



# COAST || HABITAT NEWS

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## AMERICORPS TEAM SILVER WORKS WITH HABITAT TO CLOSE IN THE TELLES AND BERMUDEZ HOMES



Team members L to R: Mac Kirby (RI), Team Leader KaramSnyder (OR), Mandy Winthrow (Ohio), Sarah McGonigle (Mass), Katie Ryer (Mass) and David



Mission Complete; one duplex closed to the weather



The Telles Family in their apartment

AmeriCorps was started in imitation of the Peace Corps to work on Projects in America that would otherwise not be done. Young people from all over the country and with various or no specific skills work under team leaders a few years older than they to accomplish specific tasks for a nominal stipend. The host provides housing, in this case a deal to split the team's time with State Parks for trail work and group housing. Most are taking a year or two break from college to work and have a new experience in group living and teambuilding.

Robert Van Peer, Habitat's Lead Builder, has been very impressed with the team's work ethic and their willingness to learn new skills. he says, "The experience has been very positive. We are well ahead of schedule and the goals I hoped for. Although they are all absolute amateurs in construction, they have a great deal of heart and do whatever is asked of them. Their attitudes are great. It is also a real treat to be around young people who are polite!"

These six young people learned quickly how to work as a construction crew and got critical instruction from Robert and local Contractors Kerin Sloane and Don Evans. (Don is taking over from Robert as Lead Builder since Robert got a job as Building Inspector in July and can not inspect his own work!) Though many had never used a power tool, they are quick learners and were very safety conscious under strict guidance.

The team divided their 40 hours between Habitat and State Parks with occasional extra hours on volunteer projects like the Noyo Food Forrest and making a memorial bench of the Sheriff's Deputy, Ricky del Fiorentino who died in the line of duty in July. It has been wonderful to have them on board; they have leapt us many months ahead of schedule.

### Telles Family Joins Habitat Partners

The parents are Jaime and Blanca Isabell Telles. Jaime has been here for a long while working in the woods and recently brought his family up here. Their oldest son (also Jaime, but not Jr) is 21 and works in the woods with his father. Ricardo,(17) Ana Priscilla,(13) and Nancy (9) all are in school. Maria Isabel (3) wasn't talking much yet. They are eagerly working on their new home and anticipating moving in late this Fall

## BON APPETIT THROWS A SPRING FEAST FOR HABITAT PARTNERS AND AMERICORPS



Fedele and his team of chefs and servers



Setting up the build site as banquet hall



The final beautiful display to grace the eye and palate



A typical platter with a little of everything arranged on it. The food is mostly organic and generally wherever possible from local sources prepared to order. Bon Appetit also serves colleges, museums and stadiums throughout the US.

Report and photographs from the scene by Sue Shabazz, Board member

On May 3, 2014 Fedele Bauccio and his wife Linda, sponsored a fabulous “Welcome” dinner for Habitat’s two newest partner families. Fedele is the owner of Bon Appétit Management Company (based in San Francisco and operating nationwide, supporting the sustainable food movement by purchasing locally sourced organic food.) They make their home in San Francisco and Little River. (Fedele is the 4th from the left.)

The party started when General Managers Katy Simones and Andrew Cvitanich drove on to the site bringing with them big, round tables which they turned into works of art with beautiful linen tablecloths and napkins. They used glassware, silverware and china plates to create a lovely dining area for the guests in the middle of a work site. They instructed participating board members in the art of formal banquet table arrangement and we all went to work setting up.

Ms. Simones and Mr. Cvitanich then put together a fabulous buffet table complete with flowers, china and multi-level towers to display a fabulous array of food in the most inviting ways.

Executive Chefs Joseph Bono and Edward Jarrell started cooking, grilling and presenting the appetizers, which included: grilled mushrooms, zucchini, bell peppers, house made quinoa, chevre cheese, wild rice salad with blue cheese, spiced cashews with honey vinaigrette and a kale, baby beets and pepato cheese salad with a citrus dressing.

For the “Primi” we helped ourselves to house made asparagus, leeks and ricotta Angolotti and “Secondi”, beef tenderloin and chicken. Wonderful caramelized brussel sprouts, harissa rubbed carrots and smoked fingerlings rounded out the buffet.

Dolci or dessert was a delightful and delicious arrangement consisting of lemon verbena panna cotta with raspberry and berry crostata with strawberries, rhubarb and marcona almonds.

We had our AmeriCorp Volunteers join us for the dinner party along with the new homeowners, Macario and Alma Rocha and Ambrosio and Margarita Cazares and all their children,

In the midst of all this, the families’ beautifully dressed daughters and their dates ate before going to their High School Prom. Two of the AmeriCorp women had birthdays and were surprised with balloons and cake. There were jars of bubbles and wands on the tables for everyone’s use and delight.

It was a surprising and lovely evening for Habitat created and sponsored by Fedele and Linda and their team of caring, enjoyable chefs, Joe and Eddie and hard working, patient managers, Katy and Andrew.

## HFH EASES COVENANTS

Since housing prices began to spike in 2000 habitat affiliates all over CA began to impose strict resale covenants to protect our donors' investment in housing working families houses without their ability to flip them at a profit. Ours went through 6 iterations until we settled on a version which protected HFH and the homeowner.

For the first 5 years they could leave with their 0% payments refunded and we would reassign the home. For the next 20 years they would get a portion of the gain less the original discount applied to the gain. If we sold the home at 50% of its market value (since we sell at our hard cost without profit or markup) and the gain on the home at sale (say 12 years later) was \$100,000 after the payout of the mortgage, they would get \$50,000 and HFH the other \$50,000 to continue operations in an environment of inflated prices.

Now, with homes closer to market value or underwater at the point of sale, we have eased these restrictions. If they leave within 5 years, they have in effect rented the home and get nothing refunded. After that, they can sell the home for Fair Market Value and for 15 years they get an additional 1/15th share of the profit if any. After 20 years they keep all the proceeds once they pay the balance of the mortgage. Because of the changed market, we felt it was unfair to impose such harsh restrictions on Partners who have come close to a full payout and if they sell will be close to our costs to build the home with a reasonable gain to them.



DON EVANS: NEW LEAD BUILDER

## HABITAT'S LOCAL HEROES: THESE FOLKS HAVE HELPED US; IF YOU NEED WORK DONE PLEASE RETURN THE FAVOR

**Mendo Mill** and Cynthia O Brian at the Contractors Desk for discounting the entire duplex package and Robert Adamzak at the front office for contributing \$500 to enable the Kite Festival to go forward as a gift to the Coast.

**Don Evans**, our new Lead Builder, (pictured left at work) recently retired here from the bay area where he worked from 1975-2009 as a production foreman, commercial and residential cabinet installer and remodeling contractor. We recruited him as a volunteer through a friend at the 2013 Kite Festival and hired him to replace Robert when he left to work with the County.

**Ben and Melissa of Thompson's PortaSeptic Service of Fort Bragg**, who believe in our mission and have provided us a portable toilet at no cost (worth over \$1000 a year) for over ten years.

**Gallo at Rantala Sheet Metal** provided us with flashings for the duplex for free.

**Enrique** who volunteered to texture the first duplex.

**Van Peer Boatworks** for the loan of a man-lift during construction of the second storey windows and siding.

**Steve Paul and Montana Jones** for their work laying out and setting the tile on the first duplex and **HFH Partner, Auscencio Martinez** for the tile work on the second one.

**Eli Rolphe of Mendocino Waterworks** for giving his time to set the fire suppression piping.

## FAMILY UPDATES



**FROM THE BOARDROOM  
RON HENSELL,**

It has been a busy period for HFH Mendocino. We were lucky to have an AmeriCorps crew to rapidly get the second duplex closed to the weather. We hope to move the Telles and Bermudez families in late this year.

Don Evans, a recent volunteer has taken over as Lead Builder from Robert Van Peer who has gotten a job with the County as a building inspector. We are very grateful to Robert for his 18 months as Habitat’s point man on the site.

Chet Anderson, who has been Chair of Family Partnering for

over 15 years, has agreed to come back on the Board since Partner business is such a big a part of what we do. Chet knows all of the families and their children so well that he is an invaluable asset.

Once again, all of our work to house these families deserving of a chance to better their lives depends upon people like you. *We need your financial support as well as new volunteers on the job. If you can spare either money of time, please be a part of our good work to build homes and better lives.*

*Send your gift to HFH P.O. Box 770 Fort Bragg 95437; call 964-0942 to volunteer*

Chet Anderson: Chair, Family Partnering



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**HABITAT NEEDS YOUR HELP MORE THAN EVER THIS COMING YEAR**

*Those of you whose names appear below have, along with the mortgage payments of our Partner families, made possible the amazing progress on Chuck Greenberg Court this past year that is pictured on the back of this page. We are almost half way on this two and a half million dollar project. Many of our donors have aged and left the Coast seeking medical help; many of our loyal builders have also grown older and reached the point of not being able to work with us. We need weekend build volunteers and money to continue building.*

*This project, unlike Dick Williams Way, requires that we build two units simultaneously at a hard cost without profit or markup of \$300,000 per duplex. We take in \$90,000 from mortgages and about \$25,000 from individual donors annually with almost \$30,000 expensed against this for our land mortgage. Much of the shortfall is made up by several large individual and corporate gifts, but we are sailing close to the wind as we finish each unit (which increases our income about 24,000 per duplex.)*

*We can slow our build rate to fit our income, but it would be better if we could grow our income and keep on building. Please help us do so this critical year. If you have not given since last year's appeal (see below: 11/19 2013 to 7/1/2014) Please do so and consider making a larger gift as well: we will use it well as you can see from the photo display on the back.*

- |                              |                             |                            |
|------------------------------|-----------------------------|----------------------------|
|                              | Ellis David and Betty Gross | Sue Shabazz                |
| <b>INDIVIDUAL SUPPORTERS</b> | Doris Hammer                | Henrietta Steiniger        |
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