



# COAST HABITAT NEWS

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## HABITAT GETS GO AHEAD FOR SIX TITLES



1367 OAK STREET



1353 OAK STREET



541/543 MAPLE & 285/295 S. CORRY

This Thanksgiving season will be an especially memorable one for six Habitat Partner families thanks to two separate actions by the City Of Fort Bragg. After years of patience, negotiation, hope and despair, these six families will have much to be grateful for.

On September 10th the Planning Commission approved remapping Dana Street from 10 homes to 8, allowing the Martinez and Escobedo homes to become stand alone parcels since all their improvements are already in. This courtesy on the part of the City allowed full ownership to be transferred without completing the rest of Dana Street.

In a separate action on September 22nd, City Council approved the Planning Commission recommendation to Amend the General Plan and rezone the Maple Street parcel to a 4 lot subdivision. These four homes, built between 1994 and 1998 have been held in trust by Habitat while seeking an acceptable way to transfer title.

After two administrations failed to reach a solution, the current Council and Planning Commission with the creative groundwork of Planning Director, Linda Ruffing and former City Manager, Connie Jackson, resolved the five year stalemate. Thanks to them and the work of Habitat's Board, Partners and much pro-bono expertise, these four families, the Chiltons, Renterias, Padillas and Taylors will, at last, have full ownership of the homes they labored with you to build. Title will be transferred as soon as the deeds and covenants can be signed and recorded.

The Board is planning a Spring re-dedication of these six homes when we break ground for Dana Street in 2004.

### UPDATE ON OAK DUPLEX TITLES AND CDBG GRANT TIMELINES

Two more major developments are still pending for Habitat. We have been active participants in the City's workshops on the General Plan Housing Element and the drafting of the new Municipal Codes to support Affordable Housing.

One outcome of that involvement will, if approved by Council, allow us to resolve title on the Oak Street duplex owned by the Mora and Canul families. The small size of this parcel requires a solution not legal in the present code, hence the delay.

The City has formally contracted with HCD for our \$400,000 infrastructure grant. The Environmental review and other compliances are nearly done allowing the City to sign off with Habitat and start the bid process by January.

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## **A HEARTFELT THANKS TO ALL OUR SUPPORTERS FOR 2003**

*This has been a difficult year for Coastal charities. We have been luckier than most to have donors with a deep committment to our work who have continued to support it in a poor economy. While much of our momentum this year has been on paper, not on the ground, it has been a watershed year for us. We have successfully gotten permits for Dana Street's next 7 homes with a grant to do their improvements, resolved 4 of 6 outstanding title conflicts with the City and advanced the transfer of 2 more titles by a year. Even with all the donated services, these accomplishments have cost over \$50,000 in maps and other development costs. With the State's budgetary woes, we are still not sure we can count on the forthcoming grant, so we ask that you continue, as always, to give generously. Please use the enclosed mailer.*

### **Master Carpenter**

Chuck Greenberg, Claire Ellis  
Fanny King  
Bill & Sandra McIver  
Janet D. Morris  
James Sievers  
Gordon Ullman

### **Carpenter**

Dr. Carol Anderson  
Pat Dunbar  
Richard and Karen Green  
William Huff & Laura  
Vogelgesang  
Jack and Joanne Kemp  
Laura Lind  
Mendo High School  
Fred & Mavis Moore  
Jim and Joan Palmer  
John and Janis Porter  
L and Judith Quenet  
Glen & Mary Ann Schols  
Peter and Dylis Sommer  
Tomek and C.C. Ulatowski  
Richard & Geraldine Watson

### **Journeyman**

William P Adams  
Chet and Sherri Anderson  
Scott and Debbie Anderson  
Luna Armstrong  
Mildred Benioff  
Ted Berlincourt  
Marcus and Kathy Bibbins  
Richard & Janet Bilas  
Jim, Anne, Ian & Andrea  
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Leonardo and Karen Bowers  
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Ron and Gayle Ensign  
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Roy & Carol Ann Falk  
Susan Fraser  
Al and Jeanne Galli  
Linda Gay Cytran  
William Gibson  
Otto and Jean Graham  
Thelma Gray  
Bart and Gerry Grimes  
Jan and Johleen  
Haaggen-Smit  
John & Jeannette Hansen  
Eric and Marcia Harter  
Charles and Olivia Hasty  
Betty Helm  
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Beverly Van Pelt  
Leo and Linda Vargas  
Norma Watkins & Leslie Czek  
Chris Clutton & Fay Alice Yee  
Louise Young  
John & Susan Zahniser

### **GIFTS FROM 1/1/03-10/10/03**



**FROM THE BOARDROOM  
BY PAT DUNBAR, PRESIDENT**

At long last, we have successfully completed several zoning and lot line approvals with the City of Fort Bragg, and six families will soon have titles to their homes. It is exciting to realize this goal, which would not have been possible without our City Officials' commitment to affordable housing. Resolving these issues has also enhanced our partnership with them as we look for new housing opportunities in the future.

In this area where all property is very expensive, it is a challenge to create affordable homes, so we will have to be flexible and creative. We will be considering rehabs, cluster homes, condominiums and projects outside the City.

Looking at the bigger picture, Mendocino County and Fort Bragg are revising their General Plans. Chuck Greenberg has been working to insure that these plans retain provisions favorable to affordable housing. By participating in the planning process, Habitat is helping to make it an ongoing community commitment.

Since this has been such a busy Fall, we have rescheduled our popular Virtual Auction for spring 2004. If the auction has been your primary time for making a donation, would you please use the enclosed envelope instead? Thanks! We'll keep you posted when the new auction date is set.

**HABITAT HIGHWAY CLEANUP  
By Jerry Dorsey**



Robert Van Peer, Jerry Dorsey, Chuck Greenberg, Claire Ellis, Pat Dunbar, Ron Hock, Linda Rosengarten & Lee Josephs -photographer

This was our second Cal-trans cleanup for 2003 netting a total of twenty 40 gallon bags of trash picked up in 2 hours. Many hands joined in to make it a quick, enjoyable morning and we were all headed home by noon with a job well done.

Taking time to do this is not an easy thing to ask volunteers; picking up trash on Hwy 1 is pretty low on most priority lists of things to do on a beautiful Saturday morning. I thank our volunteers for helping HfH in this effort to keep Fort Bragg looking better. Hopefully folks passing by will become more conscious about litter and will work to reduce the amount we find on the roads and streets next time.

**To join in, call me at 964-6286.**

**NEW WEBPAGE LAUNCHES  
[www.habitatmendocino.org](http://www.habitatmendocino.org)**

Thanks to Coastal new-comer Jeffrey Osier-Mixon, Habitat has a website worthy of its accomplishments. Check it out! It features a complete archive of newsletters in PDF format, a photo essay on all 14 families and their homes, a list of the last six months contributors, Committee contacts, key policies and event information. Once we are able to begin regular construction on Dana Street, we will post build schedules and other volunteer opportunities as they develop.



**PARTNERING NOTES  
BY CHET ANDERSON, CHAIR**

Very mixed emotions surround the news that one of Habitat's newest families will be leaving the area: Happiness for Carolyn Perkins and her 2 great kids, Gina & Justin Seago, as they look forward to Carolyn's marriage to "a great guy" and a move to Lakeport; sadness in losing a hard working, enthusiastic volunteer and partner. Carolyn has been our "go to" person to get things done at the Kite Festival and other events. We are delighted for Carolyn and will keep them all in our hearts.

Congratulations are due to the Families who were responsible for Habitat's float entry in the Mendocino 4th of July parade which won a Blue Ribbon. Thanks go to Charlie Maden who organized the work, to Ausencio & Homero Martinez for getting the float "on the road", and to all the other workers including the kids: Miriam, Sandra, Yanni, Cyrus & Gina.

**UPCOMING EVENTS:**

- January-Kite Sponsor signup*
- Spring-Virtual Auction at the home of Ed and Terry Hamilton*
- May 1-All You Can Eat Mexican Dinner at Portugese Hall*
- June 10 -2nd MTC Theater Nite Shakespeare's "Tempest"*
- June 5- Annual Kite Festival*
- Sept- Redwood Health Club Tennis Tournament*





Chet Anderson, Shanon Smith [tennis pro] and John Mitchell staff the grill for hungry players



Players Phil House, Michael Brown, Richard Goodman and Jim Moore catch their breath

## REDWOOD HEALTH CLUB TENNIS TOURNAMENT “NETS” \$2000 FOR NEW HOUSES

The fourth annual Tennis Tourney scores again for Habitat. The Sept 13-14 Tennis Tournament sponsored by Redwood Health Club was an artistic and financial success with the largest number of entries to date, outstanding tennis, great weather and a generous contribution to Habitat’s home-building program. Thanks to Shannon Smith, tennis pro at the Mendocino Tennis Club, the tournament was well-organized and featured high quality local players as well as imports from Sea Ranch, Squaw Valley, Arcata, Ukiah and Elk. There were new faces in the winning circle as well, with new teaching pro, Paul Dayton, winning the singles and teaming with former Mendocino HS star, Sol McElroy, to win the doubles.

For the first time, Habitat had an “official” entry in the B Men’s doubles, with Board members Grimes & Anderson fighting back from a 1st set loss to win the 2nd set 6-1 before running out of gas. They went on to enjoy the great BBQ provided to all the players later in the day.

Habitat appreciates the sponsors & Don & Mike Pollard, owner & manager of the Redwood & Mendocino clubs for hosting this great event.

### Board of Directors 2003

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SITE AND RESOURCE DEVELOPMENT;  
EDITOR OF COAST HABITAT NEWS

GLORIA RENTERIA AND NANCY KEMP,  
FAMILY SELECTION COMMITTEE

CHUCK GREENBERG: NEWSLETTER EDITOR



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