

COAST HABITAT NEWS

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From Left to right : Laura Balows, Jessie Stevenson, Yola Tharpe, Ruth Rumppler, Molly Coffin, Nadine Horsfall and Thelma Woodman

FLYING FINGERS KEEP 03 KITES ALOFT

The Loose Threads, whose raffled quilts have raised over \$10,000 since 1998, are the heros of the Habitat Kite Festival. Founded by Jean Bayer [now a resident of Maine] and Nadine Horsfall [2nd from rt.], this group of women at The Woods have created 5 exquisite original quilts, donated each year to Habitat for a Kite Festival raffle at \$1 per ticket. Thanks to them, and the sponsors noted below, the festival remains free to the community without using contributions given to Habitat for home construction. Other long-time sponsors are Matson Building Materials, Harvest Market, Mendo Mill, Rose Memorial, Round Table Pizza, Stevenson Supply, Mendocino Cook-
ie Co, Village Toy Store, Ft. Bragg Feed & Pet, Coast Homes and property owners: the Hauns, Charlie Baxman, David & Kim Queen, William Patton & Mary Swann.

DANA STREET PROJECT APPROVED 4/23/03: OUT TO BID IN FALL; STARTUP SPRING 04

After many months of redesign and effort, we are good to go on the next seven homes comprising the Dana Street Project. The Fort Bragg Planning Commission ruled unanimously on April 23rd, 2003 in favor of the project and their call is final. We are preparing the Improvement Maps for bidding this Winter and local landscaper, James Benedetto, will design the required native tree plantings. We will, with Council's consent, honor a deceased volunteer and lead carpenter by naming our extension of Dana St. 'Dick Williams Way.'

HABITAT & CITY QUALIFY FOR \$400,000 GRANT

The long path to approvals for Dana Street resulted in close partnership with City officials which built a new level of trust and commitment for us both. One outcome was the decision to apply for a Community Development Block Grant, Federal monies targeted to community needs like housing.

Even had our permit path been shorter, we would still have needed at least another year to raise the hundreds of thousands of dollars needed for a project of 10 homes with streets and all improvements.

This grant not only guarantees all the funding for these improvements, which must be done before we begin the homes, but it frees all the money you have already given and will give next year to be applied to building homes instead of the road: a direct saving to the Coast of \$400,000 of the estimated 1.3 million for the project. Much paperwork and engineering remains, but we are off to a great start.

We know everyone is eager to pound nails, but, once we begin, the money saved by this grant will allow us to build 2 houses a year, twice our usual rate, without delays.

Usually no work may begin until the whole grant is finalized in Fall, but we may allowed to start the 7th house which was not part of the Grant this year; if not we will look for a single parcel to build on with the money freed up by the grant--stay tuned!!!



HABITAT FOUNDER, BETTY MAHON, KICKS OFF MEMORIAL FUND

Betty Mahon and her husband Hank went to Tijuana in 1990 to work on a Jimmy Carter build and brought their enthusiasm for decent, affordable housing back to the Coast. With Max and Lee Mitchel they started our affiliate later that year, sponsored by the 2 Presbyterian churches.

After Hank died in 1994, Betty remained an active member of the Board until 1999 and was instrumental in creating the coinboxes that held our brochures and collected change on counters all over the Coast. She provided the original leads to Habitat's many donors by contacting the many friends she and Hank had made over the years and enlisting their support in all aspects of Habitat's work.

In order to honor her husband and further Habitat's housing goals, she is creating a legacy gift in her will of \$15,000 to be left at her death as an endowment to provide an ongoing income stream for Habitat to acquire property and oversee operations as it expands into larger projects like Dana Street.

Her hope [and ours] is that many of you will join with her in adding Habitat to your bequests to create a million dollar fund with the Community Foundation by 2010. [see box below & column right.] The interest from this fund would provide Habitat with \$45,000 additional revenue per year as well as the equity leverage to take advantage of property offers that might occur at times of low cash flow.

With fewer and fewer small buildable lots available in Fort Bragg, Habitat's future lies with large, complex projects like Dana Street. These additional monies would enable Habitat to operate flexibly in a more complex funding scenario independently of funds received from gifts in a particular year.

Interested? See how on this page or call Chuck Greenberg at 937-2418 for details.

WHO AND WHAT IS THE COMMUNITY FOUNDATION OF MENDOCINO COUNTY?

The Community Foundation provides services that help donors accomplish their dreams of helping others and making a lasting contribution to causes that matter the most. For donors who want to leave a long-term legacy, the foundation holds endowment assets, invests them, and ensures that endowment income is used in accordance with the donor's wishes. By establishing a memorial fund with the Community Foundation, Betty Mahon and other donors are assured that their gift will be carefully managed over the long-term and used most effectively to assist Habitat achieve its goals as they change over time.

HOW YOU CAN JOIN THE MAHON LEGACY FUND

All that is required is the insertion of the following or similar language into your will with a copy filed with Habitat and the Community Foundation of Mendocino County c/o Susanne Norgard 135 W Gobbi St. Ukiah, CA 95482.

The Community Foundation of Mendocino County

SAMPLE BEQUEST LANGUAGE

***I give, devise, and bequeath to
The Community Foundation
of Mendocino County:***

***The sum of _____
_____ dollars (\$___)***

OR

***The following described prop-
erty, to wit: _____***

OR

***_____ percent (___%) of
the rest, residue and remain-
der of my estate
to be added to the _____***

FUND

***I instruct that all of my chari-
table gifts, bequests and
devises shall be made, to the
extent possible, from prop-
erty that constitutes "income in
respect of a decedent" as that
term is defined in the Internal
Revenue Code.***

Please review your intentions and tax consequences with your tax and estate planners before acting. Additional counseling is available through the Community Foundation at 707-468-9882 or call Chuck Greenberg,



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

The last couple of months have brought lots of exciting news. The Planning Commission approved Habitat's plans for Dana Street April 23 and we were awarded Community Development Block Grant of \$400,000! This grant comes at a most opportune time and will cover the costs of grading, paving, and utilities, but cannot be used for construction expenses – our regular fundraising efforts must pay for lumber, roofing, sheetrock and all the rest.

To get us started, a new donor has offered to “sponsor” half a house as a matching grant! This generous gift will be a great jump-start on the new project, and we plan to use it in some creative ways. Funding the seven Dana houses will be a challenge, but together we can do it!

I hope you were able to join us for our Mexican Dinner. Gloria Renteria organized a wonderful evening. The food prepared by Habitat families was delicious. Our thanks to those who helped with publicity, set-up, kid's activities, serving, cooking and clean-up. Next up – the annual Kite Festival on June 7! Join us for fun in the sun (and wind!) at Todd's Point – there will be food, games, and, of course, kite flying! Make a kite, or bring your own. See you there!

Earlier this year, we regretfully accepted the resignation of Paul Kemp, long-time board member and Treasurer. Paul's expertise was invaluable in setting up all our financial systems and his contributions at board meetings always insightful. He and wife Nancy have been stalwarts at all our events – we will miss Paul as a board member, but know we continue to have his support! Richard Green has accepted the Treasurer's position; as a CPA, he is well qualified to take on these new duties. Kathy Shafsky will assist with money for all our events.

In May, we welcomed new board member Gayanne Alexander. Gayanne and husband Scott live and work in Fort Bragg, where their children are in school and they are active in the community. Gayanne went right to work, helping out at the Mexican Dinner and Kite Festival.



MEXICAN DINNER PROVES THAT A FORK CAN HELP TO BUILD A HOUSE

Once again the Habitat Family Partners wield pots and pans to provide the community a feast of traditional authentic regional Mexican foods: tamales, fajitas, tacos, salads, enchiladas and specialty flavored water drinks. Portugese Hall was festive with photos from our ten house builds, cut-out streamers made by the Habitat kids and other lively decor. Opportunities to create your own pinatas for the kids and Margaritas, vino and cervesas for grownups contributed to the fun as 400 people came over for a home cooked meal. This event, now in its 11th year, contributes about \$5000.00 a year to the next build. The food the Partners provide for the Kite Festival raises another \$1000.00 and their monthly mortgages add almost \$50,000 more to our building fund--enough now to cover the entire construction cost of one home each year. A typical home is 1200 square feet at about \$45 per square foot.

NEW FORMAT FOR HABITAT'S VIRTUAL AUCTION: EVENT WILL BE HOSTED AT A PRIVATE HOME

We will be trying a new and exciting format for the 4th annual Virtual Auction in which bidders compete to “purchase” parts of the next house. We keep the winners' goods, hence the name Virtual Auction. This successful event has raised \$63,000 over four years and drawn many new residents into the Habitat fold. Call 937-2011 for details.

This year, instead of a restaurant, we will host the Auction at a spectacular private home with a multitude of favorite dishes prepared in a Dim Sum or Tapas format by the Board, its Committees and volunteers. These will be served from 6:00 to 7:00 and then plated while the auction heats up. We will be featuring entertainment, wine and competition as well as cooperation among the tables to “purchase” parts of our next house. It is a chance for newcomers to eat well, meet our community and build a new house at the same time.

INTERNATIONAL LAW FIRM BACKS HABITAT ALL THE WAY FROM PLANS TO SALE

Five high powered attorneys from Morrison and Foerster have adopted our affiliate and made our problems their concern. Working out of offices in Hong Kong, San Francisco and Walnut Creek, they have donated hundreds of billable hours to seek a just solution to our title problems, guide us through the thicket of approvals needed for Dana Street and prepare the documents for selling houses and condos to our Partner Families. Here is who they are.

Bradley Brownlow, took over from **Mitch Randall** when he left MoFo in 2001 as our lead attorney. "As a land use attorney, I am aware of the impact of the State's affordable housing crisis on low income families and appreciate Habitat's efforts to empower Partners through home ownership. I play bass in the firm's rock band, the Mofonics, and enjoy camping, snowboarding, and Giants games." **Clark Morrison**, a senior partner, has ably advised him on some of the complexities of our permit process.

Bruce Johnson is preparing the condo documents for Maple Street. "The opportunity to provide legal help for Habitat is aligned with my views that human beings, among other things, are duty bound to help others when we are able to do so. As a gay man who lost nearly all of lifelong friends to AIDS, my family consists of my brother and his loving and supportive children, and now also includes my grandnieces and grandnephew."

Kathy Bryski is preparing all of our Title documents. "I am returning from a 3 year stint in Hong Kong with my husband and daughters, 6 and 8 who learned a fair amount of Mandarin. I didn't learn much Chinese, but I did pass the Hong Kong bar during our stay. I like to travel, play tennis and hike. It is wonderful to be able to share what I am good at with Habitat because habitat makes sense on every level; it's great to be part of it."

Kathi Pugh, who coordinates the pro bono program, noted, "Morrison & Foerster has a strong tradition of providing free legal services that benefit the public interest and serve those in need. This firm believes it is an essential part of a lawyer's professional responsibility to perform pro bono work and engage in other activities that benefit the community. During 2002, our attorneys contributed more than 100,000 hours representing pro bono clients. This equated to well over 7% of our billable time."

In our case, they are benefiting a community they've not even seen!

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FAMILY SELECTION COMMITTEE



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