



# COAST HABITAT NEWS



Habitat For Humanity of the Mendocino Coast, Inc. —SUMMER 2004

## WE ARE GOING TO BUILD AGAIN SOON

### DANA SCHEDULED FOR SUMMER GROUNDBREAKING, FALL BUILDS

Final Maps for Dana Street are now being readied for Council approval. Since the City can not perform the grant-funded improvements until Spring 2005, Habitat will be allowed the unusual permission to grade the first lots in late Summer and begin work on the first homes this Fall, before the City's work is done. We expect to close-in several units at once and finish them over the Winter, ready for our Partners to purchase and occupy by Summer 2005 when the improvements are complete.

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### MAPLE AND OAK AT DANA TITLED WITH SOLUTION FOR OAK DUPLEX

Years of patience have had a happy outcome: Habitat is finally free to sell 6 Partners full ownership of their homes. The 4 homes on Maple Street received final approvals in May along with completion of the Lot Line Adjustment for 2 lots on Oak at Dana. These actions created 6 lots from 3, enabling their recordation and sale. Years of our input to the City's new zoning codes has also paid off: new Sweat Equity Incentives and land use categories will enable us, once the new code is enacted this summer, to rezone and sell the Oak duplex, built in 1992. This process should be complete by early 2005, clearing up the last outstanding titling issues with the City!

see p2 for family interviews & story

### HABITAT PICKS NEW PARTNERS: FAMILY SELECTION GEARS UP

BY KENT BROWN, CHAIR

Three families have already been selected for homes on Dick Williams Court, named after a valued volunteers who died in 2002.

The time has come to choose four (4) more Partner Families to build and purchase the remaining four homes on Dick Williams Way! We solicit your help in getting the word out, encouraging low-income friends, relatives, and others to apply for a Habitat partnership and own their own homes. We will be accepting applications through September 1, 2004, and will make a final selection in December. As Chairman of the Family Selection Committee, I am asking your help in finding qualified families whose income falls within HUD's low, to very low limits, and who are diligent people appreciating a hand up and not a hand out. To receive an application, please have them contact the Habitat office at (707) 964-0942, or fill out the coupon in our Family Selection Criteria brochures.

Also, we are still in need of a few people of good heart sufficiently interested in the Family Selection process to join our committee. If you have any questions, comments, donations or a wish to volunteer, please leave a message at the Habitat office at (707) 964-0942, or contact me via email at [unkykent@mcn.org](mailto:unkykent@mcn.org).

(See page 3 for details & photo.

### TWO UNSUNG HEROES

**Marvin Smitherman**, our engineer, has discounted his rates for the past year to perfect the seemingly endless maps creating the subdivisions at Dana, Oak and Maple Streets. These well-crafted maps enhanced our relationship with City staff as we sought creative solutions to old problems.

**Cherryl West**, courtesy of **Redwood Title Co.** gave hundreds of hours to moving the vast piles of paper work needed to create clear titles for all of our homes. Closings, Title Reports and all the filings and recordings have been done pro bono for several years at a savings of thousands of dollars to our Donors and Partner Families.

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### NEW CODE FAVORS HOUSING

Fort Bragg, after years of public discussion on its General Plan and Land Use Development Code, has adopted new provisions very beneficial to Habitat. A Sweat Equity incentive program allowing project design flexibility, a program to oblige projects of 5 or more homes to set aside 15% for affordability along with a variety of other provisions will create better more streamlined opportunities for us in future developments like Dana St.

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### IN THIS ISSUE:

Partner news, Gloria R Retires	p2
President's column, donor-correction, Family Selection	p3
Kite Festival, Mexican Dinner	p4

## HABITAT PARTNER FAMILY UPDATES

### BY CHET ANDERSON, PARTNERING CHAIR

We're proud of our Habitat families and here are just some of the reasons why:

**Maria Martinez**, oldest daughter of Ascencio and Juana, is now enrolled at the San Joaquin Delta College in Stockton. While she continues to work part-time, Maria will be studying to become a school teacher in elementary education.

**Augustin Renteria** is a working commuter. He attends Santa Rosa Jr. College in Santa Rosa four days every week and works at Harvest Market the other three. (What's he do in his spare time?)

**Lizbeth Morales**, 2nd daughter of Joel and Graciela, has been recognized for her four years of hard work at Fort Bragg High School with her receipt of the prestigious Leslie Rowe Scholarship awarded to an outstanding student planning a teaching career. Lizbeth will attend Cal State University- Sacramento in the fall majoring in Education.

**Joel "JJ". Morales, Jr. and Hipolito Renteria, Jr.**, both 7th graders, were selected to participate in the Langer Family scholarship program promoting mentored scholarship, special enrichment activities, and college-prep guidance through high school.

The three Habitat families selected to purchase the next three houses, the **Frasers, Gaetas and Madens** are getting excited as the time approaches when building on their houses will get underway. They are chomping at the bit to get to work. (So are we!)

Float Committee Chair **Charlie Maden** reports that the families will again represent Habitat with the traditional float in the Mendocino 4th of July Parade and the Fort Bragg Paul Bunyan Days Parade. Be there to cheer their efforts.

Special kudos go to chair, **Graciela Morales** and all of the other family members and friends who worked long hours producing delicious food and making the annual Mexican dinner a big success. Thanks also to **Silver Canul** and his four daughters for cooking and serving the scrumptious Little River Inn "kabobs" at the KiteFest in June.

This spring, Habitat "lost" one of our hardest working families who had been accumulating many hours of volunteer time on a myriad of Habitat projects awaiting the start of building their home. But it was a happy loss as **Caroline Perkins** was married to Pierre Williams. They now live in Lakeport where **Gina** is in school, **Ryan** is working, and Caroline was immediately hired to run another Dr.'s office over there. Congratulations! We miss you!



### A "GLORIOUS" EXIT: OVER TEN YEARS OF SERVICE

Gloria Renteria, one of the first Hispanic settlers in Fort Bragg, served Habitat in virtually every arena of our activities for ten years. Over the years she Chaired the Selection and Partnering Committees, was Vice President, President and Board member, created and ran the Mexican Dinner, coordinated the build volunteers, made lunches for the blitz builds, and worked on every house. She was our translator, and the voice of many families as they took on the joys and responsibilities of home ownership. Her fingerprints are on virtually every piece of Board work from 1994-2004, as well as prior participation in builds. Her boundless commitment and energy [and her husband Cuko's] were a crucial component of Habitat's early years and many successes. We wish her well in her new post on the Food Bank Board.



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

We've been busy since the last newsletter. I want to fill you in on some changes on the Board and in our volunteer leadership.

We have two new board members, Irene Plummer and Norm Rudman. Irene works with after-school programs, and is fluent in Spanish (and English!), bringing that much-needed skill to the Board. She lives in Fort Bragg. Norm is an attorney, and is already using his "legal eagle" eye to help us with all the many documents our activities require. He and wife Joan live in Elk.

I'm pleased to announce our new Chair of Family Selection, Kent Brown. Kent is a former board member and long-time Habitat volunteer. As we have had previously selected families waiting for some time, this committee has been inactive for quite a while. However, by this fall, we will be ready to choose our next family partners. Kent is hard at work with his committee members, getting ready for what is really the core of our program.

Graciela Morales, with able assistance from Gayanne Alexander, did a brilliant job organizing and preparing our recent Mexican Dinner – it was a real feast! Graciela and husband Joel are our first Habitat family, and they are still enthusiastic volunteers.

Family Selection and Mexican Dinner committees were formerly chaired by Gloria Renteria. The whole board joins me in expressing our thanks and appreciation to Gloria, for all she has done for Habitat for so long. Gloria has joined the board of the Food Bank, so she is still as busy as ever.

Finally, due to work and other time constraints, Robert Van Peer is taking a sabbatical from the board and the Build Committee. We will miss Robert, and be happy to have him back whenever his schedule permits. In the meantime, Jerry Dorsey has agreed to be Build Committee Chair. Thanks, Jerry!



**KENT BROWN, NEW CHAIR OF  
HABITAT FAMILY SELECTION**

**Family Selection Con't from P1.**

The Family Selection committee does NOT award mortgages to "partner" homeowners. The Family Selection Committee's only responsibility is to *recommend* potential partner families to Habitat's Board which will then base its selection on the following 3 criteria:

**NEED:** A family's actual housing need, compared with the suitability of their current housing, will be greatest factor.

**ABILITY TO PAY:** Families will be required to demonstrate their ability to pay the monthly mortgage payment, which will include their property taxes and insurance. Assistance in developing a budget will be made available to applicants.

**WILLINGNESS TO PARTNER:** When selected, applicants become Partner Families in the Habitat movement. Each Partner will assist in constructing their home and the homes of others as well as participating in other Habitat activities. Each family must complete 500 hours of this sweat equity before moving into their new home. New homeowners will be responsible for the care, maintenance and repairs on their new home, and will be required to conform to certain appearance standards, as part of Habitat's good neighbor policies.

Finally, after moving into their new home, homeowner families become an automatic member of the Homeowner's Association, and Family Support Committee, which coordinates their additional involvement within the community, as well as educational opportunities in areas such as financial counseling, and household maintenance.

**CORRECTION TO DONORS LIST**

*THESE GENEROUS BUSINESSES WERE LEFT OUT OF THE LAST DONOR LIST DUE TO A SORTING ERROR; PLEASE HONOR THEM WITH YOUR TRADE AND THANKS*

**Master Builder**

- Adobe Systems Inc.
- Little River Inn
- McDonald Roofing
- Redwood Health Club
- Safeway

**Carpenter**

- Fort Bragg Soroptomist Club
- Matson Building Materials
- Mendo Mill
- Mendocino Cookie Co.
- Roundtable Pizza
- Stewart House

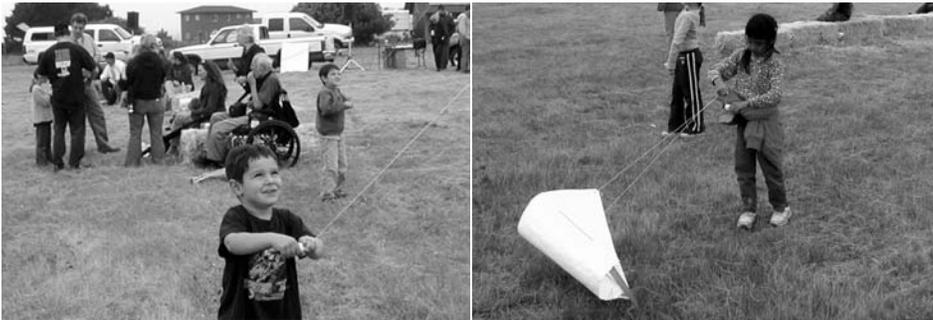
**Journeyman**

- Albert-Battaglin Consulting Group
- Albion Doors and Windows
- Alegria Ocean Front Inn
- Bardsley Electrical
- Benedetto Landscaping
- Café Beaujolais
- Cowlicks
- Edge Of The Earth Restaurant
- Fort Bragg Feed and Pet, Inc.
- Fort Bragg Plumbing/Electric
- Fort Bragg Rent-All
- Fuschiarama
- Judith Bayer Accupuncture
- Jacobson Enterprises
- Ledford House
- Lee Welty & Associates
- Leventhal & Schlosser Architects
- Mendocino Coast Science ofMind
- Mendocino Mortgage
- Mendocino Preferred
- Metro Builders
- Moore Books/Main St. Book Shop
- New Earth Ceramics
- North Coast Brewing Co.
- Out Of This World
- Pacific Ridge Advertising
- Presbyterian Church, Mendocino
- Rosenthal Construction
- Rossi's Building Material
- Sallie Mac
- Stephen Dunlap Roofing
- Thanksgiving Coffee Co.
- Tradewinds & Cliff House
- Village Toy Store
- Waste Management, Inc.
- Wetzler Waterworks
- Zapateria



**MEXICAN DINNER A SUCCESS; HUNDREDS SHARE FEAST**

Habitat's Partners pull it off again--over 300 home cooked meals served to order under the management of new Head Cooks, *Graciella Morales and Nacha Padilla* and the assistance of new Board Members, *Gayanne Alexander and Pat McKeever*. Since it began in 1995, the dinner's proceeds have sufficed to build one house!



**KITES AND SPIRITS FLY HIGH AT 7TH ANNUAL KITE FESTIVAL**

Hundreds of kite enthusiasts turned out to celebrate the art of flying, enthralled as kites of all shapes and sizes glided up into the fog like so many elegant ghosts. Children who made their own kites with paper, glue and colored pens, gazed skywards as their creations took off to fly in graceful arcs over their excited heads. Home made food and face-painted children completed a fun filled day. Suzanne MacInnes of Santa Rosa won The Loose Thread's quilt which netted \$2000 for Habitat. Thanks to all the businesses who helped.

**Board of Directors 2003**

**HABITAT FOR HUMANITY  
OF THE MENDOCINO COAST, INC.**

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**SITE AND RESOURCE DEVELOPMENT;  
EDITOR OF COAST HABITAT NEWS**

KENT BROWN :  
**FAMILY SELECTION COMMITTEE**



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