home Builders and Remodelers Association of Cape Cod are coming together once again to build a Habitat home in one week!

The professional builders, together with their vendors, will donate all of the labor, materials and supplies for this affordable home to be purchased by a Habitat family to be selected this spring. The build will take place September 19th -23rd on Willett Way in Falmouth.

Thank you to Hutker Architects and CH Newton Builders for co-sponsoring our Blitz Kick Off Party! Be sure to follow blitzbuildcapecod on Facebook or Instagram to keep up with the build, you can also visit **blitzbuildcapecod.com** for more info!



805 Gifford St., Falmouth | 28 Whites Path, So. Yarmouth

#### 2022 Save the Dates

- Home in One Golf Monday, June 20th
- Falmouth Road Race Sunday, August 21st
- Ride for Homes Sunday, September 11th

#### Rhymer continued



families realize the dream of homeownership, and give them a sense of independence and self-reliance.

Thinking back, I remember when my parents realized that they were going to be homeowners. The joy in their faces was priceless.

While at Habitat Cape Cod I shed many tears watching families achieve their dreams of homeownership.

My time as leader of the Board (2014-2017 and 2020-present) has been a rewarding experience and this could not have been possible without the support of the entire board and staff.

It has been a privilege and an honor to work with so many talented and wonderful people on this journey.

Some of the most rewarding times in my life were working on a build site and feeling the joy, pride and laughter of the volunteers and families around me.

It's with a sad heart that I will be leaving the Cape and Habitat Cape Cod at the end of the year to pursue our dream of moving to the beautiful island of Hawaii.

In Hawaii I look forward to getting involved with the Habitat organization there, and sharing some of what I have learned. I hope to feel the same joy that I do with HHCC.

Finally, one of the most important things that I have learned is that at Habitat, it is not just about building homes, it's also about building community.

#### Spring 2022



#### **OFFICE**

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Habitat for Humanity of Cape Cod is an ecumenical housing ministry, non-profit 501 (c) 3 organization.

We tithe 10% of unrestricted donations to homebuilding overseas through Habitat for Humanity International.

# Volunteer Spotlight-Christina and Warren Brodie

#### by Jill Teitleman



Everyone can see our homes being built, but we couldn't accomplish this without the behind the scenes work of volunteers like Christina and Warren Brodie.

"Habitat is not sure what we'd do without them," Wendy Cullinan says, "Warren is the equivalent of having an attorney on staff – always available, donating hours upon hours of his expertise. We've never seen an invoice in nearly 20 years. And Christina has so many skills and willingly accepts any challenges that come along. Both Christina and Warren are kind and caring, they are loved and respected by all of us here at Habitat and truly reflect Habitat of Cape Cod's mission".

Warren is currently a member of the Habitat Cape Cod Board of Directors. He joined Habitat in 2005 as a member of the Land Acquisition Committee. Warren puts in many hours moving each project through complex negotiations and permitting processes with towns and neighbors and has been involved, one way or another, in over a hundred builds.

# Over \$1.1 million Raised to Sponsor 23 Homes on the Cape!



We are so grateful that Home Sponsors have come forward for the 23 homes we are currently building and about to start!

A Home Sponsor is someone who donates \$50,000 or more towards the funding of building a Habitat Cape Cod home. See a list of home sponsors for our next 3 Wall Raisings on page 4.

It takes many hands to build a home and Cape Cod has demonstated they are a community that cares.

To learn more, please contact Ginny Irving, Director of Resource Development, at ginny@habitatcapecod.org or 508-362-3559 x 28.

## **Land Angels**

Recently, Habitat Cape Cod was gifted parcels of land from some amazing individuals who graciously donated properties for us to build on in Brewster and in Sandwich.

More than two years ago, Elizabeth Finch approached Habitat suggesting we subdivide her nearly 58,000-square-foot property into three lots. Habitat could build two affordable homes, and she would continue to live in her current home. After securing required approvals from the Town of Brewster and other entities, two thirds of the the land now belongs to Habitat Cape Cod and two homes will be built starting in 2023.

Around that same time, The DeGraw Family, through their real estate agent, Tori Harrison Farr, contacted Habitat Cape Cod about land they owned in Sandwich on Nauset Street and Cotuit Road. We will be raising walls on the three permitted homes in Sandwich this fall.

We are very grateful to these families for their generous support through land donations.

Please contact Beth Wade, Director of Land Acquisition at 508-362-3559 x 24 or land@habitatcapecod.org to discuss land donation (full or partial donation) or any land leads.

#### **Vet Build Update**



The late Bob Harding

Thanks to the pedal power of Ed Ebert, along with the support of other Friends of Bob Harding, \$70,000 has already been raised to fund the costs of building a home with a Veteran preference on 26 Red Top Road in Brewster. Ed will be riding in our Ride for Homes event on September 11th if you are interested in supporting his efforts!

The permit has been recorded and the donation (thank you Beth Finch!) of land has been closed. If all goes smoothly, we are planning to raise walls on these two 3-bedroom homes on Red Top Road in Brewster in the fall of 2023. The other home is being sponsored through the generosity of Peter Soule.

Habitat Cape Cod is so grateful to everyone who is making this Brewster Build possible.

Congratulations to the Worcester Habitat! Philanthropist MacKenzie Scott recently made a gift to Habitat for Humanity International of \$436 million. In excess of \$400 million will be disbursed to 84 local Habitat affiliates across the nation.

Habitat Cape Cod is thrilled for our fellow affiliates (especially our friends in Worcester, the only MA affiliate recipient) and know these funds will have a significant impact on the current housing crisis!

# Many Thanks to Our Community Partners who Provided Support and Major Funding for Our Current Projects

#### George Ryder Road South, Chatham -2 homes

#### Major Funding

**Chatham Affordable Housing Trust Town of Chatham Community Preservation Act Funds** Federal Home Loan Bank of Boston

#### Home Sponsors

Nancy and Bill Erskine Geffken Family Trust

#### **Environmental Equity Sponsor**

Chatham Ecumenical Council Helping Prevent Homelessness

#### Willett Way, Falmouth -4 more homes (10 home project)

#### Home Sponsors

Falmouth Toyota Cape Cod Church HBRACC (\*\*)

#### Solar Funding

Ken Foreman and Anne Giblin Bill Overholtz

#### **Nauset Street and Cotuit Road,** Sandwich - 3 homes

#### **Major Funding**

The DeGraw Family (Land) Home in One Golf Tournament - The Ridge Club

#### Home Sponsors

Sandwich Faith Build Coteus Family Anonymous

#### **Home Mortgages United States Dept. of Agriculture**

**Construction Financing Cape Cod Five Cents Savings Bank** 

We are also deeply grateful to the donors of the Habitat for Humanity Cars for Homes Program and to donors and shoppers at the Falmouth and Yarmouth ReStore Locations - the success of both programs allow us to keep building at the pace of 10-12 homes per year.

Our organization earned a 2021 GOLD Seal of Transparency on Guide Star!



In an effort to save money and paper, Habitat Cape Cod no longer prints an Annual Report. Please visit our website www.habitatcapecod/donate/annual-report to view current and past reports.

#### 2022-23 Wall Raisings

Chatham, George Ryder Road (2 homes) Sandwich, Nauset Street and Cotuit Road (3 homes) Falmouth, Willett Way (4 homes) Phase 2 Brewster, Red Top Road (2 homes)

#### In the Pipeline

Truro. 181 Route 6 (2 homes) Wellfleet, Old Kings Highway (4 homes) Dennis, Setucket Road (4 homes)

#### Homebuyer Check Ins



For Alfred and Arelis the past 10 months has been an experience of great growth, learning and reflection. We checked in with them recently to see how the build process was going.

"To all those who are thinking of applying, I say put everything in the hands of the Lord from the beginning and do your part with each document and requirement. The reward is very great and the Habitat team really cares and are happy for every family."

"I think the first thing we're going to do when we move in is cry, but we're also already planning a party with the neighbors."- Alfred

Of course, the best part of this experience is knowing that you are actively participating in building for your future and the second best, is sharing with the volunteers and learning their building tips and perspectives on life."

Arelis says her favorite activity is hammering and she is getting better, the nails don't turn so much anymore. Working side by side with her future neighbors allows her and Alfred a chance to get to know them better.

"We want to be like Habitat volunteers helping others and having purpose in our lives. Thank you God and thank you Habitat for Humanity."



Alfred and Arelis's children: Julio, Arianeliz and Eva Luna.

Olivia has been building her home with Habitat for about 5 months. It's been a shaky start between Covid and the winter weather, but they've accomplished a great deal on the site so

"The BEST part of this experience is just getting in and getting my hands dirty. I absolutely love the fact that I can say I helped build my own house!!

My favorite task so far, was putting the back wall together and applying the sheathing (even though my arm was sore the next couple days). It is definitely an encouraging and a bonding experience to work alongside my future neighbors!

I just want to thank everyone who has taken their time to help me build my home. It is not easy work, but they dedicate themselves to come on a regular basis and there aren't enough words I can say, to show how appreciative I am. Anyone affiliated with Habitat, just know you guys really do make a difference!

My advice to anyone applying: don't give up! It may take a few tries, but don't lose hope. Don't be overwhelmed. The process can be intense, but the wait and the outcome are so so worth it!!!"



"The first thing I'll do when we move in is probably cook a big meal to celebrate and then curl up on the couch with my girls and watch a movie. They are beyond excited. They have written me lists of what they want for their new rooms and even drew me pictures of what they want it to look like."





#### "Decon" Team

We've launched a new program! The Deconstruction (Decon) Team is headed up by volunteers Brian Ritchie, Clay Erickson, Keith Magyar and Tom Simeone. Our highly trained and fully insured Decon Team will take down and remove cabinets for homeowners or contractors remodeling kitchens.

Used cabinets are typically thrown away during a remodel, but thanks to Habitat, they can have a second life. The volunteer team will bring them back to one of Habitat's two ReStore locations (Yarmouth or Falmouth) where they will be sold to the public.

Funds raised will be used to build more affordable homes on the Cape.

To donate cabinets or any other household item to Habitat Cape Cod, visit restorecapecod.org/donate or call (508) 394-6400 x 31.

The uninstall and removal of cabinets is a free service.

They have removed cabinet sets from 14 homes so far and have raised over \$40,000 for Habitat!

ReStore and KAM Team Up We are excited to announce that Habitat Cape Cod's ReStores and KAM are partnering to help keep used appliances out of landfills. Every time a KAM customer orders a new appliance, they will be given the opportunity to have ReStore come and pick up the old yet working appliance. This way ReStore will have more appliances available to sell and we keep them out of landfills!



Check out our new truck! Thanks for many wonderful donors, we were able to purchase this new truck to assist with our pick up of donations. Be sure to honk when you see us!

#### Donating Your Car Can Help Build More Homes

Habitat Cape Cod has raised over \$250,000 through our Cars for Homes Program!

If you or anyone you know would like to donate a vehicle to Habitat, you can start your donation online or call our hotline: 1-877-277-4344. Be sure to specify that you'd like to select Habitat Cape Cod as your beneficiary. Thank you to the following recent donors.

Alfred Bard Joseph Boyle Barbara Burnett **Christine Connors** Victor Cristiano **Evan Cushing Donald Dallaire** Ava Gaffney Dana Hinckley Thomas Koch George Latyszonek James Lotti

Donors listed are from August 2021 - March 2022

William Marsden Richard McHugh Thomas McLean **Edmond Michaud** Stephen Moynihan Michael Noonan Anne O'Brien **Bob Ryley** James Sia Joseph Sullivan Maureen Tainter Rose Tenaglia Dunn Unfinished Business of Cape Cod Valerie Varner Bill Witmer



#### Cape Cod Tech Students Give Back



Cape Tech students at Murray Lane, Harwich this January with Plumbing & Heating Instructor Tom Keir.

We are so proud of our new collaboration with the students from the Cape Cod Regional Technical High School in Harwich.

The students and their shop teachers have been installing the plumbing and electric on house number 5 on Murray Lane in Harwich.

This fall we launched a new program with the Technical School that allows the students to gain real world experience by installing, under the close supervision of their instructor, the electric and plumbing systems on one of our homes in Harwich.

The carpentry students also lent a hand building a shed for the home, and they also built a shed for our Shed for Homes Raffle.

#### Fundraising Events Help Build More Homes!

Visit habitatcapecod.org/calendar



# Shed Raffle-Drawing on May 28th



Our Shed for Homes Raffle is back! Purchase your tickets today to win an 8'x10' Shed built by the students at Cape Cod Regional Technical High School.

Tickets are available at our ReStores in Falmouth and Yarmouth and online by going to our website www.habitatcapecod.org.

Tickets are 1 for \$5. 5 for \$20, or 15 for \$40. To see the shed, visit Mashpee Commons (near Siena). Winning ticket will be drawn on May 28th.

#### **Falmouth Road Race August 21st**



Have you always wanted to run the Falmouth Road Race? Habitat Cape Cod has a bib for you! Join us and run one of the premier running events of the summer season.

## **Kayak Raffle June - Oct.**



Tickets available soon! Thank you to John and Pauline Amirault for building another handcrafted kayak.

#### **Home in One Golf** Tournament-June 20th

Here is your chance to play at the private, members only Ridge Club which features one of the Cape's most scenic golf courses.

Trade in a day at the office and tee off to support the construction of an affordable home in Sandwich for a local family in need. Register to play or become a sponsor.

Thank you Tournament Sponsors; Shepley Wood Products, Mid Cape Home Centers, Falmouth Toyota, Oceanside Restorations, Coastal Plumbing & Heating, Dowling & O'Neil, MS Walker, Andersen Windows and Bob Walters! Thank you to our Tee Sponsors as well!

#### Ride for Homes - Sept. 11th



Join us for our 5th Annual Ride for Homes! Ride your bike 12, 20 or 40 miles to help build a home.

Help us raise awareness about the need for decent, safe, affordable housing and make this our biggest and best fundraiser of the year!

Email events@habitatcapecod.org or visit habitatcapecod.org/calendar for more info on any upcoming event.

# **Equitable Access to Green Energy**



Are you passionate about clean energy and helping others? If so, please consider sponsoring a home energy package!

Purpose: Your donation of \$25,000 will equip one Habitat for Humanity of Cape Cod home with the following elements:

Solar Panel Array - Each home is situated on the lot to maximize the benefits of capturing solar energy. We generally install anywhere from 5.4Kw (16 panels) to 7.9 Kw (24 panels) on our homes, depending upon the size of the house The system is sized to allow the homeowner the potential for achieving Net Zero over the course of any given year. This means with moderate energy consumption our

families may eliminate their utility bills, a milestone for families who typically are unable to access the benefits of solar energy.

Non-Combustion Air Source Heat Pump - The most common type of heat pump is the air-source heat pump, which transfers heat between the house and the outside air. High-efficiency heat pumps also dehumidify better than standard central air conditioners, resulting in less energy usage and more cooling comfort in summer months. Air-source heat pumps have been used for many years in nearly all parts of the United States, but until recently they have not been used in areas that experienced extended periods of subfreezing temperatures. However, in recent years, air-source heat pump technology has advanced so that it now offers a legitimate space heating alternative in colder regions.

ERV Air Exchange System - ERV stands for energy recovery ventilator, with common name variations including ERV air exchangers and ERV ventilation systems. ERVs draw clean, fresh air into a home and remove stale air simultaneously. The incoming fresh air is pre-conditioned by the outgoing conditioned stale air. Along with this transfer of air streams, ERV ventilation systems capture contaminants, pollutants, allergens, pollen, and more, helping to ensure that the air that enters and is kept within the home is clean and healthy.

**EV READY**- Beginning in Falmouth 2022 – we will be making our homes Electric Vehicle Charging ready. We plan to install a conduit from the panel (with a dedicated 240v, 40 amp circuit) to a termination at an exterior outlet box suitable for installation of a future charging station. While EV's are currently not within easy reach of moderate income families, this will provide one less hurdle when considering a future purchase.

For more information please contact Ginny Irving, Director of Resource Development, at 508-362-3559 x 28 or ginny@habitatcapecod.org.

# **Donating Solar Credits**

Did you know you can donate your excess solar net metering electric credits to Habitat Cape Cod?

We have recently received several donations of credits which are helping to offset our office and ReStore electric expenses. We are very grateful for these donations!

Twice a year, Eversource allows homeowners to update their Schedule Z form by which you may allocate credits to any public, private or nonprofit entity. The credits may be apportioned at 100% or less.

As these credits never expire and roll over month to month, some individuals, particularly "snow birds" who leave the Cape in winter, are finding they are accumulating credits they never use.

Such credits can be put to good use here at Habitat!

If you are interested in donating your net metering credits, call Beth Wade, Director of Land Acquisition & Project Development, 508-362-3559 x 24 or email her at land@habitatcapecod.org.

Thank you for considering this donation to Habitat!

# **Donating Land**

Simply – in order to build houses – we need to secure land to build on!

Our successful model has always relied on land "donations," in one form or another. Generally, there are three ways that we secure land: 1) through municipal land award following a successful response to a Town's RFP for Affordable Housing Development; 2) through land purchase using Community Preservation Act or a Town's Housing Trust funds; 3) through land donations.

Do you know of a parcel of land that is town owned? Do you want to explore donating land you own (or a portion)? Perhaps you have an existing home that you would like to donate now or bequeath to Habitat for future use.

Are you a real estate agent with a client who has an "unusable" parcel of land? We are very interested in talking with you about how we might use your land to create much needed affordable homeownership here on the Cape. Let's explore the many potential benefits - together!

Please contact Beth Wade, Director of Land Acquisition at 508-362-3559 x 24 or land@habitatcapecod.org with any leads. Thank you!

# Every Hand Makes a Difference



The Upper Cape Chapter Meeting for the first time in person since 2020



Harwich-Dennis Rotary Team Day on Murray Lane, Harwich



Volunteer House Leader Bob Leary on Willett Way, Falmouth



Home Buyers - Murray Lane, Harwich



Home Buyer Sarah on Willett Way, Falmouth



Thank you to all who supported our Shop to Support Ukraine event.

We raised \$25,000 to send to Habitat International to support their efforts in stablizing refugee families!



St. Joan of Arc Team on Murray Lane, Harwich



Willett Way, Falmouth Volunteers

# Every Hand Makes a Difference



Clay Erickson and Eric Carlsen on Murray Lane, Harwich



Volunteer Site Coordinator Joanne Broderick and homebuyer Alfred on Murray Lane, Harwich



Wall Raising Volunteers Alecia DeCoudreaux, Desiree Jones- Eaves and Pia Banerjee on Willett Way, Falmouth



Jax in front of the home his parents are building on Murray Lane, Harwich



Cape Air Team Day on Murray Lane, Harwich



Volunteers Ken Larsen and Barry Clickstein with Habitat Staff on Wall Raising Day on Willett Way, Falmouth



Dawn Brooks - First Congregational Church of Harwich, on Murray Lane, Harwich

#### Faith Relations Committee is Looking for Ambassadors



Habitat Cape Cod relies on the faith community to help in so many ways. Currently, many congregations have joined together to raise funds to sponsor homes all over the Cape. In addition, volunteers, including those from our Faith Community, participate by supplying snacks and devotions on the job sites, making guilts and bookcases for homeowners, participating in Home Blessings and so many other engaging ways. We'd love for you to join us!

You do not need to be a faith leader to join the committee. You just need

- Have strong passion for HHCC and its mission and work
- Be comfortable reaching out to faith congregations
- Have creative ideas to assist in the development of plans to generate a positive relationship between Habitat and the many faith communities on Cape Cod
- Possess good people and communications skills

The committee meets for 1 hour every other month, currently by Zoom. If interested in learning more, please contact Ginny Irving at ginny@habitatcapecod.org or call 508-362-3559 x 28.

Once upon a time you wanted to change the world.

You still can.

# There are simple ways everyone can make a difference.

With a legacy gift to Habitat for Humanity of Cape Cod, you can help us do what we do today, even better, for generations to come. A planned gift is simple to arrange and often returns benefits back to you.

For example, you can:

- Make a gift today that costs you nothing during your lifetime
- Receive guaranteed payments for life in return for your gift
- Donate life insurance you no longer need
- Give appreciated stocks, bonds or mutual funds
- Preserve your estate for your heirs and support a cause you care about
- Use a gift to reduce your estate tax exposure and eliminate capital gains
- Donate your house or vacation property, take a tax deduction and continue to use the property for as long as you'd like

Best of all, you can leave a lasting statement about who you are and what you care about.

For more information about how you can make a gift that endures for future generations, please contact Ginny Irving, Director of Resource Development 508-362-3559 x 28

# Volunteer Spotlight continued



ohoto credit Rick Harris

Christina has her own consulting practice and her skill set allows for her to fill diverse volunteer needs. She enjoys engaging with prospective families on the Interview Committee, and is a Family Partner to her fifth Cape family and she has been known to lift a hammer when needed. Christina also co-led a Cape group to an international build in the Dominican Republic in 2017.

In 2007, the Brodies and their son Ethan, joined a Habitat Cape Cod team on a Blitz Build in Jackson, Mississippi. Eight teams built eight homes for New Orleans residents who had lost their homes in the Hurricane Katrina disaster. "It was an inspiring experience to build a home from scratch in just a week with our Habitat Cape Cod team," Christina recalled.

After moving to Falmouth in 2015, Christina (still working part-time) and Warren (working full-time) were looking for ways to contribute more to their new community and meet people.

Christina, influenced by her parents who always demonstrated a willingness to build community wherever they were, was especially interested in partnering with women as they claim their power. In addition to Habitat, she volunteers with We Can.

"I was thrilled to find so many women as Habitat homeowners," she says,

continually ready to find the next way to be supportive.

Warren has provided legal counsel for Habitat builds across the Cape. It would be hard to list his contributions over the years. Warren remembers Habitat former board president and visionary leader, Don Dickenson, who chaired the Land Acquisition Committee and who recruited Warren for the Habitat Board.

"Habitat was building one to two houses per year on the Cape. Don wanted to do much more and ultimately proved that we could build ten to twelve homes per year, if not more. For several years Don and I traveled around the Cape, talking to Habitat supporters and local government folks and exploring potential building sites. It is crucial to bring the community into the process and to foster local coalitions. Applications are submitted to Zoning and Planning boards and reviewed by many government departments and agencies. It can take months and even years to get a project approved. I have been working on one project in Wellfleet for over 15 years."

Because the Brodies embody the essence of collaborating with others, it's obvious how much they receive in return. Warren has nothing but admiration for Habitat Cape Cod. "We get things done. It's a vibrant organization that functions at a high professional level from the Board members to the ReStore and office staff to the construction leaders and core volunteers. We've built 160 plus houses here, but we still have a crisis we're not solving fast enough."

"Habitat homes are about empowerment," adds Christina. "When you own your home, you're really in charge of your own life. People can find so many ways to be involved. In addition to the roles described here, you can Ride for Homes and Fish for Homes. You can contribute snacks for construction site work breaks."

For more fun, she has also helped out at the Falmouth ReStore, which has special benefits. "Got a great leaf blower for ten bucks!" she smiles.

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#### To Volunteer:

Contact Tara Cronin at tara@habitatcapecod.org or 508-362-3559 x 16

#### To Donate:

Contact Ginny Irving at ginny@habitatcapecod.org or 508-362-3559 x 28

#### To Donate to ReStore:

Contact the ReStore at 508-394-6400 x 31 or visit restorecapecod.org



It took many hands to send out last year's Christmas cards, thank you to all the volunteers and homebuyers who helped!

# the knack cape cod

No need to feel guilty ordering dessert! The knack will be donating 10% of their dessert sales every day to Habitat Cape Cod and a handful of other wonderful Cape organizations. Visit them in Orleans at 5 Route 6A or in Hyannis at 1120 Route 132.